

**ANNUAL ASSESSMENT REPORT
FOR FISCAL YEAR 2017-2018**

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



JUNE 26, 2017

Prepared on Behalf of:

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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) 2017-2018.

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 2017-2018, the budget for FY 2016-2017, 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 2017-2018 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 2017-2018 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 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 2017-2018 is \$417.71 per benefit assessment unit, which reflects an increase of two and sixty eight hundredths percent (2.68%) 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 2017-2018 budget is \$395,279, 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 \$393,348 or 99.51% of the estimated FY 2017-2018 budget (100.00% of costs for operation/maintenance and replacement/special projects for an above-average rainfall year and 7.11% of the total assessment for delinquency contingency based upon the FY 2016-2017 delinquency rate). The total amount necessary to cover the budget and reserves is \$788,627; subtracting from this amount the estimated FY 2016-2017 year-end fund balance of \$106,878 results in a desired assessment levy of \$681,749. This exceeds the maximum assessment revenues of \$294,945 by \$386,804. Therefore, it is estimated that only \$6,544 of the \$393,348 in desired reserves will be funded.

A comparison of FY 2017-2018 and FY 2016-2017 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 2017-2018 and 2016-2017

| Land Use | Benefit Units | Actual Annual Assessment | | Maximum Annual Assessment | |
|-----------------------|---------------|--------------------------|--------------|---------------------------|--------------|
| | | FY 2017-2018 | FY 2016-2017 | FY 2017-2018 | FY 2016-2017 |
| Single Family Home | 2.00 | \$835.42 | \$813.62 | \$835.42 | \$813.62 |
| Condominium/Apartment | 1.65 | \$689.22 | \$671.24 | \$689.22 | \$671.24 |
| Total Budget | | \$294,944.92 | \$287,248.66 | \$294,944.92 | \$287,248.66 |
| 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

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

FISCAL YEAR 2017-2018

COST ESTIMATE

ASSESSMENT DISTRICT NO. 98-1 (BIG ROCK MESA)
FISCAL YEAR 2017-2018 BUDGET¹

| FY 2016-2017 RESOURCES | | |
|----------------------------------|---|---------------------|
| 1. | Beginning Fund Balance (Audited) | \$211,353 |
| 2. | Assessment Proceeds ² | \$266,825 |
| 3. | Transfer from Contingent Assessment Fund | \$0 |
| 4. | TOTAL FY 2016-2017 RESOURCES AVAILABLE (Line 1 + Line 2 + Line 3) | \$478,178 |
| FY 2016-2017 EXPENDITURES | | |
| 5. | Operation & Maintenance and Other Expenditures (Projected) | (\$371,300) |
| 6. | FY 2016-2017 ENDING FUND BALANCE (Line 4 + Line 5) | \$106,878 |
| FY 2017-2018 EXPENDITURES | | |
| 7. | Estimated Operation/Maintenance and Replacement/Special Projects (See attached FY 2017-2018 Cost Estimate) | (\$344,900) |
| 8. | Estimated City Administration and Energy Costs (See attached FY 2017-2018 Cost Estimate) | (\$50,379) |
| 9. | Reserve Amount (1.90% x Line 7) ³ | (\$6,544) |
| 10. | Delinquency Contingency (0.00% x Line 12) ⁴ | \$0 |
| 11. | TOTAL FY 2017-2018 EXPENDITURES | (\$401,823) |
| 12. | ASSESSMENT (Line 6 + Line 11) | \$294,945 |
| 13. | Estimated FY 2017-2018 Surplus/(Deficit) (Line 6 + Line 11 + Line 12) | \$0 |

¹ Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.

² Reflects the estimated assessment revenues collected by the County Tax-Collector through April 18, 2017.

³ Desired reserve amount for above average rainfall and other unknowns is equal to 100.00% of FY 2017-2018 estimated operation/maintenance and replacement/special projects. The actual funded reserve amount is equal to 1.90% of FY 2017-2018's estimated expenditures.

⁴ Desired delinquency contingency is equal to 7.11% (FY 2016-2017 delinquency rate) multiplied by FY 2017-2018's assessment. No delinquency contingency is anticipated to be funded for FY 2017-2018.

