

**CHULA VISTA ELEMENTARY SCHOOL DISTRICT  
COMMUNITY FACILITIES DISTRICT NO. 4**

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

The Resolution of Intention refers to this Exhibit thereto for an explanation of the rate and apportionment of the special tax so as to allow each landowner or resident within the proposed district to estimate the annual amount that would be required for payment.

For particulars as to the rate and method of apportionment, see the following:

**BASE TAX**

The base tax for fiscal year 1988-89 is \$0.14, per square foot, and said base tax shall be annually increased June 30 of each year to reflect changes in the Building Cost Index, but not less than 2% and not more than 7% per year. Once property is subject to a final building permit and thus is within the Category I tax rate, said property and tax rate shall only be subject to escalation not to exceed 2% per year. The "Building Cost Index" shall be the Building Cost Index for the city of Los Angeles as set forth in the ENGINEERING NEWS-RECORD (ENR), McGraw-Hill Construction Weekly.

**TAX RATES**

Tax rates shall be based upon and not exceed the annual base tax adjusted by the tax factor for each tax category as set forth below as determined on June 30th of each year. All taxable property shall be subject to a single rate of special tax levied in the following order of priority.

**PROPERTY TAX CATEGORIES AND SPECIAL TAX FACTORS**

CATEGORY I. FINAL LAND USE: All developed property, being property for which a building permit has been issued, shall be subject to the following taxes for a period not to exceed 25 years, said tax to be levied to pay for authorized public capital facilities and debt service on issued bonds:

<b><u>RESIDENTIAL</u></b>	<b><u>FACTOR (% of Base Tax)</u></b>
Single family dwelling unit	100%
Duplex	90%
Triplex	90%
Fourplex	90%
Condominium, per unit*	90%
Townhome	90%
Apartment, per unit*	60%
Retirement facility unit	16.67%

  

<b><u>OTHER USES</u></b>	<b><u>FACTORS (% of Base Tax)</u></b>
Commercial and/or Industrial	16.67%

CATEGORY II. ACREAGE RATE: If there is insufficient revenue from Category I Special tax to pay debt service, because of a delinquency in payment of a Category I special tax, on any outstanding bonds, special taxes shall then be levied on undeveloped property in accordance with the following conditions, such amount on Undeveloped Property shall in no event exceed \$1,500.00 per net acre on any land which is not subject to Category I taxes and no amount shall be levied unless:

1. Funds are not otherwise available to meet debt service.
2. All reserve fund monies available for use, or projected for imminent use, to meet debt service have been exhausted.

Owners of Undeveloped Property may advance funds directly to the District in lieu of the levy of a Category II special tax and be repaid with funds, together with interest and penalties, received thereon by the District to cure the default.

\* Condominium, Apartment per unit:

Although a condominium map may be filed, for purposes of the percentage of base tax assessed against condominiums and interpretation of where condominiums should be considered in the above-referenced chart, a condominium shall be considered to be an apartment until one unit in the condominium building is sold, at which time all of the units in that building shall be considered to be condominiums. For purposes of this paragraph, "sold" shall mean the date that the grant deed conveying the individual condominium is recorded in the Office of the San Diego County Recorder.

The SPECIAL TAX REPORT, as authorized by Government Code §53321.5, shall set forth all rules and further specifics relating to the implementation, interpretation and administration of the special tax formula.