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

ANNUAL ADMINISTRATION REPORT
FY 2026-27

June 8, 2026

PREPARED FOR:
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I. 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) 2026-27.

This report is organized into the following sections:

Section I - Background
Section I provides information regarding the formation of AD No. 98-1.

Section II - Facilities and Maintenance Financed
Section II provides information regarding the facilities and maintenance financed by AD No. 98-1.

Section III - Cost Estimate
Section III presents the projected budget for FY 2026-27, the budget for FY 2025-26, and projected year-end costs for maintenance of the landslide maintenance facilities.

Section IV - Annual Assessments
Section IV contains the proposed assessment of the total FY 2026-27 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, and a reduced copy of the assessment diagram.

II. 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 the 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.

III. Facilities and Maintenance Financed

The City proposes to levy assessments in FY 2026-27 to finance the inspection, maintenance and repair of the dewatering system, which includes, but is not limited to, (i) monitoring of inclinometers, piezometers, dewatering wells, hydraugers, and survey, (ii) maintenance of wells, hydraugers, conveyance pipeing, and repairs, (iii) replacement of well box enclosures, (iv) replacement of a dewatering well, (v) an inclinometer upgrade project, (vi) annual reporting, and (vii) energy costs. Pursuant to the FY24/25 Maintenance and Monitoring, AD98-1, Big Rock Mesa report, the facilities inventory is as follows:

- Standpipes/monitoring wells (29 active locations);
- Vibrating wire piezometers (4 active locations);
- Slope inclinometers (23 active locations);
- Time domain reflectometry cables (1 active location);
- Dewatering wells (24 active locations);
- Hydraugers (36 active locations);
- Crack gauges (5 active locations);
- Water quality monitoring for ten (10) discharge points;
- LADPW rain gauge (1); and
- LADPW water meter (1).

IV. Cost Estimate

The maximum annual assessment for FY 2026-27 is $559.45 per benefit assessment unit which reflects an increase of 3.40%. The maximum annual increase in the maximum assessment is limited to the percentage change in the Consumer Price Index, All Urban Consumers, Los Angeles-Long Beach-Anaheim, CA (the "CPI") or 5.00%. The change in the CPI is 3.40%. The benefit assessment units applicable to each parcel depend upon land use.

The FY 2026-27 budget is $401,686.50, 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 District's budget typically includes reserves to cover possible expenses associated with an above-average rainfall year and delinquent assessments. The desired wet-year contingency is equal to 100% of the costs for operation/maintenance and replacement/special projects for an above-average rainfall year, or $330,000. However, approximately 30.18% of the Fiscal Year 2025-26 annual assessments were unpaid as of April 22, 2026, and assuming the same rate of collections for Fiscal Year 2026-27, there will be insufficient annual assessments to fund any portion of the desired wet-year contingency. In fact, the Fiscal Year 2026-27 budget can only support an unpaid annual assessment rate of approximately 24.85%.

Therefore, the total budgeted reserves are equal to $98,181.62 or approximately 24.44% of the estimated FY 2026-27 budget. The total amount necessary to cover the budgeted costs and reserves is $499,868.12; subtracting the estimated FY 2025-26 year-end fund balance of $104,844.16 results in an assessment levy of $395,023.96. Any funds not used in the current year are held in the assessment district account and applied to the next fiscal year.

A comparison of FY 2026-27 and FY 2025-26 assessment amounts for selected land uses is shown in Table IV-1 below.

TABLE IV-1

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

SUMMARY OF ANNUAL MAINTENANCE ASSESSMENT

		ACTUAL ANNUAL ASSESSMENT		MAXIMUM ANNUAL ASSESSMENT	
LAND USE	BENEFIT UNITS	FY 2025-26	FY 2026-27	FY 2025-26	FY 2026-27
Single-Family Home	2.00	$1,082.10	$1,118.89	$1,082.10	$1,118.89
Condominium/Apartment	1.65	$892.73	$923.08	$892.73	$923.09
Total Budget		$382,035.39	$395,023.96	$382,035.39	$395,023.96
Total Benefit Units		706.10	706.10	706.10	706.10

V. Annual Assessment and Diagram

A. Annual Assessments

Pursuant to the provisions of law, the costs and expenses of the facilities inspection, maintenance, and repair 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.

B. Assessment Diagram

The assessment diagram is attached hereto as Exhibit D.

EXHIBIT A

BUDGET AND COST ESTIMATE

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 BUDGET

FISCAL YEAR 2025-26 RESOURCES[a]		
1	Beginning Fund Balance (Audited)	$139,810.00
2	Assessment Proceeds[b]	$266,720.66
3	Transfer from Contingent Assessment Fund	$0.00
4	Total FY 2025-26 Resources Available (Line 1 + Line 2 + Line 3)	$406,530.66
FISCAL YEAR 2025-26 EXPENDITURES[a]		
5	Operation & Maintenance and Other Expenditures (Projected)	($301,686.50)
6	FY 2025-26 Ending Fund Balance (Line 4 + Line 5)	$104,844.16
FISCAL YEAR 2026-27 EXPENDITURES[a]		
7	Estimated Operation/Maintenance and Replacement/Special Projects (See attached FY 2026-27 Cost Estimate)	($330,000.00)
8	Estimated City Administration and Energy Costs (See attached FY 2026-27 Cost Estimate)	($71,686.50)
9	Reserve Amount[c] (0.00% x Line 7)	($0.00)
10	Delinquency Contingency[d] (24.85% x Line 12)	($98,181.62)
11	Total FY 2026-27 Expenditures	($499,868.12)
12	Assessment (Line 6 + Line 11)	$395,023.96
13	Estimated FY 2026-27 Surplus/Deficit (Line 6 + Line 11 + Line 12)	$0.00

[a] Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.