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

**EXHIBIT A
FY 2017-2018 COST ESTIMATE**

| <u>Task #</u> | <u>Description</u> | <u>FY 2016-2017 Budget Summary</u> | <u>Projected Year End Cost</u> | <u>FY 2017-2018 Budget Summary</u> |
|---|---|--|------------------------------------|--|
| I. CITY ADMINISTRATION | | | | |
| A. | Report Preparation, Assessment Roll, Noticing | \$9,315.00 | \$9,315.00 | \$9,565.00 |
| B. | Project Administration | \$12,285.00 | \$12,285.00 | \$12,614.00 |
| C. | Legal Fees | \$1,000.00 | \$1,000.00 | \$1,000.00 |
| D. | Tax Collector's Fee | \$200.00 | \$200.00 | \$200.00 |
| E. | Permit Fees | \$9,000.00 | \$9,000.00 | \$9,000.00 |
| | SUBTOTAL (I) | ----- \$31,800.00 | ----- \$31,800.00 | ----- \$32,379.00 |
| II. DEWATERING SYSTEM MONITORING AND MAINTENANCE | | | | |
| A. | Inclinometer & Piezometer Monitoring | \$55,000.00 | \$35,000.00 | \$45,000.00 |
| B. | Dewatering Well Monitoring | \$10,000.00 | \$7,000.00 | \$8,000.00 |
| C. | Hydrauger Monitoring | \$5,000.00 | \$4,500.00 | \$5,000.00 |
| D. | NPDES Water Quality Monitoring | \$114,000.00 | \$114,000.00 | \$114,000.00 |
| E. | Well Maintenance | \$25,500.00 | \$25,500.00 | \$25,500.00 |
| F. | Hydrauger Maintenance | \$10,000.00 | \$6,000.00 | \$10,000.00 |
| G. | Miscellaneous Observations | \$1,000.00 | \$1,000.00 | \$1,000.00 |
| H. | Data Plotting and Analysis | \$13,500.00 | \$13,500.00 | \$15,000.00 |
| I. | Project Administration | \$15,000.00 | \$15,000.00 | \$15,000.00 |
| J. | Annual Report | \$6,000.00 | \$6,000.00 | \$6,400.00 |
| K. | Unbudgeted Storm-related Emergencies | \$0.00 | \$0.00 | \$0.00 |
| | SUBTOTAL (II) | ----- \$255,000.00 | ----- \$227,500.00 | ----- \$244,900.00 |

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

**EXHIBIT A
FY 2017-2018 COST ESTIMATE**

| <u>Task #</u> | <u>Description</u> | <u>FY 2016-2017 Budget Summary</u> | <u>Projected Year End Cost</u> | <u>FY 2017-2018 Budget Summary</u> |
|---|--|--|------------------------------------|--|
| III. CAPITAL IMPROVEMENT REPLACEMENTS AND SPECIAL PROJECTS | | | | |
| A. | Replacement Dewatering Well on Eastern Mesa | \$0.00 | \$0.00 | \$0.00 |
| B. | Hydrauger Cleaning | \$0.00 | \$0.00 | \$0.00 |
| C. | Annual GPS Survey | \$0.00 | \$0.00 | \$0.00 |
| D. | New Hydrauger Protection Cover | \$0.00 | \$0.00 | \$0.00 |
| E. | Underground Electric at Well W-10 | \$0.00 | \$0.00 | \$0.00 |
| F. | SCADA System on Key Facilities | \$0.00 | \$0.00 | \$0.00 |
| G. | GIS Data Conversion | \$0.00 | \$0.00 | \$0.00 |
| H. | Replacement Slope Inclinometer | \$0.00 | \$0.00 | \$0.00 |
| I. | Hydrauger Cleaning | \$0.00 | \$0.00 | \$0.00 |
| J. | Discharge Line Replacement | \$0.00 | \$0.00 | \$0.00 |
| K. | Protective Cover | \$0.00 | \$0.00 | \$0.00 |
| L. | Rehabilitate/Replace Dewatering Well on Western Mesa | \$0.00 | \$0.00 | \$0.00 |
| M. | Replace 1x350ft Inclinometer (SP-28 or SP-26) | \$40,000.00 | \$0.00 | \$100,000.00 |
| N. | Replace 1x350ft Dewatering Well (BYA-1 or BYA-15) | \$50,000.00 | \$90,000.00 | \$0.00 |
| O. | Replace up to 250ft of Hydrauger | \$22,000.00 | \$6,000.00 | \$0.00 |
| | SUBTOTAL (III) | \$112,000.00 | \$96,000.00 | \$100,000.00 |
| IV. ENERGY COSTS | | | | |
| A. | Energy Costs | \$18,000.00 | \$16,000.00 | \$18,000.00 |
| | SUBTOTAL (IV) | \$18,000.00 | \$16,000.00 | \$18,000.00 |
| TOTAL EXPENDITURES (I - IV) | | \$416,800.00 | \$371,300.00 | \$395,279.00 |

