



Community Facilities District No. 13 Annual Special Tax Report

Fiscal Year Ending June 30, 2026

Chula Vista Elementary School District

2026 / 2027



SDFA

KeyAnalytics

School District

Chula Vista Elementary School District
84 East J Street
Chula Vista, CA 91910
T. (619) 425-9600

Trustee and Escrow Agent

The Bank of New York Mellon Trust Company, N.A
Los Angeles, California

Special Tax Administrator

KeyAnalytics/SDFA
27201 Puerta Real, Suite 260
Mission Viejo, CA 92691
T. (949) 282-1077

Special Assessment Questions
T. (877) 575-0265
propertytax@calschools.com

Bond Counsel

Stradling Yocca Carlson & Rauth, a Professional Corporation
660 Newport Center Dr # 1600
Newport Beach, CA 92660
T. (949) 725-4000

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Introduction

Community Facilities District No. 13 ("CFD No. 13") of the Chula Vista Elementary School District (the "School District") was formed pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", as amended (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. CFD No. 13 is authorized under the Act to levy special taxes (the "Special Taxes") to pay for the costs of certain public facilities (the "Authorized Facilities") and to issue bonds payable from the Special Taxes.

This Annual Special Tax Report (the "Report") summarizes certain general and administrative information and analyzes the financial obligations of CFD No. 13 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2026/2027. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment (the "RMA") which is attached to this Report as Exhibit A.

This Report is organized into the following Sections:

Section I – CFD Background

Section I provides background information relating to the formation of CFD No. 13 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2025/2026 Special Tax Levy

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2025/2026 and an accounting of the remaining collections.

Section III – Senate Bill 165

Section III provides information required under Senate Bill 165 ("SB 165") regarding the initial allocation of bond proceeds and the expenditure of the Annual Special Taxes and bond proceeds utilized to fund the Authorized Facilities of CFD No. 13 for Fiscal Year 2025/2026.

Section IV – Annual Special Tax Requirement

Section IV calculates the annual special tax requirement based on the obligations of CFD No. 13 for Fiscal Year 2026/2027.

Section V – Special Tax Classification

Section V provides updated information regarding the Special Tax classification of parcels within CFD No. 13.

Section VI – Fiscal Year 2026/2027 Special Tax Levy

Section VI provides the Fiscal Year 2026/2027 Special Tax levy based on updated Special Tax classifications and the annual special tax requirement.

I. CFD Background

This Section provides background information regarding the formation of CFD No. 13 and the bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 13 is located to the Northwest of Eastlake Hills & Shores and east of CFD No. 2 (Bonita Long Canyon) and is represented by property located in the development known as San Miguel Ranch in the City of Chula Vista (the "City"). For reference the boundary map of CFD No. 13 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 13 was formed and established by the School District on July 17, 2001, under the Act, following a public hearing conducted by the Board of Education of the School District (the "Board"), as legislative body of CFD No. 13, and a landowner election at which the qualified electors of CFD No. 13 authorized CFD No. 13 to incur bonded indebtedness in an amount not to exceed $250,000,000 and approved the levy of Annual Special Taxes.

CFD No. 13 was formed in accordance with a School Facilities Funding and Mitigation Agreement by and between the School District and NNP-Trimark San Miguel Ranch, LLC ("Mitigation Agreement"). The Mitigation Agreement establishes the amount to be funded to the School District in order to mitigate the impacts of developments within CFD No. 13.

The table on the following page provides information related to the formation of CFD No. 13.

Board Actions Related to Formation of CFD No. 13

Resolution	Board Meeting Date	Resolution Number
Resolution of Intention	June 5, 2001	00-01.170
Resolution of Bonded Indebtedness	June 5, 2001	00-01.172
Resolution of Formation	July 17, 2001	01-02.07
Special Tax Ordinance	September 18, 2001	01-02.03

A Notice of Special Tax Lien was recorded in the real property records of the County of San Diego ("County") on December 29, 2000, as Document No. 2000-0716188 on all property within CFD No. 13.

C. Bonds

1. Bond Pooling Debt

Since 1989 the School District, acting on behalf of Community Facilities Districts has issued a number of special tax bonds and certificates of participation ("COPs") to finance the acquisition of land and construct facilities on a number of elementary school sites that serve the CFD developments. Specifically, in 1989, the School District issued its first Special Tax Bonds which were repaid from taxes levied in its first CFD. Since that time the District has issued additional debt under a bond-pooling concept in which taxes from multiple CFDs secure multiple outstanding debt issues.