[b] Represents estimated assessment revenue for FY 2025-26 based on April 22, 2026 collection data from the County Tax-Collector.

[c] The desired reserve amount for an above average rainfall year and other unknowns is equal to 100.00% of FY 2026-27 estimated operation/maintenance and replacement/special projects costs. There is no budgeted reserve for an above average rainfall year due to the current low collection rate.

[d] The desired delinquency contingency collection rate is equal to 30.18% or the percentage of unpaid annual assessments as of April 22, 2026. The actual delinquency contingency is funded at 82.34% of the desired amount.

City of Malibu
Assessment District No. 98-01
(Big Rock Mesa)

FY 2026-27 Maintenance Cost Estimate

Task	FY 2025-26 Budget Summary	FY 2025-26 Projected Year End Costs	FY 2026-27 Budget Summary	% Change
I. City Administration				
Report Preparation, Assessment Roll, Noticing	$13,555.00	$13,555.00	$13,555.00	0.00%
Project Administration	$17,000.00	$17,000.00	$17,000.00	0.00%
Legal Fees	$0.00	$0.00	$0.00	N/A
Tax Collector's Fee	$131.50	$131.50	$131.50	0.00%
Permit Fees	$15,000.00	$15,000.00	$15,000.00	0.00%
Subtotal	$45,686.50	$45,686.50	$45,686.50	0.00%
II. Dewatering System Monitoring and Maintenance				
Monitoring[a]	$130,000.00	$120,000.00	$135,000.00	12.50%
Maintenance[b]	$24,000.00	$24,000.00	$22,000.00	-8.33%
Data Management	$16,000.00	$16,000.00	$16,000.00	0.00%
Reporting[c]	$16,000.00	$16,000.00	$16,000.00	0.00%
Public Outreach	$4,000.00	$4,000.00	$4,000.00	0.00%
Emergency Services	$0.00	$0.00	$0.00	N/A
Administration	$12,000.00	$12,000.00	$12,000.00	0.00%
Facility Inventory	$0.00	$0.00	$0.00	N/A
Subtotal	$202,000.00	$192,000.00	$205,000.00	6.77%
III. Capital Improvement Replacements & Special Projects				
Replace Well Box Enclosures	$0.00	$0.00	$5,000.00	N/A
Inclinometer Upgrade Project	$40,000.00	$6,000.00	$50,000.00	733.33%
Storm Drain Hydrauger Repairs	$0.00	$0.00	$0.00	N/A
Equipment Upgrades for Remote Readings	$25,000.00	$30,000.00	$0.00	-100.00%
Replace Inclinometer SP-26	$0.00	$0.00	$0.00	N/A
InSAR or Aerial LiDAR	$0.00	$0.00	$0.00	N/A
NPDES Related Investigation	$0.00	$2,000.00	$0.00	-100.00%
Dewatering Well Replacement	$50,000.00	$0.00	$70,000.00	N/A
Subtotal	$115,000.00	$38,000.00	$125,000.00	228.95%
IV. Energy	$26,000.00	$26,000.00	$26,000.00	0.00%
V. Grand Total	$388,686.50	$301,686.50	$401,686.50	33.15%

[a] Monitoring: slope inclinometers, piezometers, dewatering wells, hydraugers, and surface survey.
[b] Maintenance: dewatering wells, hydraugers, conveyance piping, and miscellaneous repairs.
[c] Reporting: annual LAD report and NPDES compliance reports.

