

**ANNUAL ASSESSMENT REPORT  
FOR FISCAL YEAR 2015-2016**

**CITY OF MALIBU  
ASSESSMENT DISTRICT NO. 98-1  
(BIG ROCK MESA)**



**JUNE 22, 2015**

**Prepared on Behalf of:**

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Public Finance  
Public Private Partnerships  
Urban Economics

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Dallas

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## **INTRODUCTION**

This report provides an analysis of the financial and administrative obligations of Assessment District No. 98-1 (Big Rock Mesa) ("AD No. 98-1" or the "District") to be paid through the collection of assessments in fiscal year (FY) 2015-2016.

This report is organized into the following sections:

### **Section I - Background**

Section I provides information regarding the formation of AD No. 98-1 and the facilities financed.

### **Section II - Cost Estimate**

Section II presents the projected budget for FY 2015-2016, the budget for FY 2014-2015, and projected year-end costs for maintenance of the landslide maintenance facilities.

### **Section III - Annual Assessments**

Section III contains the proposed assessment of the total FY 2015-2016 maintenance costs upon the parcels within AD No. 98-1 in proportion to the estimated benefits to be received by such parcels, from said maintenance.

### **Section IV – Assessment Diagram**

Section IV includes a reduced copy of the assessment diagram.

## **I. BACKGROUND**

The Board of Supervisors of the County of Los Angeles adopted a Resolution of Intention pursuant to the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code commencing with Section 10000 (the "1913 Act"), and the alternative proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Part 7.5 of Division 4 of the Streets and Highways Code (commencing with Section 2960), for the acquisition of necessary rights-of-way and certain landslide mitigation facilities and the design and construction of landslide mitigation improvements, together with appurtenances and appurtenant work (collectively the "Improvements") in a special assessment district designated County Improvement District No. 2629R2 (Big Rock Mesa Area) ("CI No. 2629R2"). Section 5 of said Resolution of Intention declared the Board's intention to levy an assessment to maintain, repair or improve the Improvements pursuant to Section 10100.8 of the 1913 Act. On November 7, 1989, following a duly noticed public hearing, the Board of Supervisors adopted a resolution confirming assessments and ordering improvements be made for CI No. 2629R2.

The Board of Supervisors also adopted Ordinance No. 89-0141 on November 7, 1989. This ordinance, which was subsequently amended by Ordinance No. 90-0054, adopted on April 17, 1990, established Integrated Financing District (IFD) No. 2 (the "IFD"), in conjunction with CI No. 2629R2, for the contingent assessment of undeveloped or underdeveloped properties in the Big Rock Mesa area.

On March 10, 1992, having determined that the improvements were substantially complete, the County notified the City that as of July 1, 1992, the County relinquished its jurisdiction over CI

No. 2629R2 to the City of Malibu for the purpose of levying assessments to maintain, repair and improve the Improvements pursuant to Section 10100.8 of the 1913 Act. The County is still responsible for the levying of annual assessments to repay bonds sold on behalf of CI No. 2629R2.

As part of the City's maintenance of the existing system of improvements, the City's Geotechnical Consultant monitors ground movement, dewatering activities, groundwater levels, and water usage within AD No. 98-1. As a result of the intense winter storms of 1997-98, the City's Geotechnical Consultant recommended reconstruction of the existing dewatering and monitoring system, including installation of additional dewatering wells and horizontal drains in the eastern mesa.

On June 29, 1998, the City Council of the City of Malibu held a public hearing regarding the Resolution of Intention and Engineer's Report for the reconstruction and annual maintenance of these improvements by AD No. 98-1. A majority of the assessment ballots tabulated at the public hearing were in favor of the assessment and a Resolution approving the Engineer's Report, confirming the assessments, and ordering the construction of the improvements was adopted.

#### **FACILITIES AND MAINTENANCE FINANCED BY ASSESSMENT DISTRICT NO. 98-1**

The City proposes to levy assessments in FY 2015-2016 to finance the activities and inspection, maintenance and repair of the following facilities:

- Dewatering wells (22 each),
- Inclinometers (28 each)
- Standpipes (29 each),
- Multi-stage piezometers (16 each),
- Hydraugers (34 each),
- Drainage swale cleaning/repair for brow drain between Little Rock Drive to Big Rock Drive and Seaboard Road.
- Drainage swales inspection;
- Energy costs,
- Water quality testing (required for NPDES compliance), and
- Ground crack observations.

The City of Malibu contributes the costs of the following activities to Assessment District No. 98-1:

- Weed abatement,
- Storm drain cleaning, and
- Road maintenance and crack sealing on public roads.

## **II. COST ESTIMATE**

The maximum annual assessment for FY 2015-2016 is \$400.01 per benefit assessment unit, which reflects an increase of fifty-one hundredths percent (0.51%) or the percentage change in the Consumer Price Index, All Urban Consumers, Los Angeles–Riverside–Orange County, CA.

The maximum annual increase in the maximum assessment is limited to five percent (5.00%). The benefit assessment units applicable to each parcel depend upon land use.

The FY 2015-2016 budget is \$309,059, which consists of costs for operation/maintenance, replacement/special projects, energy, and administration. This is based on projected needs for an average rainfall year. In addition to estimated costs, the assessment levy includes reserves to cover possible expenses associated with an above-average rainfall year and delinquent assessments. Any funds not used in the current year are held in the assessment district account and applied to the next fiscal year. The total desired reserve amount equals approximately \$275,247 or 89.06% of the estimated FY 2015-2016 budget (100.00% of costs for operation/maintenance and replacement/special projects for an above-average rainfall year and 4.92% of the total assessment for delinquency contingency based upon the FY 2014-2015 delinquency rate). The total amount necessary to cover the budget and reserves is \$584,306; subtracting from this amount the estimated FY 2014-2015 year-end fund balance of \$186,665 results in a desired assessment levy of \$397,641. This exceeds the maximum assessment revenues of \$282,447 by \$115,194. Therefore, it is estimated that only \$160,053 of the \$275,247 in desired reserves will be funded.

A comparison of FY 2015-2016 and FY 2014-2015 assessment amounts for selected land uses is shown in Table 1 below.

**Table 1**  
**Summary of Annual Maintenance Assessment**  
**Assessment District No. 98-1 (Big Rock Mesa)**  
**Fiscal Years 2015-2016 and 2014-2015**

Land Use	Benefit Units	Actual Annual Assessment		Maximum Annual Assessment	
		FY 2015-2016	FY 2014-2015	FY 2015-2016	FY 2014-2015
Single Family Home	2.00	\$800.02	\$795.96	\$800.02	\$795.96
Condominium/Apartment	1.65	\$660.02	\$656.67	\$660.02	\$656.67
Total Budget		\$282,447.06	\$281,013.75	\$282,447.06	\$281,013.75
Total Benefit Units		706.10	706.10	706.10	706.10

The proposed budget, current budget, and projected year-end costs are itemized in Exhibit A.

### **III. ANNUAL ASSESSMENTS**

Pursuant to the provisions of law, the costs and expenses of the works of improvement and maintenance to be performed in AD No. 98-1 have been assessed to the parcels of land 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 Roll, a copy of which is attached hereto as Exhibit B. For particulars as to the determination of benefit, reference is made to the Method of Assessment, a copy of which is attached hereto as Exhibit C.

### **IV. ASSESSMENT DIAGRAM**

The assessment diagram is attached hereto as Exhibit D.