Through June 30, 2026, four Special Tax Bond issues, eleven COP issues and a Letter of Credit have been issued to finance the construction of a portion of elementary schools and ancillary facilities to serve the various CFD communities. As a result of favorable market conditions, much of this debt has been refinanced and a total of nine refinancing transactions have been completed to reduce interest payments on the outstanding debt.

Currently, there are three refunding COPs for which a portion of the debt service repayment has been allocated to CFD No. 13. The Series 2013, 2014 and 2021 Refunding COPs have a portion of their repayment

obligations allocated to this CFD. Final maturities for these debt obligations range from 2025 through 2036. The allocated debt service schedule is included as Exhibit D.

II. Fiscal Year 2025/2026 Annual Special Tax

Each Fiscal Year, CFD No. 13 levies and collects Annual Special Taxes pursuant to the RMA in order to meet the obligation for that Fiscal Year. This Section provides a summary of the levy and collection of Annual Special Taxes in Fiscal Year 2025/2026.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2025/2026 is summarized by Special Tax classification in the table below.

Fiscal Year 2025/2026
Annual Special Tax Levy

Development Type	Dev. Status	Parcels	DU/Sqft*/Acre**	Taxed Amount
Single Family Dwellings	Developed	886	887	$894,945.46
Condominiums/Townhomes	Developed	425	425	180,741.08
Apartment Units/OTC Dorms	Developed	0	0	0.00
Senior Housing	Developed	0	0	0.00
Commercial Development*	Developed	0	0	0.00
Industrial Development**	Developed	0	0.00	0.00
Final Map Property**	Undeveloped	0	0.00	0.00
Totals for Fiscal Year 2025/2026	**Total DUs Only:**	**1,311**	**1,312**	**$1,075,686.54**

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 13, as of June 30, 2026, for Fiscal Year 2025/2026 and prior Fiscal Years are summarized in the table below. Under the pooled-bonding program that the School District operates, in any particular CFD for which the special taxes levied and collected exceed the proportionate share of debt that has been allocated to the CFD, no foreclosure action is required. However, for properties that are delinquent in an amount that exceeds $5,000, the School District will commence foreclosure proceeding by October 1st of the fiscal year following the year in which the unpaid Mello-Roos taxes exceed $5,000. For Fiscal Year 2025/2026 no parcels exceed the foreclosure threshold. A detailed listing of the Fiscal Year 2025/2026 Delinquent Annual Special Taxes, based on the year end collections and information regarding the Foreclosure Covenants is provided as Exhibit E.

CFD No. 13
Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$993,771.70	14	$985,449.35	$8,322.35	0.84%	$0.00	0.00%
2022/2023	1,013,647.54	16	1,000,581.16	13,066.38	1.29%	1,528.75	0.15%
2023/2024	1,033,921.78	12	1,026,108.65	7,813.13	0.76%	2,442.59	0.24%
2024/2025	1,054,600.90	13	1,044,231.78	10,369.12	0.98%	10,369.12	0.98%
2025/2026	1,075,686.54	20	1,062,918.24	12,768.30	1.19%	12,768.30	1.19%

III. Senate Bill 165

Senate Bill 165, or the Local Agency Special Tax and Bond Accountability Act ("SB 165"), requires any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the Special Tax, require that the proceeds of the Special Tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. SB 165 only applies to CFDs authorized on or after January 1, 2001 in accordance with Sections 50075.1 and 53410 of the California Government Code.

A. Authorized Facilities

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended ("Act"), CFD No. 13 can only be used to fund the Authorized Facilities as outlined at the time of formation. Pursuant to Section 6 of Resolution 2001-02.07 which was adopted on July 17, 2001, the authorized purpose of the bonds is generally as follows:

> *To finance the acquisition design, construction, lease, equipping and/or improvement of elementary school facilities and to finance the incidental expenses in connection therewith including the cost of administering the District.*

B. Bond Pooling Debt

Under the School Districts bond pooling concept four Special Tax Bonds, eleven Certificates of Participation issues, and a Letter of Credit has been issued since 1989. The debt has been allocated continuously through the years as additional CFD's are formed. The proceeds from these debt issues have been used to finance the construction of elementary schools and ancillary facilities that will benefit the CFD's for which the debt is allocated to.

C. Revenues and Expenditures of Non-Proceeds

CFD No. 13 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined at the time of formation. The table below presents a detailed accounting of the Revenues and Expenditures of non-proceeds collected and expended by CFD No. 13.