EXHIBIT B

ASSESSMENT ROLL

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4449-012-001	004	3.30	$1,846.17
4449-012-002	003	2.00	$1,118.89
4449-012-003	002	2.00	$1,118.89
4449-012-004	001	2.00	$1,118.89
4449-013-001	007	2.00	$1,118.89
4449-013-002	008	2.00	$1,118.89
4449-013-003	009	2.00	$1,118.89
4449-013-004	010	2.00	$1,118.89
4449-013-005	011	2.00	$1,118.89
4449-013-006	012	2.00	$1,118.89
4449-013-007	013	2.00	$1,118.89
4449-013-008	014	2.00	$1,118.89
4449-013-009	015	2.00	$1,118.89
4449-013-011	017	2.00	$1,118.89
4449-013-014	018	2.00	$1,118.89
4449-013-015	006	2.00	$1,118.89
4449-013-016	016	2.00	$1,118.89
4449-014-001	037	2.00	$1,118.89
4449-014-002	036	2.00	$1,118.89
4449-014-003	035	2.00	$1,118.89
4449-014-004	032	2.00	$1,118.89
4449-014-006	030	2.00	$1,118.89
4449-014-007	031	2.00	$1,118.89
4449-014-009	022	2.00	$1,118.89
4449-014-011	021	2.00	$1,118.89
4449-014-012	025	2.00	$1,118.89
4449-014-013	019	2.00	$1,118.89
4449-014-015	024	2.00	$1,118.89
4449-014-016	028	2.00	$1,118.89
4449-014-017	027	2.00	$1,118.89
4449-014-018	034	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4449-014-019	033	2.00	$1,118.89
4449-014-020	023	2.00	$1,118.89
4449-014-021	029	2.00	$1,118.89
4449-015-004	049	2.00	$1,118.89
4449-015-009	052	2.00	$1,118.89
4449-015-010	054	2.00	$1,118.89
4449-015-011	053	2.00	$1,118.89
4449-015-012	055	2.00	$1,118.89
4449-015-013	057	2.00	$1,118.89
4449-015-014	056	2.00	$1,118.89
4449-015-015	058	2.00	$1,118.89
4449-015-016	059	2.00	$1,118.89
4449-015-017	063	2.00	$1,118.89
4449-015-018	060	2.00	$1,118.89
4449-015-019	061	2.00	$1,118.89
4449-015-020	062	2.00	$1,118.89
4449-015-021	047A	2.00	$1,118.89
4449-015-022	050A	2.00	$1,118.89
4449-015-023	051	2.00	$1,118.89
4449-016-001	046	2.00	$1,118.89
4449-016-002	045	2.00	$1,118.89
4449-016-003	044	2.00	$1,118.89
4449-016-004	043	2.00	$1,118.89
4449-016-005	042	2.00	$1,118.89
4449-016-006	041	2.00	$1,118.89
4449-016-007	040	2.00	$1,118.89
4449-016-008	039	2.00	$1,118.89
4449-016-900	038	2.00	$1,118.89
4450-001-024	265	3.30	$1,846.17
4450-001-025	264	3.30	$1,846.17
4450-001-026	263	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-001-027	262	2.00	$1,118.89
4450-001-041	267	3.30	$1,846.17
4450-001-042	266	2.00	$1,118.89
4450-001-044	261	2.00	$1,118.89
4450-002-037	284	2.00	$1,118.89
4450-002-038	283	2.00	$1,118.89
4450-002-039	282	4.95	$2,769.25
4450-002-040	281	4.95	$2,769.25
4450-002-041	280	2.00	$1,118.89
4450-002-042	279	2.00	$1,118.89
4450-002-043	278	2.00	$1,118.89
4450-002-044	277	3.30	$1,846.17
4450-002-045	276	3.30	$1,846.17
4450-002-046	275	3.30	$1,846.17
4450-002-047	274	2.00	$1,118.89
4450-002-048	273	3.30	$1,846.17
4450-002-049	272	3.30	$1,846.17
4450-002-050	271	2.00	$1,118.89
4450-002-051	270	3.30	$1,846.17
4450-002-052	269	2.00	$1,118.89
4450-002-053	268	3.30	$1,846.17
4450-003-010	293	2.00	$1,118.89
4450-003-011	292	2.00	$1,118.89
4450-003-012	291	2.00	$1,118.89
4450-003-013	290	2.00	$1,118.89
4450-003-014	289	2.00	$1,118.89
4450-003-015	288	2.00	$1,118.89
4450-003-016	287	8.25	$4,615.42
4450-003-017	286	3.30	$1,846.17
4450-003-018	285	3.30	$1,846.17
4450-004-028	302	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-004-029	301	6.60	$3,692.34
4450-004-030	300	2.00	$1,118.89
4450-004-031	299	9.90	$5,538.51
4450-004-032	298	4.95	$2,769.25
4450-004-033	297	4.95	$2,769.25
4450-004-034	296	6.60	$3,692.34
4450-004-035	295	4.95	$2,769.25
4450-004-036	294	6.60	$3,692.34
4450-005-040	327	6.60	$3,692.34
4450-005-042	315A	1.65	$923.08
4450-005-043	315	1.65	$923.08
4450-005-046	303A	1.65	$923.08
4450-005-047	303	1.65	$923.08
4450-005-048	310A	1.65	$923.08
4450-005-049	310	1.65	$923.08
4450-005-050	309A	1.65	$923.08
4450-005-051	309	1.65	$923.08
4450-005-052	307A	1.65	$923.08
4450-005-053	307	1.65	$923.08
4450-005-054	306A	1.65	$923.08
4450-005-055	306	1.65	$923.08
4450-005-056	305A	1.65	$923.08
4450-005-057	305	1.65	$923.08
4450-005-058	325A	1.65	$923.08
4450-005-059	325	1.65	$923.08
4450-005-060	323A	1.65	$923.08
4450-005-061	323	1.65	$923.08
4450-005-062	321A	1.65	$923.08
4450-005-063	321	1.65	$923.08
4450-005-064	313A	1.65	$923.08
4450-005-065	313	1.65	$923.08