**EXHIBIT A**

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**ANNUAL ASSESSMENT REPORT  
ASSESSMENT DISTRICT NO. 98-1  
(BIG ROCK MESA)**

**FISCAL YEAR 2015-2016**

**COST ESTIMATE**

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**ASSESSMENT DISTRICT NO. 98-1 (BIG ROCK MESA)**  
**FISCAL YEAR 2015-2016 BUDGET<sup>1</sup>**

<b>FY 2014-2015 RESOURCES</b>		
1.	Beginning Fund Balance (Audited)	\$205,345
2.	Assessment Proceeds <sup>2</sup>	\$267,210
3.	Transfer from Contingent Assessment Fund	\$0
4.	TOTAL FY 2014-2015 RESOURCES AVAILABLE  (Line 1+ Line 2+ Line 3)	  \$472,555
<b>FY 2014-2015 EXPENDITURES</b>		
5.	Operation & Maintenance and Other Expenditures (Projected)	(\$285,889)
6.	FY 2014-2015 ENDING FUND BALANCE  (Line 4+ Line 5)	  \$186,666
<b>FY 2015-2016 EXPENDITURES</b>		
7.	Estimated Operation/Maintenance and Replacement/Special Projects  (See attached FY 2015-2016 Cost Estimate)	  (\$255,700)
8.	Estimated City Administration and Energy Costs  (See attached FY 2015-2016 Cost Estimate)	  (\$53,359)
9.	Reserve Amount (57.16% x Line 7) <sup>3</sup>	(\$146,169)
10.	Delinquency Contingency (4.92% x Line 12) <sup>4</sup>	(\$13,885)
11.	TOTAL FY 2015-2016 EXPENDITURES	(\$469,113)
12.	ASSESSMENT  (Line 6 + Line 11)	  \$282,447
13.	Estimated FY 2015-2016 Surplus/(Deficit)  (Line 6 + Line 11 + Line 12)	  \$0

<sup>1</sup> Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.

<sup>2</sup> Reflects the estimated assessment revenues collected by the County Tax-Collector through May 18, 2015.

<sup>3</sup> Required reserve amount for above average rainfall and other unknowns is equal to 100% of FY 2015-2016 estimated operation/maintenance and replacement/special projects. The actual funded reserve amount is equal to 57.16% of FY 2015-2016's estimated expenditures.

<sup>4</sup> Required delinquency contingency (FY 2014-2015 delinquency rate of 4.92%) multiplied by FY 2015-2016's assessment.



**ASSESSMENT DISTRICT NO. 98-1 (BIG ROCK MESA)  
CITY OF MALIBU**

**EXHIBIT A  
FY 2015-2016 COST ESTIMATE**

<u>Task #</u>	<u>Description</u>	<u>FY 2014-2015 Budget Summary</u>	<u>Projected Year End Cost</u>	<u>FY 2015-2016 Budget Summary</u>
<b>I. CITY ADMINISTRATION</b>				
A.	Report Preparation, Assessment Roll, Noticing	\$9,113	\$9,113	\$9,159
B.	Project Administration	\$11,340	\$11,340	\$12,000
C.	Legal Fees	\$1,000	\$1,000	\$1,000
D.	Tax Collector's Fee	\$200	\$200	\$200
E.	Permit Fees	\$7,000	\$7,000	\$9,000
	SUBTOTAL (I)	----- \$28,653	----- \$28,653	----- \$31,359
<b>II. DEWATERING SYSTEM MONITORING AND MAINTENANCE</b>				
A.	Inclinometer & Piezometer Monitoring	\$32,730	\$32,730	\$57,820
B.	Dewatering Well Monitoring	\$11,902	\$11,902	\$10,560
C.	Hydrauger Monitoring	\$5,475	\$5,475	\$5,280
D.	NPDES Water Quality Monitoring	\$50,000	\$50,000	\$106,920
E.	Well Maintenance	\$23,803	\$23,803	\$30,000
F.	Hydrauger Maintenance	\$8,331	\$8,331	\$10,000
G.	Miscellaneous Observations	\$3,571	\$3,571	\$1,000
H.	Data Plotting and Analysis	\$28,000	\$28,000	\$13,500
I.	Project Administration	\$7,737	\$7,737	\$15,000
J.	Annual Report	\$13,687	\$13,687	\$5,620
K.	Unbudgeted Storm-related Emergencies	\$0	\$0	\$0
	SUBTOTAL (II)	----- \$185,236	----- \$185,236	----- \$255,700

**ASSESSMENT DISTRICT NO. 98-1 (BIG ROCK MESA)  
CITY OF MALIBU**

**EXHIBIT A  
FY 2015-2016 COST ESTIMATE**

<u>Task #</u>	<u>Description</u>	<u>FY 2014-2015 Budget Summary</u>	<u>Projected Year End Cost</u>	<u>FY 2015-2016 Budget Summary</u>
<b>III. CAPITAL IMPROVEMENT REPLACEMENTS AND SPECIAL PROJECTS</b>				
A.	Replacement Dewatering Well on Eastern Mesa	\$0	\$0	\$0
B.	Hydrauger Cleaning	\$0	\$0	\$0
C.	Annual GPS Survey	\$0	\$0	\$0
D.	New Hydrauger Protection Cover	\$0	\$0	\$0
E.	Underground Electric at Well W-10	\$0	\$0	\$0
F.	SCADA System on Key Facilities	\$0	\$0	\$0
G.	GIS Data Conversion	\$0	\$0	\$0
H.	Replacement Slope Inclinometer	\$0	\$0	\$0
I.	Hydrauger Cleaning	\$0	\$0	\$0
J.	Discharge Line Replacement	\$0	\$0	\$0
K.	Protective Cover	\$0	\$0	\$0
L.	Rehabilitate/Replace Dewatering Well on Western Mesa	\$50,000	\$50,000	\$0
	SUBTOTAL (III)	----- \$50,000	----- \$50,000	----- \$0
<b>IV. ENERGY COSTS</b>				
A.	Energy Costs	\$22,000	\$22,000	\$22,000
	SUBTOTAL (IV)	----- \$22,000	----- \$22,000	----- \$22,000
<b>TOTAL EXPENDITURES (I - IV)</b>		<b>\$285,889</b>	<b>\$285,889</b>	<b>\$309,059</b>

**EXHIBIT B**

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**ANNUAL ASSESSMENT REPORT  
ASSESSMENT DISTRICT NO. 98-1  
(BIG ROCK MESA)**

**FISCAL YEAR 2015-2016**

**ASSESSMENT ROLL**

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**Fiscal Year 2015-2016 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

<b>Assessor's Parcel Number</b>	<b>Assessment Number</b>	<b>BAU</b>	<b>FY 2015-16 Assessment</b>
4449-012-001	004	3.30	\$1,320.03
4449-012-002	003	2.00	\$800.02
4449-012-003	002	2.00	\$800.02
4449-012-004	001	2.00	\$800.02
4449-013-001	007	2.00	\$800.02
4449-013-002	008	2.00	\$800.02
4449-013-003	009	2.00	\$800.02
4449-013-004	010	2.00	\$800.02
4449-013-005	011	2.00	\$800.02
4449-013-006	012	2.00	\$800.02
4449-013-007	013	2.00	\$800.02
4449-013-008	014	2.00	\$800.02
4449-013-009	015	2.00	\$800.02
4449-013-011	017	2.00	\$800.02
4449-013-014	018	2.00	\$800.02
4449-013-015	006	2.00	\$800.02
4449-013-016	016	2.00	\$800.02
4449-014-001	037	2.00	\$800.02
4449-014-002	036	2.00	\$800.02
4449-014-003	035	2.00	\$800.02
4449-014-004	032	2.00	\$800.02
4449-014-006	030	2.00	\$800.02
4449-014-007	031	2.00	\$800.02
4449-014-009	022	2.00	\$800.02
4449-014-011	021	2.00	\$800.02
4449-014-012	025	2.00	\$800.02
4449-014-013	019	2.00	\$800.02
4449-014-015	024	2.00	\$800.02
4449-014-016	028	2.00	\$800.02
4449-014-017	027	2.00	\$800.02
4449-014-018	034	2.00	\$800.02
4449-014-019	033	2.00	\$800.02
4449-014-020	023	2.00	\$800.02
4449-014-021	029	2.00	\$800.02
4449-015-004	049	2.00	\$800.02
4449-015-009	052	2.00	\$800.02
4449-015-010	054	2.00	\$800.02
4449-015-011	053	2.00	\$800.02
4449-015-012	055	2.00	\$800.02
4449-015-013	057	2.00	\$800.02
4449-015-014	056	2.00	\$800.02
4449-015-015	058	2.00	\$800.02
4449-015-016	059	2.00	\$800.02
4449-015-017	063	2.00	\$800.02
4449-015-018	060	2.00	\$800.02
4449-015-019	061	2.00	\$800.02
4449-015-020	062	2.00	\$800.02
4449-015-021	047A	2.00	\$800.02
4449-015-022	050A	2.00	\$800.02
4449-015-023	051	2.00	\$800.02
4449-016-001	046	2.00	\$800.02
4449-016-002	045	2.00	\$800.02