EXHIBIT B

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

FISCAL YEAR 2017-2018

ASSESSMENT ROLL

**Fiscal Year 2017-2018 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-1 (Big Rock Mesa)**

| Assessor's Parcel Number | Assessment Number | BAU | FY 2017-18 Assessment |
|---|------------------------------|------------|----------------------------------|
| 4449-012-001 | 004 | 3.30 | \$1,378.44 |
| 4449-012-002 | 003 | 2.00 | \$835.42 |
| 4449-012-003 | 002 | 2.00 | \$835.42 |
| 4449-012-004 | 001 | 2.00 | \$835.42 |
| 4449-013-001 | 007 | 2.00 | \$835.42 |
| 4449-013-002 | 008 | 2.00 | \$835.42 |
| 4449-013-003 | 009 | 2.00 | \$835.42 |
| 4449-013-004 | 010 | 2.00 | \$835.42 |
| 4449-013-005 | 011 | 2.00 | \$835.42 |
| 4449-013-006 | 012 | 2.00 | \$835.42 |
| 4449-013-007 | 013 | 2.00 | \$835.42 |
| 4449-013-008 | 014 | 2.00 | \$835.42 |
| 4449-013-009 | 015 | 2.00 | \$835.42 |
| 4449-013-011 | 017 | 2.00 | \$835.42 |
| 4449-013-014 | 018 | 2.00 | \$835.42 |
| 4449-013-015 | 006 | 2.00 | \$835.42 |
| 4449-013-016 | 016 | 2.00 | \$835.42 |
| 4449-014-001 | 037 | 2.00 | \$835.42 |
| 4449-014-002 | 036 | 2.00 | \$835.42 |
| 4449-014-003 | 035 | 2.00 | \$835.42 |
| 4449-014-004 | 032 | 2.00 | \$835.42 |
| 4449-014-006 | 030 | 2.00 | \$835.42 |
| 4449-014-007 | 031 | 2.00 | \$835.42 |
| 4449-014-009 | 022 | 2.00 | \$835.42 |
| 4449-014-011 | 021 | 2.00 | \$835.42 |
| 4449-014-012 | 025 | 2.00 | \$835.42 |
| 4449-014-013 | 019 | 2.00 | \$835.42 |
| 4449-014-015 | 024 | 2.00 | \$835.42 |
| 4449-014-016 | 028 | 2.00 | \$835.42 |
| 4449-014-017 | 027 | 2.00 | \$835.42 |
| 4449-014-018 | 034 | 2.00 | \$835.42 |
| 4449-014-019 | 033 | 2.00 | \$835.42 |
| 4449-014-020 | 023 | 2.00 | \$835.42 |
| 4449-014-021 | 029 | 2.00 | \$835.42 |
| 4449-015-004 | 049 | 2.00 | \$835.42 |
| 4449-015-009 | 052 | 2.00 | \$835.42 |
| 4449-015-010 | 054 | 2.00 | \$835.42 |
| 4449-015-011 | 053 | 2.00 | \$835.42 |
| 4449-015-012 | 055 | 2.00 | \$835.42 |
| 4449-015-013 | 057 | 2.00 | \$835.42 |
| 4449-015-014 | 056 | 2.00 | \$835.42 |
| 4449-015-015 | 058 | 2.00 | \$835.42 |
| 4449-015-016 | 059 | 2.00 | \$835.42 |
| 4449-015-017 | 063 | 2.00 | \$835.42 |
| 4449-015-018 | 060 | 2.00 | \$835.42 |
| 4449-015-019 | 061 | 2.00 | \$835.42 |
| 4449-015-020 | 062 | 2.00 | \$835.42 |
| 4449-015-021 | 047A | 2.00 | \$835.42 |
| 4449-015-022 | 050A | 2.00 | \$835.42 |
| 4449-015-023 | 051 | 2.00 | \$835.42 |
| 4449-016-001 | 046 | 2.00 | \$835.42 |
| 4449-016-002 | 045 | 2.00 | \$835.42 |