Revenues and Expenditures of Non-Proceeds

Balance as of July 1, 2025		**$4,081,155.16**
Revenue		$1,201,634.84
Special Tax Collections - GC 53343.1(a)	$1,060,484.86	
Investment Earnings	141,510.40	
Delinquent Special Tax Collections	10,101.88	
FMV Adjustment (GASB 31)	(10,462.30)	
Expenditures		($907,007.31)
Bank Fees - GC 53343.1(g)	($412.20)	
Annual Administration - GC 53343.1(g)	(4,136.36)	
Agency Staff - GC 53343.1(g)	(6,537.00)	
Debt Service Payments - GC 53343.1(d)(3)	(895,921.75)	
Balance as of June 30, 2026		**$4,375,782.69**

IV. Annual Special Tax Requirement

This Section outlines the calculation of the annual special tax requirement of CFD No. 13 based on the financial obligations for Fiscal Year 2026/2027.

A. Annual Special Tax Requirement

The Annual Special Taxes of CFD No. 13 are calculated in accordance and pursuant to the RMA. Pursuant to the various debt issuance documents, any amounts not required to pay Administrative Expenses and Debt Service on the allocated debt may be used to purchase/construct the Authorized Facilities of CFD No. 13. The following table shows the calculation of the annual special tax requirement for Fiscal Year 2026/2027.

Annual Special Tax Requirement for CFD No. 13

Fiscal Year 2025/2026 Remaining Sources		**$4,378,216.07**
Balance of Tax Collection Fund	$4,375,782.69	
Anticipated Special Taxes	2,433.38	
Fiscal Year 2025/2026 Remaining Obligations		**($4,378,216.07)**
September 1, 2026 Interest Payment	($75,676.81)	
September 1, 2026 Principal Payment	(765,674.59)	
Direct Construction of Authorized Facilities	(3,536,864.67)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($1,097,201.92)**
Administrative Expense Budget	($12,835.79)	
Anticipated Special Tax Delinquencies [1]	(13,023.69)	
March 1, 2027 Interest Payment	(61,810.02)	
September 1, 2027 Interest Payment	(61,810.02)	
September 1, 2027 Principal Payment	(737,381.60)	
Direct Construction of Authorized Facilities	(210,340.80)	
Fiscal Year 2026/2027 Annual Special Tax Requirement		**$1,097,201.92**

[1] Assumes the Year End Fiscal Year 2025/2026 delinquency rate of 1.19%.

B. Administrative Expense Budget

Each year a portion of the Annual Special Tax levy is authorized to pay for the administrative expenses incurred by the School District to levy the Annual Special Tax and administer the debt issued to finance Authorized Facilities. The estimated Fiscal Year 2026/2027 Administrative Expenses are shown in the table below.

Fiscal Year 2026/2027 Budgeted Administrative Expenses

Administrative Expense	Budget
Bank Fees	$1,457.59
CFD Admin Fees	9,882.61
Agency Accounting / Legal Fees & Delinq	134.26
Arbitrage Calculation Fees	437.28
Continuing Disclosure & Dissemination Fees	233.21
County Tax Collection Fees	131.10
Other/Contingencies	559.74
Total Expenses	**$12,835.79**

V. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 13 are assigned an Annual Special Tax classification based on the parameters outlined in the RMA. This Section outlines how parcels are classified and the amount of Taxable Property within CFD No. 13.

A. Developed Property

The following tables summarize the number of units with Building Permits issued and the fiscal year those units were initially developed.

Summary of Units
Classified as Developed Property
Fiscal Year 2026/2027

Initial Tax Year	Classification	Total Building Square Footage	Number of Units [1]
2002/2003	Developed Property	236,636	83
2003/2004	Developed Property	818,576	338
2004/2005	Developed Property	666,413	259
2005/2006	Developed Property	327,742	237
2006/2007	Developed Property	295,756	150
2007/2008	Developed Property	237,723	60
2008/2009	Developed Property	18,086	5
2009/2010	Developed Property	25,357	7
2010/2011	Developed Property	173,103	48
2011/2012	Developed Property	308,642	85
2012/2013	Developed Property	118,478	43
Total		**3,226,512**	**1,315**

[1] Of these 1,315 units, 3 are prepaid; 1,312 are levied in Fiscal Year 2026/2027.

VI. Fiscal Year 2026/2027 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the maximum rate, as determined by the provisions of the RMA, in the amount needed to satisfy the annual special tax requirement.

Based on the annual special tax requirement listed in Section IV, CFD No. 13 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The special tax roll, containing a listing of each parcel's Special Tax Levy calculated pursuant to the RMA, can be found attached as Exhibit F.