**Fiscal Year 2015-2016 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

<u>Assessor's Parcel Number</u>	<u>Assessment Number</u>	<u>BAU</u>	<u>FY 2015-16 Assessment</u>
4449-016-003	044	2.00	\$800.02
4449-016-004	043	2.00	\$800.02
4449-016-005	042	2.00	\$800.02
4449-016-006	041	2.00	\$800.02
4449-016-007	040	2.00	\$800.02
4449-016-008	039	2.00	\$800.02
4449-016-900	038	2.00	\$800.02
4450-001-024	265	3.30	\$1,320.03
4450-001-025	264	3.30	\$1,320.03
4450-001-026	263	2.00	\$800.02
4450-001-027	262	2.00	\$800.02
4450-001-041	267	3.30	\$1,320.03
4450-001-042	266	2.00	\$800.02
4450-001-044	261	2.00	\$800.02
4450-002-037	284	2.00	\$800.02
4450-002-038	283	2.00	\$800.02
4450-002-039	282	4.95	\$1,980.05
4450-002-040	281	4.95	\$1,980.05
4450-002-041	280	2.00	\$800.02
4450-002-042	279	2.00	\$800.02
4450-002-043	278	2.00	\$800.02
4450-002-044	277	3.30	\$1,320.03
4450-002-045	276	3.30	\$1,320.03
4450-002-046	275	3.30	\$1,320.03
4450-002-047	274	2.00	\$800.02
4450-002-048	273	3.30	\$1,320.03
4450-002-049	272	3.30	\$1,320.03
4450-002-050	271	2.00	\$800.02
4450-002-051	270	3.30	\$1,320.03
4450-002-052	269	2.00	\$800.02
4450-002-053	268	3.30	\$1,320.03
4450-003-010	293	2.00	\$800.02
4450-003-011	292	2.00	\$800.02
4450-003-012	291	2.00	\$800.02
4450-003-013	290	2.00	\$800.02
4450-003-014	289	2.00	\$800.02
4450-003-015	288	2.00	\$800.02
4450-003-016	287	8.25	\$3,300.08
4450-003-017	286	3.30	\$1,320.03
4450-003-018	285	3.30	\$1,320.03
4450-004-028	302	2.00	\$800.02
4450-004-029	301	6.60	\$2,640.07
4450-004-030	300	2.00	\$800.02
4450-004-031	299	9.90	\$3,960.10
4450-004-032	298	4.95	\$1,980.05
4450-004-033	297	4.95	\$1,980.05
4450-004-034	296	6.60	\$2,640.07
4450-004-035	295	4.95	\$1,980.05
4450-004-036	294	6.60	\$2,640.07
4450-005-024	319	3.30	\$1,320.03
4450-005-040	327	6.60	\$2,640.07
4450-005-042	315A	1.65	\$660.02

**Fiscal Year 2015-2016 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

<b>Assessor's Parcel Number</b>	<b>Assessment Number</b>	<b>BAU</b>	<b>FY 2015-16 Assessment</b>
4450-005-043	315	1.65	\$660.02
4450-005-046	303A	1.65	\$660.02
4450-005-047	303	1.65	\$660.02
4450-005-048	310A	1.65	\$660.02
4450-005-049	310	1.65	\$660.02
4450-005-050	309A	1.65	\$660.02
4450-005-051	309	1.65	\$660.02
4450-005-052	307A	1.65	\$660.02
4450-005-053	307	1.65	\$660.02
4450-005-054	306A	1.65	\$660.02
4450-005-055	306	1.65	\$660.02
4450-005-056	305A	1.65	\$660.02
4450-005-057	305	1.65	\$660.02
4450-005-058	325A	1.65	\$660.02
4450-005-059	325	1.65	\$660.02
4450-005-060	323A	1.65	\$660.02
4450-005-061	323	1.65	\$660.02
4450-005-062	321A	1.65	\$660.02
4450-005-063	321	1.65	\$660.02
4450-005-064	313A	1.65	\$660.02
4450-005-065	313	1.65	\$660.02
4450-005-066	314A	1.65	\$660.02
4450-005-067	314	1.65	\$660.02
4450-005-068	316A	1.65	\$660.02
4450-005-069	316	1.65	\$660.02
4450-005-070	312A	1.65	\$660.02
4450-005-071	312	1.65	\$660.02
4450-005-072	308A	1.65	\$660.02
4450-005-073	308	1.65	\$660.02
4450-005-074	326A	1.65	\$660.02
4450-005-075	326	1.65	\$660.02
4450-005-076	322A	1.65	\$660.02
4450-005-077	322	1.65	\$660.02
4450-005-078	320A	1.65	\$660.02
4450-005-079	320	1.65	\$660.02
4450-005-080	318A	1.65	\$660.02
4450-005-081	318	1.65	\$660.02
4450-005-082	324A	1.65	\$660.02
4450-005-083	324	1.65	\$660.02
4450-005-084	304	1.65	\$660.02
4450-005-085	304A	1.65	\$660.02
4450-005-086	311&311A	3.30	\$1,320.03
4450-006-055	328	2.00	\$800.02
4450-011-023	255	2.00	\$800.02
4450-011-024	254	2.00	\$800.02
4450-011-025	253	2.00	\$800.02
4450-011-027	257	2.00	\$800.02
4450-011-028	252	2.00	\$800.02
4450-011-031	249	2.00	\$800.02
4450-011-034	248	2.00	\$800.02
4450-011-035	245	2.00	\$800.02
4450-011-037	243	2.00	\$800.02