**Fiscal Year 2017-2018 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-1 (Big Rock Mesa)**

| Assessor's Parcel Number | Assessment Number | BAU | FY 2017-18 Assessment |
|---|------------------------------|------------|----------------------------------|
| 4449-016-003 | 044 | 2.00 | \$835.42 |
| 4449-016-004 | 043 | 2.00 | \$835.42 |
| 4449-016-005 | 042 | 2.00 | \$835.42 |
| 4449-016-006 | 041 | 2.00 | \$835.42 |
| 4449-016-007 | 040 | 2.00 | \$835.42 |
| 4449-016-008 | 039 | 2.00 | \$835.42 |
| 4449-016-900 | 038 | 2.00 | \$835.42 |
| 4450-001-024 | 265 | 3.30 | \$1,378.44 |
| 4450-001-025 | 264 | 3.30 | \$1,378.44 |
| 4450-001-026 | 263 | 2.00 | \$835.42 |
| 4450-001-027 | 262 | 2.00 | \$835.42 |
| 4450-001-041 | 267 | 3.30 | \$1,378.44 |
| 4450-001-042 | 266 | 2.00 | \$835.42 |
| 4450-001-044 | 261 | 2.00 | \$835.42 |
| 4450-002-037 | 284 | 2.00 | \$835.42 |
| 4450-002-038 | 283 | 2.00 | \$835.42 |
| 4450-002-039 | 282 | 4.95 | \$2,067.66 |
| 4450-002-040 | 281 | 4.95 | \$2,067.66 |
| 4450-002-041 | 280 | 2.00 | \$835.42 |
| 4450-002-042 | 279 | 2.00 | \$835.42 |
| 4450-002-043 | 278 | 2.00 | \$835.42 |
| 4450-002-044 | 277 | 3.30 | \$1,378.44 |
| 4450-002-045 | 276 | 3.30 | \$1,378.44 |
| 4450-002-046 | 275 | 3.30 | \$1,378.44 |
| 4450-002-047 | 274 | 2.00 | \$835.42 |
| 4450-002-048 | 273 | 3.30 | \$1,378.44 |
| 4450-002-049 | 272 | 3.30 | \$1,378.44 |
| 4450-002-050 | 271 | 2.00 | \$835.42 |
| 4450-002-051 | 270 | 3.30 | \$1,378.44 |
| 4450-002-052 | 269 | 2.00 | \$835.42 |
| 4450-002-053 | 268 | 3.30 | \$1,378.44 |
| 4450-003-010 | 293 | 2.00 | \$835.42 |
| 4450-003-011 | 292 | 2.00 | \$835.42 |
| 4450-003-012 | 291 | 2.00 | \$835.42 |
| 4450-003-013 | 290 | 2.00 | \$835.42 |
| 4450-003-014 | 289 | 2.00 | \$835.42 |
| 4450-003-015 | 288 | 2.00 | \$835.42 |
| 4450-003-016 | 287 | 8.25 | \$3,446.11 |
| 4450-003-017 | 286 | 3.30 | \$1,378.44 |
| 4450-003-018 | 285 | 3.30 | \$1,378.44 |
| 4450-004-028 | 302 | 2.00 | \$835.42 |
| 4450-004-029 | 301 | 6.60 | \$2,756.89 |
| 4450-004-030 | 300 | 2.00 | \$835.42 |
| 4450-004-031 | 299 | 9.90 | \$4,135.33 |
| 4450-004-032 | 298 | 4.95 | \$2,067.66 |
| 4450-004-033 | 297 | 4.95 | \$2,067.66 |
| 4450-004-034 | 296 | 6.60 | \$2,756.89 |
| 4450-004-035 | 295 | 4.95 | \$2,067.66 |
| 4450-004-036 | 294 | 6.60 | \$2,756.89 |
| 4450-005-024 | 319 | 3.30 | \$1,378.44 |
| 4450-005-040 | 327 | 6.60 | \$2,756.89 |
| 4450-005-042 | 315A | 1.65 | \$689.22 |

**Fiscal Year 2017-2018 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 2017-18 Assessment</u> |
|---|------------------------------|------------|----------------------------------|
| 4450-005-043 | 315 | 1.65 | \$689.22 |
| 4450-005-046 | 303A | 1.65 | \$689.22 |
| 4450-005-047 | 303 | 1.65 | \$689.22 |
| 4450-005-048 | 310A | 1.65 | \$689.22 |
| 4450-005-049 | 310 | 1.65 | \$689.22 |
| 4450-005-050 | 309A | 1.65 | \$689.22 |
| 4450-005-051 | 309 | 1.65 | \$689.22 |
| 4450-005-052 | 307A | 1.65 | \$689.22 |
| 4450-005-053 | 307 | 1.65 | \$689.22 |
| 4450-005-054 | 306A | 1.65 | \$689.22 |
| 4450-005-055 | 306 | 1.65 | \$689.22 |
| 4450-005-056 | 305A | 1.65 | \$689.22 |
| 4450-005-057 | 305 | 1.65 | \$689.22 |
| 4450-005-058 | 325A | 1.65 | \$689.22 |
| 4450-005-059 | 325 | 1.65 | \$689.22 |
| 4450-005-060 | 323A | 1.65 | \$689.22 |
| 4450-005-061 | 323 | 1.65 | \$689.22 |
| 4450-005-062 | 321A | 1.65 | \$689.22 |
| 4450-005-063 | 321 | 1.65 | \$689.22 |
| 4450-005-064 | 313A | 1.65 | \$689.22 |
| 4450-005-065 | 313 | 1.65 | \$689.22 |
| 4450-005-066 | 314A | 1.65 | \$689.22 |
| 4450-005-067 | 314 | 1.65 | \$689.22 |
| 4450-005-068 | 316A | 1.65 | \$689.22 |
| 4450-005-069 | 316 | 1.65 | \$689.22 |
| 4450-005-070 | 312A | 1.65 | \$689.22 |
| 4450-005-071 | 312 | 1.65 | \$689.22 |
| 4450-005-072 | 308A | 1.65 | \$689.22 |
| 4450-005-073 | 308 | 1.65 | \$689.22 |
| 4450-005-074 | 326A | 1.65 | \$689.22 |
| 4450-005-075 | 326 | 1.65 | \$689.22 |
| 4450-005-076 | 322A | 1.65 | \$689.22 |
| 4450-005-077 | 322 | 1.65 | \$689.22 |
| 4450-005-078 | 320A | 1.65 | \$689.22 |
| 4450-005-079 | 320 | 1.65 | \$689.22 |
| 4450-005-080 | 318A | 1.65 | \$689.22 |
| 4450-005-081 | 318 | 1.65 | \$689.22 |
| 4450-005-082 | 324A | 1.65 | \$689.22 |
| 4450-005-083 | 324 | 1.65 | \$689.22 |
| 4450-005-084 | 304 | 1.65 | \$689.22 |
| 4450-005-085 | 304A | 1.65 | \$689.22 |
| 4450-005-086 | 311&311A | 3.30 | \$1,378.44 |
| 4450-006-055 | 328 | 2.00 | \$835.42 |
| 4450-011-023 | 255 | 2.00 | \$835.42 |
| 4450-011-024 | 254 | 2.00 | \$835.42 |
| 4450-011-025 | 253 | 2.00 | \$835.42 |
| 4450-011-027 | 257 | 2.00 | \$835.42 |
| 4450-011-028 | 252 | 2.00 | \$835.42 |
| 4450-011-031 | 249 | 2.00 | \$835.42 |
| 4450-011-034 | 248 | 2.00 | \$835.42 |
| 4450-011-035 | 245 | 2.00 | \$835.42 |
| 4450-011-037 | 243 | 2.00 | \$835.42 |