A summary of the Annual Special Tax levy for Fiscal Year 2026/2027 by Special Tax classification as determined by the RMA for CFD No. 13 can be found on the table below.

Fiscal Year 2026/2027
Annual Special Tax Levy

Development Type	Dev. Status	Parcels	DU/Sqft*/Acre**	Taxed Amount
Single Family Dwellings	Developed	886	887	$912,845.60
Condominiums/Townhomes	Developed	425	425	184,356.32
Apartment Units/OTC Dorms	Developed	0	0	0.00
Senior Housing	Developed	0	0	0.00
Commercial Development*	Developed	0	0	0.00
Industrial Development**	Developed	0	0.00	0.00
Final Map Property**	Undeveloped	0	0.00	0.00
Totals for Fiscal Year 2026/2027	**Total DUs Only:**	**1,311**	**1,312**	**$1,097,201.92**

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 13
CHULA VISTA ELEMENTARY SCHOOL DISTRICT

This Rate and Method of Apportionment of Special Tax sets forth the Special Tax applicable to each Assessor's Parcel within Community Facilities District No. 13 (the "CFD") of the Chula Vista Elementary School District ("School District") to be apportioned, levied and collected according to the Special Tax liability determined by the Board of Education of the School District, acting as the Legislative Body of the CFD. The applicable Annual Maximum Special Tax shall be determined pursuant to the application of the appropriate amount or rate for Developed Property and Undeveloped Property, as described below. All Developed Property and Undeveloped Property within the CFD, unless exempted by law or the provisions of Section VI below, shall be subject to the applicable Annual Maximum Special Tax levied and collected to the extent and in the manner hereinafter provided in each Fiscal Year.

I. DEFINITIONS:

"Acre(s)" applies only to Undeveloped Property and means the acreage of an Assessor's Parcel as set forth on the latest San Diego County assessor's map if such acreage is shown thereon. If such acreage is not shown on such map, the acreage shall be the acreage information shown upon any recorded subdivision map, parcel map, record of survey, or other recorded document describing the property. If none of the above information is available, the determination of the acreage shall be made by the School District.

"Act" means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5 (commencing with Section 53311) of Division 2 of Title 5 of the California Government Code.

"Administrative Expense" means any cost incurred by the School District on behalf of the CFD related to the determination of the amount of the annual levy of the Special Tax, the collection of the Special Tax, the administration of the Bonds of the CFD, and the other costs incurred in order to carry out the authorized purposes of the CFD.

"Age-Restricted Unit" means a residential dwelling unit restricted for the use consistent with the provisions of Section 65995.1 of the Government Code or subsequent successor statutory provisions.

"Annual Maximum Special Tax" means the maximum Special Tax that may be levied in each Fiscal Year pursuant to Sections III. and IV. on each Assessor's Parcel classified as Developed Property for a period not to exceed 25 years from the beginning of the Initial Fiscal Year, and on each Assessor's Parcel classified as Undeveloped Property for a period not to exceed the term of any Bonds which may be secured by such Undeveloped Property.

"Annual Special Tax Requirement" means the amount required in any Fiscal Year to pay for: i) the debt service on all outstanding Bonds, ii) a sinking fund for the acquisition, construction, equipment and finance costs of future Facilities, iii) Administrative Expense, iv) any amount required to establish or replenish any reserve funds established in connection with the Bonds, and v) any other payments permitted by law.

"Assessor's Parcel" means a parcel of land as designated on a map of the San Diego County Assessor and which has been assigned a discrete identifying parcel number.

"Board" means the Board of Education of the Chula Vista Elementary School District.

"Bonds" means the bonds or other debt obligations (as defined in Section 53317(d) of the Act), including, but not limited to certificates of participation or leases, of the CFD issued and sold to finance the Facilities.

"CFD" means Community Facilities District No. 13 of the School District.

"Commercial/Industrial/Other Property" means property zoned for commercial/industrial use or any other uses, other than uses associated with a Residential Dwelling Unit or an Age-Restricted Unit.

"Cost Index" means the applicable building cost index for the City of Los Angeles as set forth in the Engineering News Record, McGraw-Hill Construction Weekly, or if not available, the School District shall determine a suitable replacement.

"Developed Property" means all Assessor's Parcels of Taxable Property for which a building permit was issued to permit the construction of a Residential Dwelling Unit or Age-Restricted Unit on or before June 30 of the preceding Fiscal Year.

"Facilities" means the school facilities designated in the CFD Special Tax Report approved by the Board.