**Fiscal Year 2015-2016 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

<u>Assessor's Parcel Number</u>	<u>Assessment Number</u>	<u>BAU</u>	<u>FY 2015-16 Assessment</u>
4450-011-041	256	2.00	\$800.02
4450-011-042	246	2.00	\$800.02
4450-011-043	250	2.00	\$800.02
4450-012-022	201	2.00	\$800.02
4450-012-023	202	2.00	\$800.02
4450-012-024	203	2.00	\$800.02
4450-012-025	204	2.00	\$800.02
4450-012-026	205	2.00	\$800.02
4450-012-027	206	2.00	\$800.02
4450-012-028	207	2.00	\$800.02
4450-012-029	208	2.00	\$800.02
4450-012-030	209	2.00	\$800.02
4450-012-031	210	2.00	\$800.02
4450-012-032	211	2.00	\$800.02
4450-012-033	212	2.00	\$800.02
4450-012-034	213	2.00	\$800.02
4450-012-036	215	2.00	\$800.02
4450-012-037	214	2.00	\$800.02
4450-012-038	200	2.00	\$800.02
4450-012-039	199	2.00	\$800.02
4450-012-040	198	2.00	\$800.02
4450-013-058	241	2.00	\$800.02
4450-013-059	240	2.00	\$800.02
4450-013-060	239	2.00	\$800.02
4450-013-061	238	2.00	\$800.02
4450-013-062	237	2.00	\$800.02
4450-013-063	236	2.00	\$800.02
4450-013-064	235	2.00	\$800.02
4450-013-065	234	2.00	\$800.02
4450-013-066	233	2.00	\$800.02
4450-013-067	232	2.00	\$800.02
4450-013-068	226	2.00	\$800.02
4450-013-069	227	2.00	\$800.02
4450-013-070	230	2.00	\$800.02
4450-013-071	229	2.00	\$800.02
4450-013-072	228	2.00	\$800.02
4450-013-073	225	2.00	\$800.02
4450-013-074	224	2.00	\$800.02
4450-013-075	223	2.00	\$800.02
4450-013-076	222	2.00	\$800.02
4450-013-077	221	2.00	\$800.02
4450-013-078	220	2.00	\$800.02
4450-013-079	219	2.00	\$800.02
4450-013-080	217	2.00	\$800.02
4450-013-081	218	2.00	\$800.02
4450-013-082	216	2.00	\$800.02
4450-013-083	231	2.00	\$800.02
4450-014-062	136	2.00	\$800.02
4450-014-063	135	2.00	\$800.02
4450-014-065	138	2.00	\$800.02
4450-014-066	137	2.00	\$800.02
4450-014-067	151	2.00	\$800.02

**Fiscal Year 2015-2016 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

<u>Assessor's Parcel Number</u>	<u>Assessment Number</u>	<u>BAU</u>	<u>FY 2015-16 Assessment</u>
4450-014-068	150	2.00	\$800.02
4450-014-069	149	2.00	\$800.02
4450-014-070	148	2.00	\$800.02
4450-014-071	147	2.00	\$800.02
4450-014-072	146	2.00	\$800.02
4450-014-073	145	2.00	\$800.02
4450-014-074	144	2.00	\$800.02
4450-014-075	143	2.00	\$800.02
4450-014-076	142	2.00	\$800.02
4450-014-077	141	2.00	\$800.02
4450-014-078	140	2.00	\$800.02
4450-014-079	139	2.00	\$800.02
4450-015-016	172	2.00	\$800.02
4450-015-018	170	2.00	\$800.02
4450-015-019	169	2.00	\$800.02
4450-015-020	168	2.00	\$800.02
4450-015-021	167	2.00	\$800.02
4450-015-023	165	2.00	\$800.02
4450-015-024	164	2.00	\$800.02
4450-015-025	163	2.00	\$800.02
4450-015-026	162	2.00	\$800.02
4450-015-027	161	2.00	\$800.02
4450-015-028	160	2.00	\$800.02
4450-015-029	159	2.00	\$800.02
4450-015-030	158	2.00	\$800.02
4450-015-031	157	2.00	\$800.02
4450-015-032	156	2.00	\$800.02
4450-015-033	155	2.00	\$800.02
4450-015-034	152	2.00	\$800.02
4450-015-035	153	2.00	\$800.02
4450-015-036	154	2.00	\$800.02
4450-015-037	173	2.00	\$800.02
4450-015-038	174	2.00	\$800.02
4450-015-040	175	2.00	\$800.02
4450-015-041	176	2.00	\$800.02
4450-015-042	177	2.00	\$800.02
4450-015-043	178	2.00	\$800.02
4450-015-044	179	2.00	\$800.02
4450-015-045	180	2.00	\$800.02
4450-015-046	181	2.00	\$800.02
4450-015-047	185	2.00	\$800.02
4450-015-048	184	2.00	\$800.02
4450-015-049	183	2.00	\$800.02
4450-015-050	182	2.00	\$800.02
4450-015-051	171	2.00	\$800.02
4450-015-052	166	2.00	\$800.02
4450-016-009	191	2.00	\$800.02
4450-016-010	190	2.00	\$800.02
4450-016-011	189	2.00	\$800.02
4450-016-012	188	2.00	\$800.02
4450-016-013	187	2.00	\$800.02
4450-016-014	186	2.00	\$800.02



**Fiscal Year 2015-2016 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

<u>Assessor's Parcel Number</u>	<u>Assessment Number</u>	<u>BAU</u>	<u>FY 2015-16 Assessment</u>
4450-016-017	194	2.00	\$800.02
4450-016-018	195	2.00	\$800.02
4450-016-019	196	2.00	\$800.02
4450-016-023	193	2.00	\$800.02
4450-016-900	192	2.00	\$800.02
4450-017-008	329	2.00	\$800.02
4450-017-009	114	2.00	\$800.02
4450-017-011	113	2.00	\$800.02
4450-017-012	112	2.00	\$800.02
4450-017-014	119	2.00	\$800.02
4450-017-016	122	2.00	\$800.02
4450-017-017	120	2.00	\$800.02
4450-017-018	115	2.00	\$800.02
4450-017-021	118	2.00	\$800.02
4450-017-023	117	2.00	\$800.02
4450-018-013	133	2.00	\$800.02
4450-018-014	131	2.00	\$800.02
4450-018-015	130	2.00	\$800.02
4450-018-017	126	2.00	\$800.02
4450-018-018	127	2.00	\$800.02
4450-018-019	128	2.00	\$800.02
4450-018-020	129	2.00	\$800.02
4450-018-022	124	2.00	\$800.02
4450-018-023	125	2.00	\$800.02
4450-018-025	134	2.00	\$800.02
4450-019-021	064	2.00	\$800.02
4450-019-022	065	2.00	\$800.02
4450-019-023	066	2.00	\$800.02
4450-019-024	067	2.00	\$800.02
4450-019-025	074	2.00	\$800.02
4450-019-026	075	2.00	\$800.02
4450-019-027	076	2.00	\$800.02
4450-019-028	077	2.00	\$800.02
4450-019-029	073	2.00	\$800.02
4450-019-030	072	2.00	\$800.02
4450-019-031	071	2.00	\$800.02
4450-019-032	070	2.00	\$800.02
4450-019-033	069	2.00	\$800.02
4450-019-034	068	2.00	\$800.02
4450-020-022	086	2.00	\$800.02
4450-020-025	083	2.00	\$800.02
4450-020-026	082	2.00	\$800.02
4450-020-027	081	2.00	\$800.02
4450-020-028	080	2.00	\$800.02
4450-020-029	079	2.00	\$800.02
4450-020-030	078	2.00	\$800.02
4450-020-031	085	2.00	\$800.02
4450-020-032	084	2.00	\$800.02
4450-021-043	096	2.00	\$800.02
4450-021-044	093	2.00	\$800.02
4450-021-045	092	2.00	\$800.02
4450-021-046	091	2.00	\$800.02

**Fiscal Year 2015-2016 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

<b>Assessor's Parcel Number</b>	<b>Assessment Number</b>	<b>BAU</b>	<b>FY 2015-16 Assessment</b>
4450-021-048	087	2.00	\$800.02
4450-021-049	089	2.00	\$800.02
4450-021-050	094	2.00	\$800.02
4450-021-051	088	2.00	\$800.02
4450-021-052	098	2.00	\$800.02
4450-021-053	099	2.00	\$800.02
4450-021-054	097	2.00	\$800.02
4450-021-055	095	2.00	\$800.02
4450-022-044	104	2.00	\$800.02
4450-022-047	102	2.00	\$800.02
4450-022-049	100	2.00	\$800.02
4450-022-051	101	2.00	\$800.02
4450-022-052	103	2.00	\$800.02
4450-022-053	105	2.00	\$800.02
4450-022-054	106	2.00	\$800.02
<b>327 Records</b>		<b>Total: 706.10</b>	<b>\$282,447.18</b>