**Fiscal Year 2017-2018 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-1 (Big Rock Mesa)**

| Assessor's Parcel Number | Assessment Number | BAU | FY 2017-18 Assessment |
|---|------------------------------|------------|----------------------------------|
| 4450-011-041 | 256 | 2.00 | \$835.42 |
| 4450-011-042 | 246 | 2.00 | \$835.42 |
| 4450-011-043 | 250 | 2.00 | \$835.42 |
| 4450-012-022 | 201 | 2.00 | \$835.42 |
| 4450-012-023 | 202 | 2.00 | \$835.42 |
| 4450-012-024 | 203 | 2.00 | \$835.42 |
| 4450-012-025 | 204 | 2.00 | \$835.42 |
| 4450-012-026 | 205 | 2.00 | \$835.42 |
| 4450-012-027 | 206 | 2.00 | \$835.42 |
| 4450-012-028 | 207 | 2.00 | \$835.42 |
| 4450-012-029 | 208 | 2.00 | \$835.42 |
| 4450-012-030 | 209 | 2.00 | \$835.42 |
| 4450-012-031 | 210 | 2.00 | \$835.42 |
| 4450-012-032 | 211 | 2.00 | \$835.42 |
| 4450-012-033 | 212 | 2.00 | \$835.42 |
| 4450-012-034 | 213 | 2.00 | \$835.42 |
| 4450-012-036 | 215 | 2.00 | \$835.42 |
| 4450-012-037 | 214 | 2.00 | \$835.42 |
| 4450-012-038 | 200 | 2.00 | \$835.42 |
| 4450-012-039 | 199 | 2.00 | \$835.42 |
| 4450-012-040 | 198 | 2.00 | \$835.42 |
| 4450-013-058 | 241 | 2.00 | \$835.42 |
| 4450-013-059 | 240 | 2.00 | \$835.42 |
| 4450-013-060 | 239 | 2.00 | \$835.42 |
| 4450-013-061 | 238 | 2.00 | \$835.42 |
| 4450-013-062 | 237 | 2.00 | \$835.42 |
| 4450-013-063 | 236 | 2.00 | \$835.42 |
| 4450-013-064 | 235 | 2.00 | \$835.42 |
| 4450-013-067 | 232 | 2.00 | \$835.42 |
| 4450-013-068 | 226 | 2.00 | \$835.42 |
| 4450-013-069 | 227 | 2.00 | \$835.42 |
| 4450-013-070 | 230 | 2.00 | \$835.42 |
| 4450-013-071 | 229 | 2.00 | \$835.42 |
| 4450-013-072 | 228 | 2.00 | \$835.42 |
| 4450-013-073 | 225 | 2.00 | \$835.42 |
| 4450-013-074 | 224 | 2.00 | \$835.42 |
| 4450-013-075 | 223 | 2.00 | \$835.42 |
| 4450-013-076 | 222 | 2.00 | \$835.42 |
| 4450-013-077 | 221 | 2.00 | \$835.42 |
| 4450-013-078 | 220 | 2.00 | \$835.42 |
| 4450-013-079 | 219 | 2.00 | \$835.42 |
| 4450-013-080 | 217 | 2.00 | \$835.42 |
| 4450-013-081 | 218 | 2.00 | \$835.42 |
| 4450-013-082 | 216 | 2.00 | \$835.42 |
| 4450-013-083 | 231 | 2.00 | \$835.42 |
| 4450-013-084 | 233 & 234 | 4.00 | \$1,670.84 |
| 4450-014-062 | 136 | 2.00 | \$835.42 |
| 4450-014-063 | 135 | 2.00 | \$835.42 |
| 4450-014-065 | 138 | 2.00 | \$835.42 |
| 4450-014-066 | 137 | 2.00 | \$835.42 |
| 4450-014-067 | 151 | 2.00 | \$835.42 |
| 4450-014-068 | 150 | 2.00 | \$835.42 |