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-005-066	314A	1.65	$923.08
4450-005-067	314	1.65	$923.08
4450-005-068	316A	1.65	$923.08
4450-005-069	316	1.65	$923.08
4450-005-070	312A	1.65	$923.08
4450-005-071	312	1.65	$923.08
4450-005-072	308A	1.65	$923.08
4450-005-073	308	1.65	$923.08
4450-005-074	326A	1.65	$923.08
4450-005-075	326	1.65	$923.08
4450-005-076	322A	1.65	$923.08
4450-005-077	322	1.65	$923.08
4450-005-078	320A	1.65	$923.08
4450-005-079	320	1.65	$923.08
4450-005-080	318A	1.65	$923.08
4450-005-081	318	1.65	$923.08
4450-005-082	324A	1.65	$923.08
4450-005-083	324	1.65	$923.08
4450-005-084	304	1.65	$923.08
4450-005-085	304A	1.65	$923.08
4450-005-086	311 & 311A	3.30	$1,846.17
4450-005-087	319	3.30	$1,846.17
4450-006-055	328	2.00	$1,118.89
4450-011-023	255	2.00	$1,118.89
4450-011-024	254	2.00	$1,118.89
4450-011-025	253	2.00	$1,118.89
4450-011-027	257	2.00	$1,118.89
4450-011-028	252	2.00	$1,118.89
4450-011-031	249	2.00	$1,118.89
4450-011-034	248	2.00	$1,118.89
4450-011-035	245	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-011-037	243	2.00	$1,118.89
4450-011-041	256	2.00	$1,118.89
4450-011-042	246	2.00	$1,118.89
4450-011-043	250	2.00	$1,118.89
4450-012-022	201	2.00	$1,118.89
4450-012-023	202	2.00	$1,118.89
4450-012-024	203	2.00	$1,118.89
4450-012-025	204	2.00	$1,118.89
4450-012-026	205	2.00	$1,118.89
4450-012-027	206	2.00	$1,118.89
4450-012-028	207	2.00	$1,118.89
4450-012-029	208	2.00	$1,118.89
4450-012-030	209	2.00	$1,118.89
4450-012-031	210	2.00	$1,118.89
4450-012-032	211	2.00	$1,118.89
4450-012-033	212	2.00	$1,118.89
4450-012-034	213	2.00	$1,118.89
4450-012-036	215	2.00	$1,118.89
4450-012-037	214	2.00	$1,118.89
4450-012-038	200	2.00	$1,118.89
4450-012-039	199	2.00	$1,118.89
4450-012-040	198	2.00	$1,118.89
4450-013-058	241	2.00	$1,118.89
4450-013-059	240	2.00	$1,118.89
4450-013-060	239	2.00	$1,118.89
4450-013-061	238	2.00	$1,118.89
4450-013-062	237	2.00	$1,118.89
4450-013-063	236	2.00	$1,118.89
4450-013-064	235	2.00	$1,118.89
4450-013-067	232	2.00	$1,118.89
4450-013-068	226	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-013-069	227	2.00	$1,118.89
4450-013-070	230	2.00	$1,118.89
4450-013-071	229	2.00	$1,118.89
4450-013-072	228	2.00	$1,118.89
4450-013-073	225	2.00	$1,118.89
4450-013-074	224	2.00	$1,118.89
4450-013-075	223	2.00	$1,118.89
4450-013-076	222	2.00	$1,118.89
4450-013-077	221	2.00	$1,118.89
4450-013-078	220	2.00	$1,118.89
4450-013-079	219	2.00	$1,118.89
4450-013-080	217	2.00	$1,118.89
4450-013-081	218	2.00	$1,118.89
4450-013-082	216	2.00	$1,118.89
4450-013-083	231	2.00	$1,118.89
4450-013-084	233 & 234	4.00	$2,237.78
4450-014-062	136	2.00	$1,118.89
4450-014-063	135	2.00	$1,118.89
4450-014-065	138	2.00	$1,118.89
4450-014-066	137	2.00	$1,118.89
4450-014-067	151	2.00	$1,118.89
4450-014-068	150	2.00	$1,118.89
4450-014-069	149	2.00	$1,118.89
4450-014-070	148	2.00	$1,118.89
4450-014-071	147	2.00	$1,118.89
4450-014-072	146	2.00	$1,118.89
4450-014-073	145	2.00	$1,118.89
4450-014-074	144	2.00	$1,118.89
4450-014-075	143	2.00	$1,118.89
4450-014-076	142	2.00	$1,118.89
4450-014-077	141	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-014-078	140	2.00	$1,118.89
4450-014-079	139	2.00	$1,118.89
4450-015-016	172	2.00	$1,118.89
4450-015-018	170	2.00	$1,118.89
4450-015-019	169	2.00	$1,118.89
4450-015-020	168	2.00	$1,118.89
4450-015-021	167	2.00	$1,118.89
4450-015-023	165	2.00	$1,118.89
4450-015-024	164	2.00	$1,118.89
4450-015-025	163	2.00	$1,118.89
4450-015-026	162	2.00	$1,118.89
4450-015-027	161	2.00	$1,118.89
4450-015-028	160	2.00	$1,118.89
4450-015-029	159	2.00	$1,118.89
4450-015-030	158	2.00	$1,118.89
4450-015-031	157	2.00	$1,118.89
4450-015-032	156	2.00	$1,118.89
4450-015-033	155	2.00	$1,118.89
4450-015-034	152	2.00	$1,118.89
4450-015-035	153	2.00	$1,118.89
4450-015-036	154	2.00	$1,118.89
4450-015-037	173	2.00	$1,118.89
4450-015-038	174	2.00	$1,118.89
4450-015-040	175	2.00	$1,118.89
4450-015-041	176	2.00	$1,118.89
4450-015-042	177	2.00	$1,118.89
4450-015-043	178	2.00	$1,118.89
4450-015-044	179	2.00	$1,118.89
4450-015-045	180	2.00	$1,118.89
4450-015-046	181	2.00	$1,118.89
4450-015-047	185	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-015-048	184	2.00	$1,118.89
4450-015-049	183	2.00	$1,118.89
4450-015-050	182	2.00	$1,118.89
4450-015-051	171	2.00	$1,118.89
4450-015-052	166	2.00	$1,118.89
4450-016-009	191	2.00	$1,118.89
4450-016-010	190	2.00	$1,118.89
4450-016-011	189	2.00	$1,118.89
4450-016-012	188	2.00	$1,118.89
4450-016-013	187	2.00	$1,118.89
4450-016-014	186	2.00	$1,118.89
4450-016-017	194	2.00	$1,118.89
4450-016-018	195	2.00	$1,118.89
4450-016-019	196	2.00	$1,118.89
4450-016-023	193	2.00	$1,118.89
4450-016-900	192	2.00	$1,118.89
4450-017-008	329	2.00	$1,118.89
4450-017-009	114	2.00	$1,118.89
4450-017-011	113	2.00	$1,118.89
4450-017-012	112	2.00	$1,118.89
4450-017-014	119	2.00	$1,118.89
4450-017-016	122	2.00	$1,118.89
4450-017-017	120	2.00	$1,118.89
4450-017-018	115	2.00	$1,118.89
4450-017-021	118	2.00	$1,118.89
4450-017-023	117	2.00	$1,118.89
4450-018-013	133	2.00	$1,118.89
4450-018-014	131	2.00	$1,118.89
4450-018-015	130	2.00	$1,118.89
4450-018-017	126	2.00	$1,118.89
4450-018-018	127	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-018-019	128	2.00	$1,118.89
4450-018-020	129	2.00	$1,118.89
4450-018-022	124	2.00	$1,118.89
4450-018-023	125	2.00	$1,118.89
4450-018-025	134	2.00	$1,118.89
4450-019-021	064	2.00	$1,118.89
4450-019-022	065	2.00	$1,118.89
4450-019-023	066	2.00	$1,118.89
4450-019-024	067	2.00	$1,118.89
4450-019-025	074	2.00	$1,118.89
4450-019-026	075	2.00	$1,118.89
4450-019-027	076	2.00	$1,118.89
4450-019-028	077	2.00	$1,118.89
4450-019-029	073	2.00	$1,118.89
4450-019-030	072	2.00	$1,118.89
4450-019-031	071	2.00	$1,118.89
4450-019-032	070	2.00	$1,118.89
4450-019-033	069	2.00	$1,118.89
4450-019-034	068	2.00	$1,118.89
4450-020-022	086	2.00	$1,118.89
4450-020-025	083	2.00	$1,118.89
4450-020-026	082	2.00	$1,118.89
4450-020-027	081	2.00	$1,118.89
4450-020-028	080	2.00	$1,118.89
4450-020-029	079	2.00	$1,118.89
4450-020-030	078	2.00	$1,118.89
4450-020-031	085	2.00	$1,118.89
4450-020-032	084	2.00	$1,118.89
4450-021-043	096	2.00	$1,118.89
4450-021-044	093	2.00	$1,118.89
4450-021-045	092	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-021-046	091	2.00	$1,118.89
4450-021-048	087	2.00	$1,118.89
4450-021-049	089	2.00	$1,118.89
4450-021-050	094	2.00	$1,118.89
4450-021-051	088	2.00	$1,118.89
4450-021-052	098	2.00	$1,118.89
4450-021-053	099	2.00	$1,118.89
4450-021-054	097	2.00	$1,118.89
4450-021-055	095	2.00	$1,118.89
4450-022-044	104	2.00	$1,118.89
4450-022-047	102	2.00	$1,118.89
4450-022-049	100	2.00	$1,118.89
4450-022-051	101	2.00	$1,118.89
4450-022-052	103	2.00	$1,118.89
4450-022-053	105	2.00	$1,118.89
4450-022-054	106	2.00	$1,118.89
		706.10	**$395,023.96**