[http://127.0.0.1/resources/Clients/Malibu/ADMIN/2015\\_16/Big\\_Rock/Report/ad981 tax roll.doc](http://127.0.0.1/resources/Clients/Malibu/ADMIN/2015_16/Big_Rock/Report/ad981_tax_roll.doc)  
5/28/2015

**EXHIBIT C**

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**ANNUAL ASSESSMENT REPORT  
ASSESSMENT DISTRICT NO. 98-1  
(BIG ROCK MESA)**

**FISCAL YEAR 2015-2016**

**METHOD OF ASSESSMENT APPORTIONMENT**

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## **EXHIBIT C**

### **ANNUAL ASSESSMENT REPORT ASSESSMENT DISTRICT No. 98-1 (BIG ROCK MESA)**

**FOR FISCAL YEAR 2015-2016**

#### **METHOD OF SPREAD OF ASSESSMENT**

Assessments levied pursuant to the Municipal Improvement Act of 1913 (hereinafter referred to the "Act") must be based on the benefit which each property receives from the system of improvements. Furthermore, as a result of Proposition 218, more stringent standards have been imposed for determining benefit. For example, Proposition 218 requires that special and general benefits be separated, with the amount of any assessment limited to the special benefits so conferred. Neither the Act nor Proposition 218 specify the method or formula for apportioning benefit or distinguishing special from general benefits.

Identification of the benefit the reconstruction and maintenance of the system of improvements will render to the properties in the Assessment District is the first step in developing the assessment spread methodology. The next step is to determine if the properties in the Assessment District receive a direct and special benefit from the system of improvements which is distinct from benefit received by the general public. For this Assessment District these determinations were made by David Taussig and Associates, Inc., the Assessment Engineer; in consultation with the City's Geotechnical Consultant; and the City of Malibu Public Works Department.

#### **Project Need**

The primary purpose of the dewatering and monitoring system to be installed and maintained by the District is the reduction of groundwater, from both rainfall and residential effluent, percolating down to the slide plane. This reduction in groundwater stabilizes the landslide outlined on the Diagram attached as Exhibit D. Stabilization of the landslide plane provides two distinct types of benefit to property within the District: protection of the property (i.e. the parcels) located on the slide plane and protection of the roads which would be inundated with mud in a slide event.

#### **Assessment District Boundary**

The District boundary as shown in Exhibit D was established to encompass those properties which are specifically benefited by the system of improvements. This includes all properties which are located in whole or in part within the ancient landslide area.

## **Specific Benefit**

The system of improvements to be installed and maintained by the District specifically benefit the properties within the District in two distinct ways: protection of the property and protection of the roads. First, properties located within the ancient slide boundary are reducing the risk and degree of damage or distress suffered from slope failure and/or movement (the "Protection" benefit). Second, access is maintained for those properties which are reached using roads affected by the slide (the "Access" benefit). The benefits associated with Protection and Access are deemed to be equal, since use of the property cannot be fully enjoyed without either one.

Since the roads within the District, except for Pacific Coast Highway (PCH), do not convey through traffic, there is no general benefit to the public for such road access. With respect to PCH, which does convey through traffic, properties located on PCH west and east of the slide area would have access via other roadways, whereas no access would be available to properties located on PCH within the landslide area. Clearly, stabilization of the slide confers a special benefit enjoyed only by the properties which may be impacted by slope failure or movements. The April 1998 analysis prepared by City's Geotechnical Consultant, confirms that the impacted properties are all located either within or on the slide boundary.

## **Method of Assessment**

After the boundary of the District has been established and the determination of specific benefits has been made, the assessment to individual properties must be determined. As previously discussed, there are two types of direct and special benefit conferred upon property within the District, Protection and Access.

Protection benefits are allocated based on land use designation. The reason for this allocation is two fold. First, the proposed system of improvements have been sized to provide adequate dewatering capacity at full buildout. Second, the Protection benefit conferred upon each parcel of property is a function of each parcel's land use designation and number of dwelling units. Each dwelling unit is deemed to be equally protected, therefore, no differentiation is made between single family or condominium/apartment units. For purposes of assigning Protection Benefits to each parcel, one dwelling unit equals one Benefit Assessment Unit (BAU).

Access benefits are allocated to each parcel of land based on the estimated number of trips for that parcel's land use designation. Trip factor source data are from the Institute of Transportation Engineers Trip Generation study (5<sup>th</sup> Edition). The trip generation factors are shown on the following page:

### Trip Generation Factors and Benefit Assessment Units

Land Use	Average Weekday Trips/Units	Benefit Assessment Units (BAUs)
Single Family	9.55	1.00
Condominium/Apartment	6.23	0.65

#### **Examples of Assignment of Benefit Assessment Units**

Three examples of the assignment of benefit assessment units are provided below for the following: (1) a single family residential parcel, (2) a parcel with a single condominium unit, and (3) a parcel with four apartment units.

(1)	Single Family Residential Parcel	
	BAU for Protection Benefit	1.00
	BAU for Access benefit	<u>1.00</u>
	Total BAUs	2.00
(2)	Parcel with Single Condominium Unit	
	BAU for Protection Benefit	1.00
	BAU for Access benefit	<u>0.65</u>
	Total BAUs	1.65
(3)	Parcel with Four Apartment Units	
	BAU for Protection Benefit	4.00 (4 units X 1 BAU/unit)
	BAU for Access benefit	<u>2.60</u> (4 units X 0.65 BAU/unit)
	Total BAUs	6.60

#### **Exemption from Annual Assessment**

Any property within the District that is restricted in use as open space or against which a deed restriction preventing development is recorded may be deemed exempt from the levy of annual maintenance assessments by the City Council of the City of Malibu.

**EXHIBIT D**

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**ANNUAL ASSESSMENT REPORT  
ASSESSMENT DISTRICT NO. 98-1  
(BIG ROCK MESA)**

**FISCAL YEAR 2015-2016**

**ASSESSMENT DIAGRAM**

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ASSESSMENT DIAGRAM FOR  
ASSESSMENT DISTRICT NO. 98-1  
CITY OF MALIBU -- (BIG ROCK MESA)  
LOS ANGELES COUNTY, CALIFORNIA