**Fiscal Year 2017-2018 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-1 (Big Rock Mesa)**

| Assessor's Parcel Number | Assessment Number | BAU | FY 2017-18 Assessment |
|---|------------------------------|------------|----------------------------------|
| 4450-014-069 | 149 | 2.00 | \$835.42 |
| 4450-014-070 | 148 | 2.00 | \$835.42 |
| 4450-014-071 | 147 | 2.00 | \$835.42 |
| 4450-014-072 | 146 | 2.00 | \$835.42 |
| 4450-014-073 | 145 | 2.00 | \$835.42 |
| 4450-014-074 | 144 | 2.00 | \$835.42 |
| 4450-014-075 | 143 | 2.00 | \$835.42 |
| 4450-014-076 | 142 | 2.00 | \$835.42 |
| 4450-014-077 | 141 | 2.00 | \$835.42 |
| 4450-014-078 | 140 | 2.00 | \$835.42 |
| 4450-014-079 | 139 | 2.00 | \$835.42 |
| 4450-015-016 | 172 | 2.00 | \$835.42 |
| 4450-015-018 | 170 | 2.00 | \$835.42 |
| 4450-015-019 | 169 | 2.00 | \$835.42 |
| 4450-015-020 | 168 | 2.00 | \$835.42 |
| 4450-015-021 | 167 | 2.00 | \$835.42 |
| 4450-015-023 | 165 | 2.00 | \$835.42 |
| 4450-015-024 | 164 | 2.00 | \$835.42 |
| 4450-015-025 | 163 | 2.00 | \$835.42 |
| 4450-015-026 | 162 | 2.00 | \$835.42 |
| 4450-015-027 | 161 | 2.00 | \$835.42 |
| 4450-015-028 | 160 | 2.00 | \$835.42 |
| 4450-015-029 | 159 | 2.00 | \$835.42 |
| 4450-015-030 | 158 | 2.00 | \$835.42 |
| 4450-015-031 | 157 | 2.00 | \$835.42 |
| 4450-015-032 | 156 | 2.00 | \$835.42 |
| 4450-015-033 | 155 | 2.00 | \$835.42 |
| 4450-015-034 | 152 | 2.00 | \$835.42 |
| 4450-015-035 | 153 | 2.00 | \$835.42 |
| 4450-015-036 | 154 | 2.00 | \$835.42 |
| 4450-015-037 | 173 | 2.00 | \$835.42 |
| 4450-015-038 | 174 | 2.00 | \$835.42 |
| 4450-015-040 | 175 | 2.00 | \$835.42 |
| 4450-015-041 | 176 | 2.00 | \$835.42 |
| 4450-015-042 | 177 | 2.00 | \$835.42 |
| 4450-015-043 | 178 | 2.00 | \$835.42 |
| 4450-015-044 | 179 | 2.00 | \$835.42 |
| 4450-015-045 | 180 | 2.00 | \$835.42 |
| 4450-015-046 | 181 | 2.00 | \$835.42 |
| 4450-015-047 | 185 | 2.00 | \$835.42 |
| 4450-015-048 | 184 | 2.00 | \$835.42 |
| 4450-015-049 | 183 | 2.00 | \$835.42 |
| 4450-015-050 | 182 | 2.00 | \$835.42 |
| 4450-015-051 | 171 | 2.00 | \$835.42 |
| 4450-015-052 | 166 | 2.00 | \$835.42 |
| 4450-016-009 | 191 | 2.00 | \$835.42 |
| 4450-016-010 | 190 | 2.00 | \$835.42 |
| 4450-016-011 | 189 | 2.00 | \$835.42 |
| 4450-016-012 | 188 | 2.00 | \$835.42 |
| 4450-016-013 | 187 | 2.00 | \$835.42 |
| 4450-016-014 | 186 | 2.00 | \$835.42 |
| 4450-016-017 | 194 | 2.00 | \$835.42 |