EXHIBIT C

METHOD OF ASSESSMENT APPORTIONMENT

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 system 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 assessment diagram (Exhibit DJ. Stabilization of the landslide plane provides two distinct types of benefit to property within the Assessment District: protection of the property (i.e., the parcels) located on the slide plane and protection of the following roads within the landslide area:

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 one or 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 twofold. First, the proposed system of improvements has 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 next page.

TABLE C-1

TRIP GENERATION FACTORS AND BENEFIT ASSESSMENT UNITS

LAND USE	AVERAGE WEEKDAY TRIPS/UNIT	BENEFIT ASSESSMENT UNITS (BAUS)
SINGLE-FAMILY	9.55	1.00
CONDOMINIUM/APARTMENT	6.23	0.65

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 1.00
   - Total BAUs 2.00
2. Parcel with Single Condominium Unit
   - BAU for Protection Benefit 1.00
   - BAU for Access Benefit 0.65
   - 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	2.60 (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.

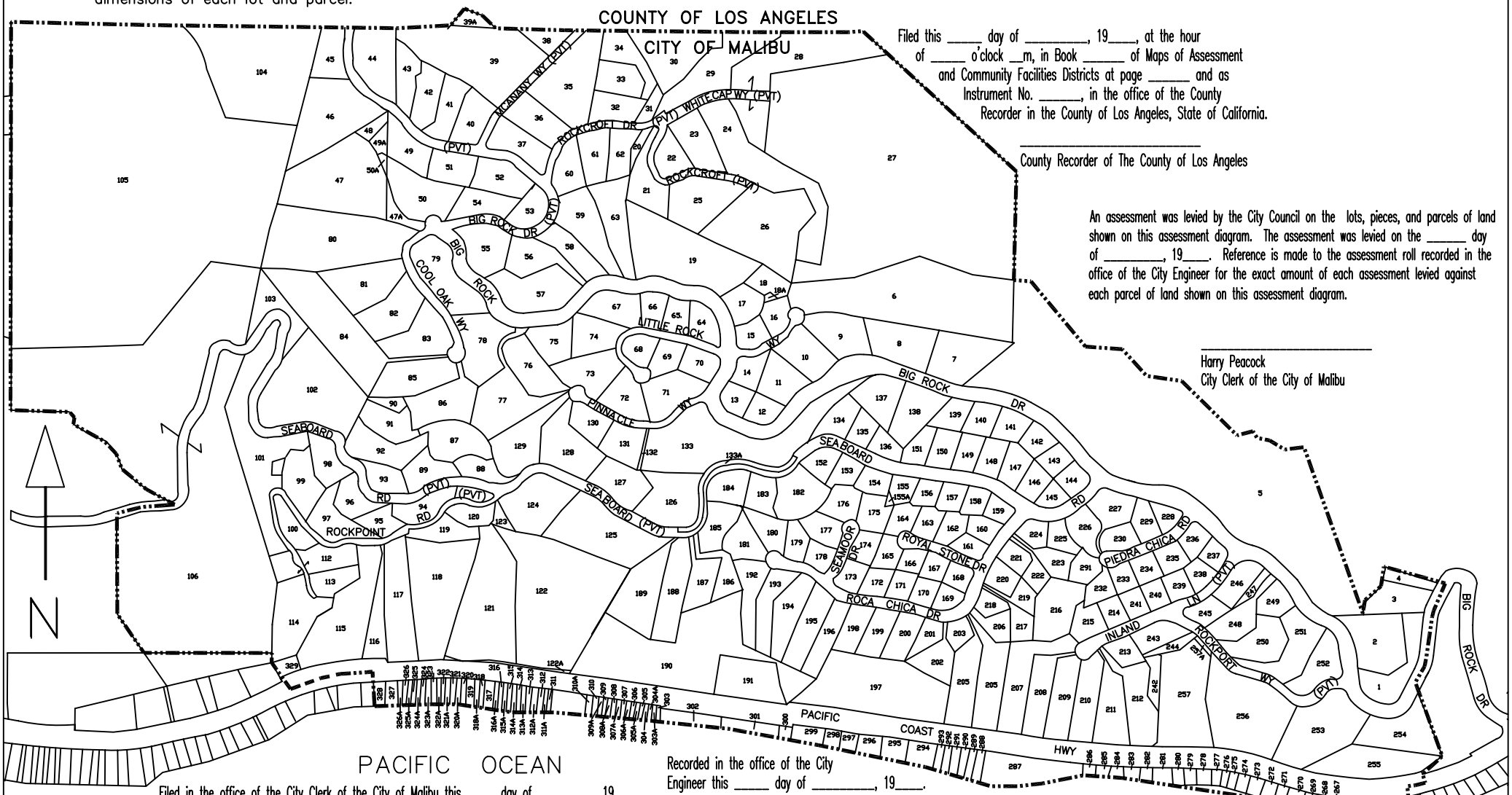
EXHIBIT D

ASSESSMENT DIAGRAM

SHEET 1 OF 4

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.

SHEET 2 OF 4

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
001	4449-012-004	20085 BIG ROCK DR
002	4449-012-003	20109 BIG ROCK DR
003	4449-012-002	20201 BIG ROCK DR
004	4449-012-001	20203 BIG ROCK DR
005	4449-011-001	
006	4449-013-015	
007	4449-013-001	
008	4449-013-002	20400 LITTLE ROCK WAY
009	4449-013-003	20402 LITTLE ROCK WAY
010	4449-013-004	20404 LITTLE ROCK WAY
011	4449-013-005	20507 BIG ROCK DR
012	4449-013-006	20505 BIG ROCK DR
013	4449-013-007	20503 BIG ROCK DR
014	4449-013-008	20509 BIG ROCK DR
015	4449-013-009	20431 LITTLE ROCK WAY
016	4449-013-016	20415 LITTLE ROCK WAY
017	4449-013-011	20529 BIG ROCK DR
018	4449-013-014	20527 BIG ROCK DR
018A	4449-013-012	
019	4449-014-013	20563 BIG ROCK DR
020	4449-014-010	
021	4449-014-011	20646 ROCKCROFT DR
022	4449-014-009	20659 ROCKCROFT DR
023	4449-014-020	20650 WHITECAP WAY
024	4449-014-015	
025	4449-014-012	20628 ROCKCROFT DR
026	4449-014-014	20600 ROCKCROFT DR
027	4449-014-017	
028	4449-014-016	
029	4449-014-021	