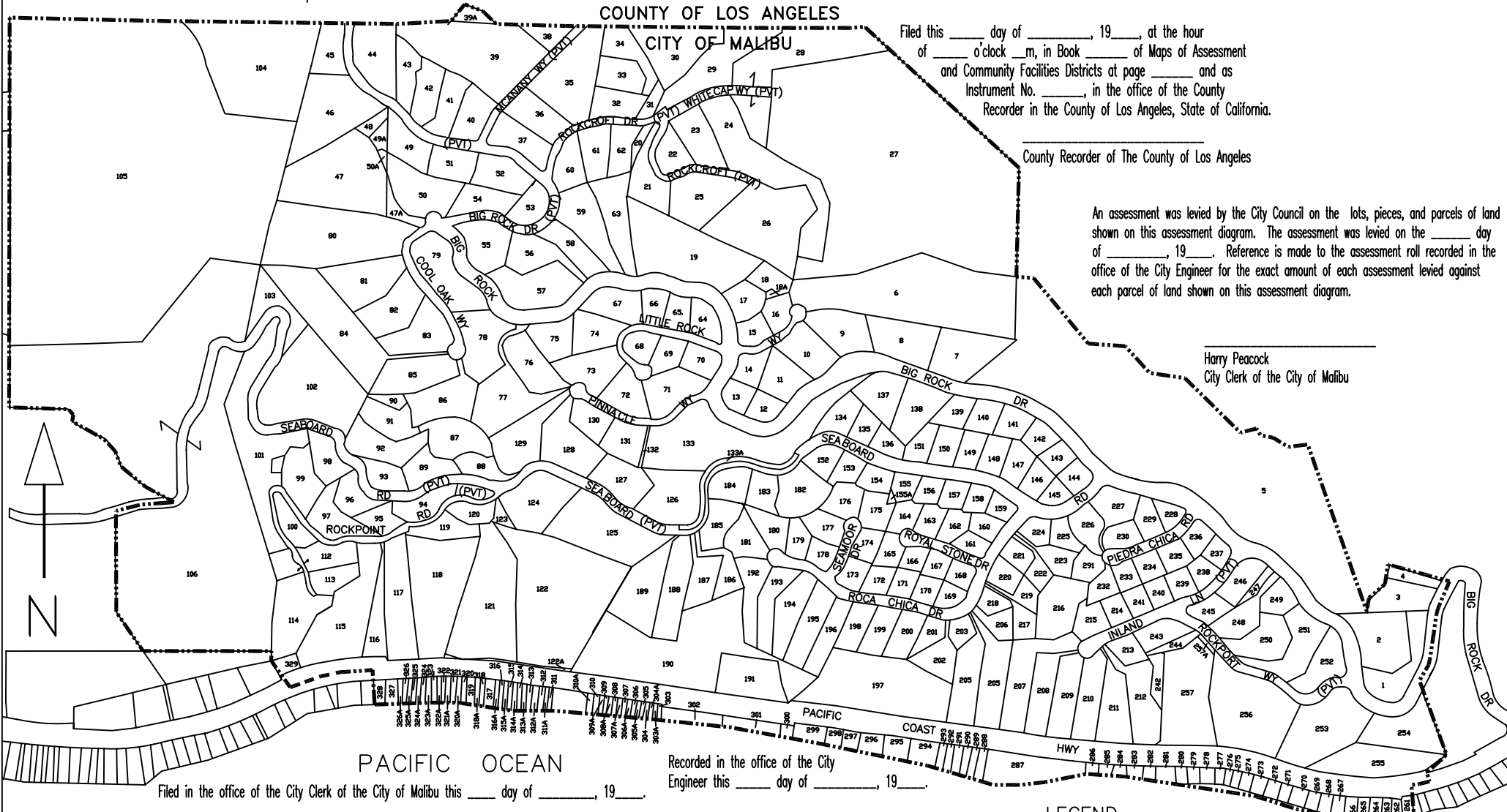
Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

Filed this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_ o'clock \_\_m, in Book \_\_\_\_ of Maps of Assessment and Community Facilities Districts at page \_\_\_\_ and as Instrument No. \_\_\_\_\_, in the office of the County Recorder in the County of Los Angeles, State of California.

County Recorder of The County of Los Angeles

An assessment was levied by the City Council on the lots, pieces, and parcels of land shown on this assessment diagram. The assessment was levied on the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. Reference is made to the assessment roll recorded in the office of the City Engineer for the exact amount of each assessment levied against each parcel of land shown on this assessment diagram.

Harry Peacock  
City Clerk of the City of Malibu



Filed in the office of the City Clerk of the City of Malibu this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Recorded in the office of the City Engineer this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Harry Peacock, City Clerk of the City of Malibu  
County of Los Angeles, State of California

Rick Morgan, P.E.  
City Engineer, City of Malibu

LEGEND

- Boundary of A.D. No. 98-1
- 123 Assessment Number

PREPARED BY  
DAVID TAUSSIG & ASSOCIATES, INC.



ASSESSMENT DIAGRAM FOR  
ASSESSMENT DISTRICT NO. 98-1  
CITY OF MALIBU -- (BIG ROCK MESA)  
LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT			ASSESSMENT			ASSESSMENT		
NUMBER	A.P.N.	SITUS ADDRESS	NUMBER	A.P.N.	SITUS ADDRESS	NUMBER	A.P.N.	SITUS ADDRESS
001	4449-012-004	20085 BIG ROCK DR	048	4449-015-002		096	4450-021-043	20706 SEABOARD RD
002	4449-012-003	20109 BIG ROCK DR	049	4449-015-004	20860 BIG ROCK DR	097	4450-021-054	
003	4449-012-002	20201 BIG ROCK DR	049A	4449-015-003		098	4450-021-052	20756 SEABOARD RD
004	4449-012-001	20203 BIG ROCK DR	050A	4449-015-022		099	4450-021-053	20743 ROCKPOINT WAY
005	4449-011-001		051	4449-015-023	20832 BIG ROCK DR	100	4450-022-049	20762 ROCKPOINT WAY
006	4449-013-015		052	4449-015-009	20826 BIG ROCK DR	101	4450-022-051	20765 ROCK POINT RD
007	4449-013-001		053	4449-015-011	20776 BIG ROCK DR	102	4450-022-047	20755 SEABOARD RD
008	4449-013-002	20400 LITTLE ROCK WAY	054	4449-015-010	20734 BIG ROCK DR	103	4450-022-052	
009	4449-013-003	20402 LITTLE ROCK WAY	055	4449-015-012	20721 BIG ROCK DR	104	4450-022-044	
010	4449-013-004	20404 LITTLE ROCK WAY	056	4449-015-014	20743 BIG ROCK DR	105	4450-022-053	
011	4449-013-005	20507 BIG ROCK DR	057	4449-015-013	20693 BIG ROCK DR	106	4450-022-054	
012	4449-013-006	20505 BIG ROCK DR	058	4449-015-015	20765 BIG ROCK DR	112	4450-017-012	20782 ROCKPOINT WAY
013	4449-013-007	20503 BIG ROCK DR	059	4449-015-016	20771 BIG ROCK DR	113	4450-017-011	20790 ROCKPOINT WAY
014	4449-013-008	20509 BIG ROCK DR	060	4449-015-018	20781 BIG ROCK DR	114	4450-017-009	20797 ROCKPOINT WAY
015	4449-013-009	20431 LITTLE ROCK WAY	061	4449-015-019	20779 BIG ROCK DR	115	4450-017-018	
016	4449-013-016	20415 LITTLE ROCK WAY	062	4449-015-020	20777 BIG ROCK DR	116	4450-017-019	
017	4449-013-011	20529 BIG ROCK DR	063	4449-015-017	20773 BIG ROCK DR	117	4450-017-020	
018	4449-013-014	20527 BIG ROCK DR	064	4450-019-021	20520 BIG ROCK DR	118	4450-017-021	
018A	4449-013-012		065	4450-019-022	20525 LITTLE ROCK WAY	119	4450-017-014	20676 ROCKPOINT WAY
019	4449-014-013	20563 BIG ROCK DR	066	4450-019-023	20533 LITTLE ROCK WAY	120	4450-017-017	20670 ROCKPOINT WAY
020	4449-014-010		067	4450-019-024	20537 LITTLE ROCK WAY	121	4450-017-015	20674 ROCKPOINT WAY
021	4449-014-011	20646 ROCKCROFT DR	068	4450-019-034	20556 LITTLE ROCK WAY	122	4450-017-016	20672 ROCKPOINT WAY
022	4449-014-009	20659 ROCKCROFT DR	069	4450-019-033	20572 LITTLE ROCK WAY	122A	4450-017-022	
023	4449-014-020	20650 WHITECAP WAY	070	4450-019-032	20512 LITTLE ROCK WAY	123	4450-018-021	
024	4449-014-015		071	4450-019-031	20573 LITTLE ROCK WAY	124	4450-018-022	20616 SEABOARD RD
025	4449-014-012	20628 ROCKCROFT DR	072	4450-019-030	20565 LITTLE ROCK WAY	125	4450-018-023	20544 SEABOARD RD
026	4449-014-014	20600 ROCKCROFT DR	073	4450-019-029	20555 LITTLE ROCK WAY	126	4450-018-017	20585 SEABOARD RD
027	4449-014-017		074	4450-019-025	20549 LITTLE ROCK WAY	127	4450-018-018	20595 SEABOARD RD
028	4449-014-016		075	4450-019-026	20632 BIG ROCK DR	128	4450-018-019	20564 PINNACLE WAY
029	4449-014-021		076	4450-019-027	20644 BIG ROCK DR	129	4450-018-020	20566 PINNACLE WAY
030	4449-014-006		077	4450-019-028	20568 PINNACLE WAY	130	4450-018-015	20548 PINNACLE WAY
031	4449-014-007		078	4450-020-030	20786 COOL OAK WAY	131	4450-018-014	20540 PINNACLE WAY
032	4449-014-004	20723 ROCKCROFT DR	079	4450-020-029	20754 COOL OAK WAY	132	4450-018-016	
033	4449-014-019	20725 ROCKCROFT DR	080	4450-020-028	20737 COOL OAK WAY	133	4450-018-013	20520 PINNACLE WAY
034	4449-014-018		081	4450-020-027	20749 COOL OAK WAY	133A	4450-018-024	
035	4449-014-003	20729 ROCKCROFT DR	082	4450-020-026	20753 COOL OAK WAY	134	4450-014-064	20433 SEABOARD RD
036	4449-014-002	3648 MCANANY WAY	083	4450-020-025	20771 COOL OAK WAY	135	4450-014-063	20419 SEABOARD RD
037	4449-014-001	20815 BIG ROCK DR	084	4450-020-032	20795 COOL OAK WAY	136	4450-014-062	20407 SEABOARD RD
038	4449-016-009		085	4450-020-031	20799 COOL OAK WAY	137	4450-014-066	20380 BIG ROCK DR
039	4449-016-008	3655 MCANANY WAY	086	4450-020-022	20645 SEABOARD RD	138	4450-014-065	20358 BIG ROCK DR
039A	4448-030-019		087	4450-021-048	20643 SEABOARD RD	139	4450-014-079	20350 BIG ROCK DR
040	4449-016-007	3651 MCANANY WAY	088	4450-021-051	20653 SEABOARD RD	140	4450-014-078	20340 BIG ROCK DR
041	4449-016-006	20851 BIG ROCK DR	089	4450-021-049	20647 SEABOARD RD	141	4450-014-077	20330 BIG ROCK DR
042	4449-016-005	20863 BIG ROCK DR	090	4450-021-047		142	4450-014-076	20310 BIG ROCK DR
043	4449-016-004	20871 BIG ROCK DR	091	4450-021-046	20649 SEABOARD RD	143	4450-014-075	20290 BIG ROCK DR
044	4449-016-003	20933 BIG ROCK DR	092	4450-021-045	20651 SEABOARD RD	144	4450-014-074	20309 SEABOARD RD
045	4449-016-002	20940 BIG ROCK DR	093	4450-021-044	20725 SEABOARD RD	145	4450-014-073	20325 SEABOARD RD
046	4449-016-001	20727 BIG ROCK DR	094	4450-021-050	20677 ROCKPOINT WAY	146	4450-014-072	20345 SEABOARD RD
047A	4449-015-021		095	4450-021-055	20706 ROCKPOINT WAY	147	4450-014-071	20355 SEABOARD RD