**Fiscal Year 2017-2018 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-1 (Big Rock Mesa)**

| Assessor's Parcel Number | Assessment Number | BAU | FY 2017-18 Assessment |
|---|------------------------------|------------|----------------------------------|
| 4450-016-018 | 195 | 2.00 | \$835.42 |
| 4450-016-019 | 196 | 2.00 | \$835.42 |
| 4450-016-023 | 193 | 2.00 | \$835.42 |
| 4450-016-900 | 192 | 2.00 | \$835.42 |
| 4450-017-008 | 329 | 2.00 | \$835.42 |
| 4450-017-009 | 114 | 2.00 | \$835.42 |
| 4450-017-011 | 113 | 2.00 | \$835.42 |
| 4450-017-012 | 112 | 2.00 | \$835.42 |
| 4450-017-014 | 119 | 2.00 | \$835.42 |
| 4450-017-016 | 122 | 2.00 | \$835.42 |
| 4450-017-017 | 120 | 2.00 | \$835.42 |
| 4450-017-018 | 115 | 2.00 | \$835.42 |
| 4450-017-021 | 118 | 2.00 | \$835.42 |
| 4450-017-023 | 117 | 2.00 | \$835.42 |
| 4450-018-013 | 133 | 2.00 | \$835.42 |
| 4450-018-014 | 131 | 2.00 | \$835.42 |
| 4450-018-015 | 130 | 2.00 | \$835.42 |
| 4450-018-017 | 126 | 2.00 | \$835.42 |
| 4450-018-018 | 127 | 2.00 | \$835.42 |
| 4450-018-019 | 128 | 2.00 | \$835.42 |
| 4450-018-020 | 129 | 2.00 | \$835.42 |
| 4450-018-022 | 124 | 2.00 | \$835.42 |
| 4450-018-023 | 125 | 2.00 | \$835.42 |
| 4450-018-025 | 134 | 2.00 | \$835.42 |
| 4450-019-021 | 064 | 2.00 | \$835.42 |
| 4450-019-022 | 065 | 2.00 | \$835.42 |
| 4450-019-023 | 066 | 2.00 | \$835.42 |
| 4450-019-024 | 067 | 2.00 | \$835.42 |
| 4450-019-025 | 074 | 2.00 | \$835.42 |
| 4450-019-026 | 075 | 2.00 | \$835.42 |
| 4450-019-027 | 076 | 2.00 | \$835.42 |
| 4450-019-028 | 077 | 2.00 | \$835.42 |
| 4450-019-029 | 073 | 2.00 | \$835.42 |
| 4450-019-030 | 072 | 2.00 | \$835.42 |
| 4450-019-031 | 071 | 2.00 | \$835.42 |
| 4450-019-032 | 070 | 2.00 | \$835.42 |
| 4450-019-033 | 069 | 2.00 | \$835.42 |
| 4450-019-034 | 068 | 2.00 | \$835.42 |
| 4450-020-022 | 086 | 2.00 | \$835.42 |
| 4450-020-025 | 083 | 2.00 | \$835.42 |
| 4450-020-026 | 082 | 2.00 | \$835.42 |
| 4450-020-027 | 081 | 2.00 | \$835.42 |
| 4450-020-028 | 080 | 2.00 | \$835.42 |
| 4450-020-029 | 079 | 2.00 | \$835.42 |
| 4450-020-030 | 078 | 2.00 | \$835.42 |
| 4450-020-031 | 085 | 2.00 | \$835.42 |
| 4450-020-032 | 084 | 2.00 | \$835.42 |
| 4450-021-043 | 096 | 2.00 | \$835.42 |
| 4450-021-044 | 093 | 2.00 | \$835.42 |
| 4450-021-045 | 092 | 2.00 | \$835.42 |
| 4450-021-046 | 091 | 2.00 | \$835.42 |
| 4450-021-048 | 087 | 2.00 | \$835.42 |

**Fiscal Year 2017-2018 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-1 (Big Rock Mesa)**

| Assessor's Parcel Number | Assessment Number | BAU | FY 2017-18 Assessment |
|---|------------------------------|----------------------|----------------------------------|
| 4450-021-049 | 089 | 2.00 | \$835.42 |
| 4450-021-050 | 094 | 2.00 | \$835.42 |
| 4450-021-051 | 088 | 2.00 | \$835.42 |
| 4450-021-052 | 098 | 2.00 | \$835.42 |
| 4450-021-053 | 099 | 2.00 | \$835.42 |
| 4450-021-054 | 097 | 2.00 | \$835.42 |
| 4450-021-055 | 095 | 2.00 | \$835.42 |
| 4450-022-044 | 104 | 2.00 | \$835.42 |
| 4450-022-047 | 102 | 2.00 | \$835.42 |
| 4450-022-049 | 100 | 2.00 | \$835.42 |
| 4450-022-051 | 101 | 2.00 | \$835.42 |
| 4450-022-052 | 103 | 2.00 | \$835.42 |
| 4450-022-053 | 105 | 2.00 | \$835.42 |
| 4450-022-054 | 106 | 2.00 | \$835.42 |
| 326 Records | | Total: 706.10 | \$294,944.92 |