030	4449-014-006	
031	4449-014-007	
032	4449-014-004	20723 ROCKCROFT DR
033	4449-014-019	20725 ROCKCROFT DR
034	4449-014-018	
035	4449-014-003	20729 ROCKCROFT DR
036	4449-014-002	3648 MCANANY WAY
037	4449-014-001	20815 BIG ROCK DR
038	4449-016-009	
039	4449-016-008	3655 MCANANY WAY
039A	4448-030-019	
040	4449-016-007	3651 MCANANY WAY
041	4449-016-006	20851 BIG ROCK DR
042	4449-016-005	20863 BIG ROCK DR
043	4449-016-004	20871 BIG ROCK DR
044	4449-016-003	20933 BIG ROCK DR
045	4449-016-002	20940 BIG ROCK DR
046	4449-016-001	20727 BIG ROCK DR
047A	4449-015-021	

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
048	4449-015-002	
049	4449-015-004	20860 BIG ROCK DR
049A	4449-015-003	
050A	4449-015-022	
051	4449-015-023	20832 BIG ROCK DR
052	4449-015-009	20826 BIG ROCK DR
053	4449-015-011	20776 BIG ROCK DR
054	4449-015-010	20734 BIG ROCK DR
055	4449-015-012	20721 BIG ROCK DR
056	4449-015-014	20743 BIG ROCK DR
057	4449-015-013	20693 BIG ROCK DR
058	4449-015-015	20765 BIG ROCK DR
059	4449-015-016	20771 BIG ROCK DR
060	4449-015-018	20781 BIG ROCK DR
061	4449-015-019	20779 BIG ROCK DR
062	4449-015-020	20777 BIG ROCK DR
063	4449-015-017	20773 BIG ROCK DR
064	4450-019-021	20520 BIG ROCK DR
065	4450-019-022	20525 LITTLE ROCK WAY
066	4450-019-023	20533 LITTLE ROCK WAY
067	4450-019-024	20537 LITTLE ROCK WAY
068	4450-019-034	20556 LITTLE ROCK WAY
069	4450-019-033	20572 LITTLE ROCK WAY
070	4450-019-032	20512 LITTLE ROCK WAY
071	4450-019-031	20573 LITTLE ROCK WAY
072	4450-019-030	20565 LITTLE ROCK WAY
073	4450-019-029	20555 LITTLE ROCK WAY
074	4450-019-025	20549 LITTLE ROCK WAY
075	4450-019-026	20632 BIG ROCK DR
076	4450-019-027	20644 BIG ROCK DR
077	4450-019-028	20568 PINNACLE WAY
078	4450-020-030	20786 COOL OAK WAY
079	4450-020-029	20754 COOL OAK WAY
080	4450-020-028	20737 COOL OAK WAY
081	4450-020-027	20749 COOL OAK WAY
082	4450-020-026	20753 COOL OAK WAY
083	4450-020-025	20771 COOL OAK WAY
084	4450-020-032	20795 COOL OAK WAY
085	4450-020-031	20799 COOL OAK WAY
086	4450-020-022	20645 SEABOARD RD
087	4450-021-048	20643 SEABOARD RD
088	4450-021-051	20653 SEABOARD RD
089	4450-021-049	20647 SEABOARD RD
090	4450-021-047	
091	4450-021-046	20649 SEABOARD RD
092	4450-021-045	20651 SEABOARD RD
093	4450-021-044	20725 SEABOARD RD
094	4450-021-050	20677 ROCKPOINT WAY
095	4450-021-055	20706 ROCKPOINT WAY