ASSESSMENT DIAGRAM FOR  
ASSESSMENT DISTRICT NO. 98-1  
CITY OF MALIBU -- (BIG ROCK MESA)  
LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT			ASSESSMENT			ASSESSMENT		
NUMBER	A.P.N.	SITUS ADDRESS	NUMBER	A.P.N.	SITUS ADDRESS	NUMBER	A.P.N.	SITUS ADDRESS
148	4450-014-070	20365 SEABOARD RD	196	4450-016-019	20504 ROCA CHICA DR	245	4450-011-035	
149	4450-014-069	20375 SEABOARD RD	197	4450-012-041		246	4450-011-042	
150	4450-014-068	20385 SEABOARD RD	198	4450-012-040	20494 ROCA CHICA DR	248	4450-011-034	20220 INLAND LN
151	4450-014-067	20395 SEABOARD RD	199	4450-012-039	20484 ROCA CHICA DR	249	4450-011-031	
152	4450-015-034	20434 SEABOARD RD	200	4450-012-038	20474 ROCA CHICA DR	250	4450-011-030	20173 ROCKPORT WAY
153	4450-015-035	20418 SEABOARD RD	201	4450-012-022	20464 ROCA CHICA DR	251	4450-011-029	
154	4450-015-036	20406 SEABOARD RD	202	4450-012-023	20458 ROCA CHICA DR	252	4450-011-028	
155	4450-015-033	20394 SEABOARD RD	203	4450-012-024	20454 ROCA CHICA DR	253	4450-011-025	20110 ROCKPORT WAY
155A	4450-015-039		204	4450-012-025	20452 ROCA CHICA DR	254	4450-011-024	20054 BIG ROCK DR
156	4450-015-032	20384 SEABOARD RD	205	4450-012-026	20450 ROCA CHICA DR	255	4450-011-023	
157	4450-015-031	20374 SEABOARD RD	206	4450-012-027	20444 ROCA CHICA DR	256	4450-011-041	20130 ROCKPORT WAY
158	4450-015-030	20364 SEABOARD RD	207	4450-012-028	20279 INLAND LN	257	4450-011-027	20178 ROCKPORT WAY
159	4450-015-029	20405 ROCA CHICA DR	208	4450-012-029	20283 INLAND LN	257A	4450-011-040	
160	4450-015-028	20413 ROCA CHICA DR	209	4450-012-030	20282 INLAND LN	261	4450-001-028	
161	4450-015-027	20425 ROCA CHICA DR	210	4450-012-031	20276 INLAND LN	262	4450-001-027	19950 PACIFIC COAST HWY
162	4450-015-026	20471 ROYAL STONE DR	211	4450-012-032	20272 INLAND LN	263	4450-001-026	19954 PACIFIC COAST HWY
163	4450-015-025	20481 ROYAL STONE DR	212	4450-012-033	20270 INLAND LN	264	4450-001-025	19958 PACIFIC COAST HWY
164	4450-015-024	20491 ROYAL STONE DR	213	4450-012-034	20260 INLAND LN	265	4450-001-024	20000 PACIFIC COAST HWY
165	4450-015-023	20494 ROYAL STONE DR	214	4450-012-037	20259 INLAND LN	266	4450-001-042	20006 PACIFIC COAST HWY
166	4450-015-052	20480 ROYAL STONE DR	215	4450-012-036	20269 INLAND LN	267	4450-001-041	20010 PACIFIC COAST HWY
167	4450-015-021	20470 ROYAL STONE DR	216	4450-013-082	20247 PIEDRA CHICA RD	268	4450-002-053	20016 PACIFIC COAST HWY
168	4450-015-020	20435 ROCA CHICA DR	217	4450-013-080	20436 ROCA CHICA DR	269	4450-002-052	20020 PACIFIC COAST HWY
169	4450-015-019	20455 ROCA CHICA DR	218	4450-013-081	20440 ROCA CHICA DR	270	4450-002-051	20026 PACIFIC COAST HWY
170	4450-015-018	20475 ROCA CHICA DR	219	4450-013-079	20434 ROCA CHICA DR	271	4450-002-050	20032 PACIFIC COAST HWY
171	4450-015-051	20485 ROCA CHICA DR	220	4450-013-078	20426 ROCA CHICA DR	272	4450-002-049	20038 PACIFIC COAST HWY
172	4450-015-016	20495 ROCA CHICA DR	221	4450-013-077	20418 ROCA CHICA DR	273	4450-002-048	20044 PACIFIC COAST HWY
173	4450-015-037	3812 SEAMOODR DR	222	4450-013-076	20414 ROCA CHICA DR	274	4450-002-047	20048 PACIFIC COAST HWY
174	4450-015-038	3810 SEAMOODR DR	223	4450-013-075	20412 ROCA CHICA DR	275	4450-002-046	20054 PACIFIC COAST HWY
175	4450-015-040	3800 SEAMOODR DR	224	4450-013-074	20404 ROCA CHICA DR	276	4450-002-045	20058 PACIFIC COAST HWY
176	4450-015-041	3801 SEAMOODR DR	225	4450-013-073	20324 SEABOARD RD	277	4450-002-044	20062 PACIFIC COAST HWY
177	4450-015-042	3811 SEAMOODR DR	226	4450-013-068	20243 PIEDRA CHICA RD	278	4450-002-043	20102 PACIFIC COAST HWY
178	4450-015-043	20521 ROCA CHICA DR	227	4450-013-069	20241 PIEDRA CHICA RD	279	4450-002-042	20108 PACIFIC COAST HWY
179	4450-015-044	20531 ROCA CHICA DR	228	4450-013-072	20207 PIEDRA CHICA RD	280	4450-002-041	20112 PACIFIC COAST HWY
180	4450-015-045	20541 ROCA CHICA DR	229	4450-013-071	20223 PIEDRA CHICA RD	281	4450-002-040	20120 PACIFIC COAST HWY
181	4450-015-046	20545 ROCA CHICA DR	230	4450-013-070	20235 PIEDRA CHICA RD	282	4450-002-039	20124 PACIFIC COAST HWY
182	4450-015-050	20468 SEABOARD RD	231	4450-013-083	20245 PIEDRA CHICA RD	283	4450-002-038	20132 PACIFIC COAST HWY
183	4450-015-049	20470 SEABOARD RD	232	4450-013-067	20246 PIEDRA CHICA RD	284	4450-002-037	20136 PACIFIC COAST HWY
184	4450-015-048	20490 SEABOARD RD	233	4450-013-066	20238 PIEDRA CHICA RD	285	4450-003-018	20140 PACIFIC COAST HWY
185	4450-015-047	20520 SEABOARD RD	234	4450-013-065		286	4450-003-017	20152 PACIFIC COAST HWY
186	4450-016-014	20536 SEABOARD RD	235	4450-013-064	20218 PIEDRA CHICA RD	287	4450-003-016	20202 PACIFIC COAST HWY
187	4450-016-013	20538 SEABOARD RD	236	4450-013-063	20206 PIEDRA CHICA RD	288	4450-003-015	20212 PACIFIC COAST HWY
188	4450-016-012	20540 SEABOARD RD	237	4450-013-062	20205 INLAND LN	289	4450-003-014	20214 PACIFIC COAST HWY
189	4450-016-011	20542 SEABOARD RD	238	4450-013-061	20219 INLAND LN	290	4450-003-013	20218 PACIFIC COAST HWY
190	4450-016-010		239	4450-013-060	20229 INLAND LN	291	4450-003-012	20222 PACIFIC COAST HWY
191	4450-016-009		240	4450-013-059	20239 INLAND LN	292	4450-003-011	20224 PACIFIC COAST HWY
192	4450-016-900	20544 ROCA CHICA DR	241	4450-013-058	20249 INLAND LN	293	4450-003-010	20228 PACIFIC COAST HWY
193	4450-016-023	20534 ROCA CHICA DR	242	4450-011-038		294	4450-004-036	20288 PACIFIC COAST HWY
194	4450-016-017	20522 ROCA CHICA DR	243	4450-011-037	20252 INLAND LN	295	4450-004-035	20300 PACIFIC COAST HWY
195	4450-016-018	20514 ROCA CHICA DR	244	4450-011-036		296	4450-004-034	20308 PACIFIC COAST HWY