[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)
5/8/2017

EXHIBIT C

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

FISCAL YEAR 2017-2018

METHOD OF ASSESSMENT APPORTIONMENT

EXHIBIT C

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

FOR FISCAL YEAR 2017-2018

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 (5th 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

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

FISCAL YEAR 2017-2018

ASSESSMENT DIAGRAM

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

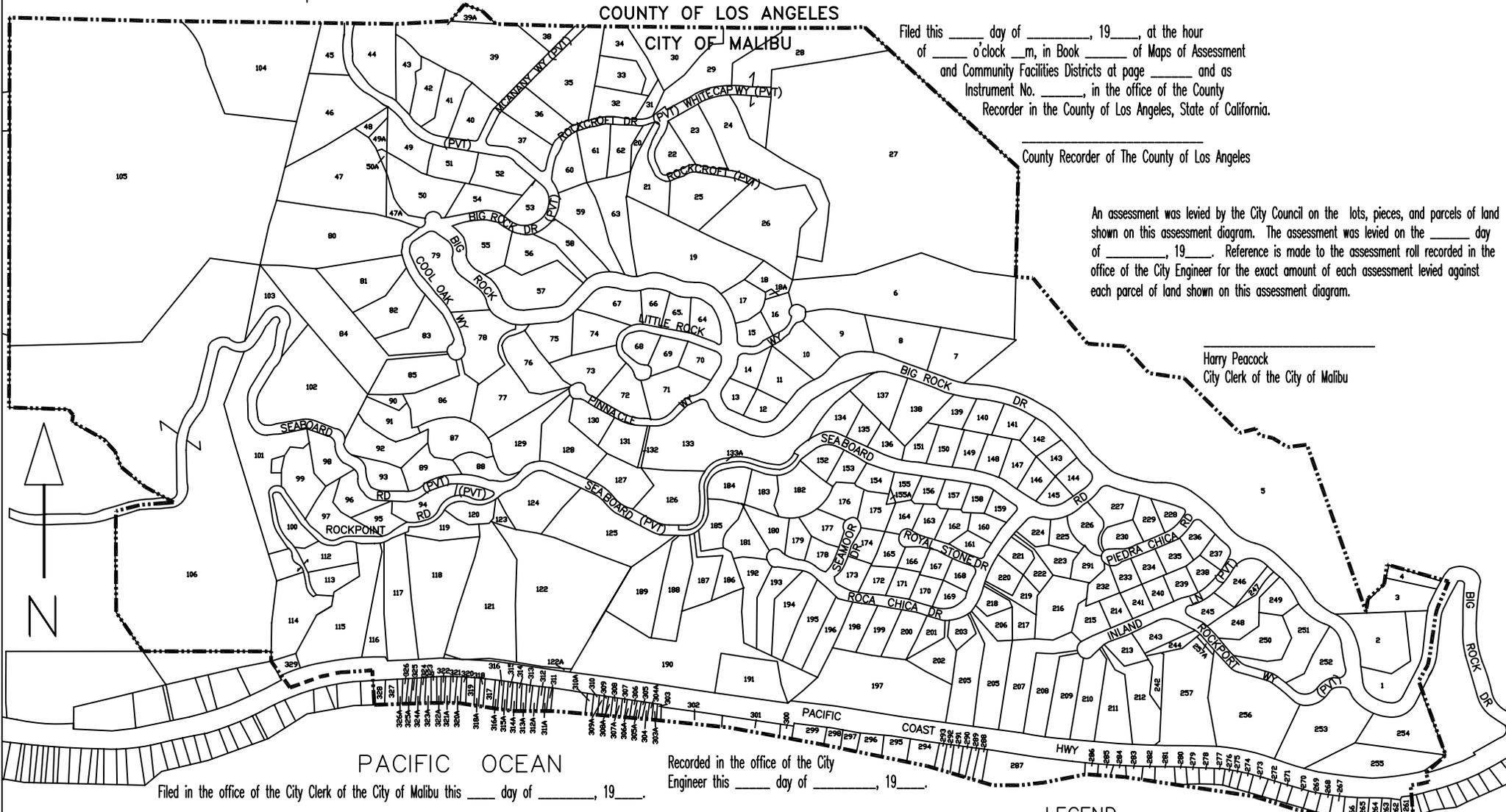
Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

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____.

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

Recorded in the office of the City Engineer this ____ day of _____, 19____.

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 | 20525 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 | 20553 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 | |