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
096	4450-021-043	20706 SEABOARD RD
097	4450-021-054	
098	4450-021-052	20756 SEABOARD RD
099	4450-021-053	20743 ROCKPOINT WAY
100	4450-022-049	20762 ROCKPOINT WAY
101	4450-022-051	20765 ROCK POINT RD
102	4450-022-047	20755 SEABOARD RD
103	4450-022-052	
104	4450-022-044	
105	4450-022-053	
106	4450-022-054	
112	4450-017-012	20782 ROCKPOINT WAY
113	4450-017-011	20790 ROCKPOINT WAY
114	4450-017-009	20797 ROCKPOINT WAY
115	4450-017-018	
116	4450-017-019	
117	4450-017-020	
118	4450-017-021	
119	4450-017-014	20676 ROCKPOINT WAY
120	4450-017-017	20670 ROCKPOINT WAY
121	4450-017-015	20674 ROCKPOINT WAY
122	4450-017-016	20672 ROCKPOINT WAY
122A	4450-017-022	
123	4450-018-021	
124	4450-018-022	20616 SEABOARD RD
125	4450-018-023	20544 SEABOARD RD
126	4450-018-017	20585 SEABOARD RD
127	4450-018-018	20595 SEABOARD RD
128	4450-018-019	20564 PINNACLE WAY
129	4450-018-020	20566 PINNACLE WAY
130	4450-018-015	20548 PINNACLE WAY
131	4450-018-014	20540 PINNACLE WAY
132	4450-018-016	
133	4450-018-013	20520 PINNACLE WAY
133A	4450-018-024	
134	4450-014-064	20433 SEABOARD RD
135	4450-014-063	20419 SEABOARD RD
136	4450-014-062	20407 SEABOARD RD
137	4450-014-066	20380 BIG ROCK DR
138	4450-014-065	20358 BIG ROCK DR
139	4450-014-079	20350 BIG ROCK DR
140	4450-014-078	20340 BIG ROCK DR
141	4450-014-077	20330 BIG ROCK DR
142	4450-014-076	20310 BIG ROCK DR
143	4450-014-075	20290 BIG ROCK DR
144	4450-014-074	20309 SEABOARD RD
145	4450-014-073	20325 SEABOARD RD
146	4450-014-072	20345 SEABOARD RD
147	4450-014-071	20355 SEABOARD RD

SHEET 3 OF 4

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
148	4450-014-070	20365 SEABOARD RD
149	4450-014-069	20375 SEABOARD RD
150	4450-014-068	20385 SEABOARD RD
151	4450-014-067	20395 SEABOARD RD
152	4450-015-034	20434 SEABOARD RD
153	4450-015-035	20418 SEABOARD RD
154	4450-015-036	20406 SEABOARD RD
155	4450-015-033	20394 SEABOARD RD
155A	4450-015-039	
156	4450-015-032	20384 SEABOARD RD
157	4450-015-031	20374 SEABOARD RD
158	4450-015-030	20364 SEABOARD RD
159	4450-015-029	20405 ROCA CHICA DR
160	4450-015-028	20413 ROCA CHICA DR
161	4450-015-027	20425 ROCA CHICA DR
162	4450-015-026	20471 ROYAL STONE DR
163	4450-015-025	20481 ROYAL STONE DR
164	4450-015-024	20491 ROYAL STONE DR
165	4450-015-023	20494 ROYAL STONE DR
166	4450-015-052	20480 ROYAL STONE DR
167	4450-015-021	20470 ROYAL STONE DR
168	4450-015-020	20435 ROCA CHICA DR
169	4450-015-019	20455 ROCA CHICA DR
170	4450-015-018	20475 ROCA CHICA DR
171	4450-015-051	20485 ROCA CHICA DR
172	4450-015-016	20495 ROCA CHICA DR
173	4450-015-037	3812 SEAMOOR DR
174	4450-015-038	3810 SEAMOOR DR
175	4450-015-040	3800 SEAMOOR DR
176	4450-015-041	3801 SEAMOOR DR
177	4450-015-042	3811 SEAMOOR DR
178	4450-015-043	20521 ROCA CHICA DR
179	4450-015-044	20531 ROCA CHICA DR
180	4450-015-045	20541 ROCA CHICA DR
181	4450-015-046	20545 ROCA CHICA DR
182	4450-015-050	20468 SEABOARD RD
183	4450-015-049	20470 SEABOARD RD
184	4450-015-048	20490 SEABOARD RD
185	4450-015-047	20520 SEABOARD RD
186	4450-016-014	20536 SEABOARD RD
187	4450-016-013	20538 SEABOARD RD
188	4450-016-012	20540 SEABOARD RD
189	4450-016-011	20542 SEABOARD RD
190	4450-016-010	
191	4450-016-009	
192	4450-016-900	20544 ROCA CHICA DR
193	4450-016-023	20534 ROCA CHICA DR
194	4450-016-017	20522 ROCA CHICA DR
195	4450-016-018	20514 ROCA CHICA DR