ASSESSMENT DIAGRAM FOR  
 ASSESSMENT DISTRICT NO. 98-1  
 CITY OF MALIBU -- (BIG ROCK MESA)  
 LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT		
NUMBER	A.P.N.	SITUS ADDRESS
297	4450-004-033	20314 PACIFIC COAST HWY
298	4450-004-032	20320 PACIFIC COAST HWY
299	4450-004-031	20330 PACIFIC COAST HWY
300	4450-004-030	
301	4450-004-029	20356 PACIFIC COAST HWY
302	4450-004-028	20422 PACIFIC COAST HWY
303	4450-005-047	20436 PACIFIC COAST HWY
303A	4450-005-046	20438 PACIFIC COAST HWY
304	4450-005-084	20442 PACIFIC COAST HWY
304A	4450-005-085	20440 PACIFIC COAST HWY
305	4450-005-057	20444 PACIFIC COAST HWY
305A	4450-005-056	20446 PACIFIC COAST HWY
306	4450-005-055	20448 PACIFIC COAST HWY
306A	4450-005-054	20450 PACIFIC COAST HWY
307	4450-005-053	20452 PACIFIC COAST HWY
307A	4450-005-052	20454 PACIFIC COAST HWY
308	4450-005-073	20456 PACIFIC COAST HWY
308A	4450-005-072	20458 PACIFIC COAST HWY
309	4450-005-051	20460 PACIFIC COAST HWY
309A	4450-005-050	20462 PACIFIC COAST HWY
310	4450-005-049	20464 PACIFIC COAST HWY
310A	4450-005-048	20466 PACIFIC COAST HWY
311	4450-005-045	20516 PACIFIC COAST HWY
311A	4450-005-044	20518 PACIFIC COAST HWY
312	4450-005-071	20520 PACIFIC COAST HWY
312A	4450-005-070	20522 PACIFIC COAST HWY
313	4450-005-065	20524 PACIFIC COAST HWY
313A	4450-005-064	20526 PACIFIC COAST HWY
314	4450-005-067	20530 PACIFIC COAST HWY
314A	4450-005-066	20532 PACIFIC COAST HWY
315	4450-005-043	20534 PACIFIC COAST HWY
315A	4450-005-042	20536 PACIFIC COAST HWY
316	4450-005-069	20538 PACIFIC COAST HWY
316A	4450-005-068	20540 PACIFIC COAST HWY
317	4450-005-041	
318	4450-005-081	20546 PACIFIC COAST HWY
318A	4450-005-080	20548 PACIFIC COAST HWY
319	4450-005-024	20550 PACIFIC COAST HWY
320	4450-005-079	20554 PACIFIC COAST HWY
320A	4450-005-078	20556 PACIFIC COAST HWY
321	4450-005-063	20558 PACIFIC COAST HWY
321A	4450-005-062	20560 PACIFIC COAST HWY
322	4450-005-077	20562 PACIFIC COAST HWY
322A	4450-005-076	20600 PACIFIC COAST HWY
323	4450-005-061	20602 PACIFIC COAST HWY
323A	4450-005-060	20604 PACIFIC COAST HWY
324	4450-005-083	20606 PACIFIC COAST HWY
324A	4450-005-082	20608 PACIFIC COAST HWY
325	4450-005-059	20610 PACIFIC COAST HWY

ASSESSMENT		
NUMBER	A.P.N.	SITUS ADDRESS
325A	4450-005-058	20612 PACIFIC COAST HWY
326	4450-005-075	20614 PACIFIC COAST HWY
326A	4450-005-074	20616 PACIFIC COAST HWY
327	4450-005-040	20620 PACIFIC COAST HWY
328	4450-006-055	20624 PACIFIC COAST HWY
329	4450-017-008	