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
196	4450-016-019	20504 ROCA CHICA DR
197	4450-012-041	
198	4450-012-040	20494 ROCA CHICA DR
199	4450-012-039	20484 ROCA CHICA DR
200	4450-012-038	20474 ROCA CHICA DR
201	4450-012-022	20464 ROCA CHICO DR
202	4450-012-023	20458 ROCA CHICA DR
203	4450-012-024	20454 ROCA CHICA DR
204	4450-012-025	20452 ROCA CHICA DR
205	4450-012-026	20450 ROCA CHICA DR
206	4450-012-027	20444 ROCA CHICA DR
207	4450-012-028	20279 INLAND LN
208	4450-012-029	20283 INLAND LN
209	4450-012-030	20282 INLAND LN
210	4450-012-031	20276 INLAND LN
211	4450-012-032	20272 INLAND LN
212	4450-012-033	20270 INLAND LN
213	4450-012-034	20260 INLAND LN
214	4450-012-037	20259 INLAND LN
215	4450-012-036	20269 INLAND LN
216	4450-013-082	20247 PIEDRA CHICA RD
217	4450-013-080	20436 ROCA CHICA DR
218	4450-013-081	20440 ROCA CHICA DR
219	4450-013-079	20434 ROCA CHICA DR
220	4450-013-078	20426 ROCA CHICA DR
221	4450-013-077	20418 ROCA CHICA DR
222	4450-013-076	20414 ROCA CHICA DR
223	4450-013-075	20412 ROCA CHICA DR
224	4450-013-074	20404 ROCA CHICA DR
225	4450-013-073	20324 SEABOARD RD
226	4450-013-068	20243 PIEDRA CHICA RD
227	4450-013-069	20241 PIEDRA CHICA RD
228	4450-013-072	20207 PIEDRA CHICA RD
229	4450-013-071	20223 PIEDRA CHICA RD
230	4450-013-070	20235 PIEDRA CHICA RD
231	4450-013-083	20245 PIEDRA CHICA RD
232	4450-013-067	20246 PIEDRA CHICA RD
233	4450-013-066	20238 PIEDRA CHICA RD
234	4450-013-065	
235	4450-013-064	20218 PIEDRA CHICA RD
236	4450-013-063	20206 PIEDRA CHICA RD
237	4450-013-062	20205 INLAND LN
238	4450-013-061	20219 INLAND LN
239	4450-013-060	20229 INLAND LN
240	4450-013-059	20239 INLAND LN
241	4450-013-058	20249 INLAND LN
242	4450-011-038	
243	4450-011-037	20252 INLAND LN
244	4450-011-036	

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
245	4450-011-035	
246	4450-011-042	
248	4450-011-034	20220 INLAND LN
249	4450-011-031	
250	4450-011-030	20173 ROCKPORT WAY
251	4450-011-029	
252	4450-011-028	
253	4450-011-025	20110 ROCKPORT WAY
254	4450-011-024	20054 BIG ROCK DR
255	4450-011-023	
256	4450-011-041	20130 ROCKPORT WAY
257	4450-011-027	20178 ROCKPORT WAY
257A	4450-011-040	
261	4450-001-028	
262	4450-001-027	19950 PACIFIC COAST HWY
263	4450-001-026	19954 PACIFIC COAST HWY
264	4450-001-025	19958 PACIFIC COAST HWY
265	4450-001-024	20000 PACIFIC COAST HWY
266	4450-001-042	20006 PACIFIC COAST HWY
267	4450-001-041	20010 PACIFIC COAST HWY
268	4450-002-053	20016 PACIFIC COAST HWY
269	4450-002-052	20020 PACIFIC COAST HWY
270	4450-002-051	20026 PACIFIC COAST HWY
271	4450-002-050	20032 PACIFIC COAST HWY
272	4450-002-049	20038 PACIFIC COAST HWY
273	4450-002-048	20044 PACIFIC COAST HWY
274	4450-002-047	20048 PACIFIC COAST HWY
275	4450-002-046	20054 PACIFIC COAST HWY
276	4450-002-045	20058 PACIFIC COAST HWY
277	4450-002-044	20062 PACIFIC COAST HWY
278	4450-002-043	20102 PACIFIC COAST HWY
279	4450-002-042	20108 PACIFIC COAST HWY
280	4450-002-041	20112 PACIFIC COAST HWY
281	4450-002-040	20120 PACIFIC COAST HWY
282	4450-002-039	20124 PACIFIC COAST HWY
283	4450-002-038	20132 PACIFIC COAST HWY
284	4450-002-037	20136 PACIFIC COAST HWY
285	4450-003-018	20140 PACIFIC COAST HWY
286	4450-003-017	20152 PACIFIC COAST HWY
287	4450-003-016	20202 PACIFIC COAST HWY
288	4450-003-015	20212 PACIFIC COAST HWY
289	4450-003-014	20214 PACIFIC COAST HWY
290	4450-003-013	20218 PACIFIC COAST HWY
291	4450-003-012	20222 PACIFIC COAST HWY
292	4450-003-011	20224 PACIFIC COAST HWY
293	4450-003-010	20228 PACIFIC COAST HWY
294	4450-004-036	20288 PACIFIC COAST HWY
295	4450-004-035	20300 PACIFIC COAST HWY
296	4450-004-034	20308 PACIFIC COAST HWY

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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
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	