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

"House Square Footage" means the livable area of improvement exclusive of garage area or carport area of a Residential Dwelling Unit or Age Restricted Unit as shown on the most recent building permit issued for such dwelling unit.

"Initial Fiscal Year" applies only to Developed Property and means the first Fiscal Year in which the Annual Maximum Special Tax will be apportioned and levied on an Assessor's Parcel of Developed Property.

"Land Use Category" means the classification of a Residential Dwelling Unit or Age-Restricted Unit based on the applicable definitions in Section I.

"Owner" means NNP-Trimark San Miguel Ranch, LLC, or its designee.

"Residential Dwelling Unit" means any residential dwelling unit, except for an Age-Restricted Unit, constructed or to be constructed for habitable living purposes.

"Special Tax" means the amount of special taxes to be levied on Developed Property and Undeveloped Property in any Fiscal Year, as determined pursuant to Section IV. below.

"Taxable Property" means all Assessor's Parcels within the CFD which are not exempt from the levy of Special Tax pursuant to Section VI below.

"Undeveloped Property" means all Taxable Property that is not classified as Developed Property.

"Undeveloped Property Shortfall Tax per Acre" means a Special Tax that may be levied on Undeveloped Property pursuant to Section IV herein.

"Zone A" applies only to Undeveloped Property and means the Assessor's Parcels of Undeveloped Property within the CFD which are geographically located on the east side of State Route 125 right of way.

"Zone B" applies only to the Undeveloped Property and means the Assessor's Parcels of Undeveloped Property within the CFD which are geographically located on the west side of State Route 125 right of way.

II. ASSIGNMENT TO LAND USE CATEGORIES:

On July 1 of each Fiscal Year, beginning on July 1, 2001, each Assessor's Parcel shall be categorized as Developed Property or Undeveloped Property. Developed Property shall be assigned to a Land Use Category as provided for in Table 1 below.

III. ANNUAL MAXIMUM SPECIAL TAX:

A. Developed Property

The Annual Maximum Special Tax for any Assessor's Parcel classified as Developed Property shall be determined by reference to Table 1 for the 1999/00 Fiscal Year, and the paragraphs that follow Table 1.

Table 1

Land Use Category	Land Use Designation	Annual Maximum Special Tax (1999/00)
1	Residential Dwelling Unit	$.1869 multiplied by House Square Footage
2	Age-Restricted Unit	$.0314 multiplied by House Square Footage

In determining the Annual Maximum Special Tax applicable to an Assessor's Parcel of Developed Property in its Initial Fiscal Year, the Annual Maximum Special Tax for each Land Use Category in Table 1 shall be increased in the 2000/01 Fiscal Year, and each Fiscal Year thereafter, by the greater of: i) the annual percentage change in the Cost Index determined every May 31 for the prior twelve (12) month period, commencing on May 31, 2000, or ii) two (2) percent per Fiscal Year.

In each Fiscal Year following the Initial Fiscal Year for an Assessor's Parcel of Developed Property, the Annual Maximum Special Tax applicable to that parcel shall be determined by increasing the prior year Annual Maximum Special Tax by two (2) percent per Fiscal Year.

B. Undeveloped Property

The School District may levy a Special Tax on Undeveloped Property based on the criteria described in Sections IV. and V. The Annual Maximum Special Tax for an Assessor's Parcel classified as Undeveloped Property for the Fiscal Year 1999/00 shall be $1,144 per Acre. In determining the Annual Maximum Special Tax per Acre for an Assessor's Parcel classified as Undeveloped Property for the 2000/01 Fiscal Year, and each Fiscal Year thereafter, the Annual Maximum Special Tax per Acre shall be increased by the greater of: i) the annual percentage change in the Cost Index determined every May 31 for the prior twelve (12) month period, commencing on May 31, 2000, or ii) two (2) percent.

IV. METHOD OF APPORTIONMENT OF THE SPECIAL TAX:

Commencing in Fiscal Year 2001/02, and each Fiscal Year thereafter, the Board shall levy the Special Tax in the following order of priority:

First, on each Assessor's Parcel of Developed Property, up to the Annual Maximum Special Tax applicable to Developed Property, to fund the Annual Special Tax Requirement; and,

Second, on each Assessor's Parcel of Undeveloped Property in an amount equal to the lessor of the: i) the Annual Maximum Special Tax per Acre applicable to Undeveloped Property pursuant to Section III, or ii) the Undeveloped Property Shortfall Tax per Acre calculated pursuant to Section V.

V. CALCULATION OF THE UNDEVELOPED PROPERTY SHORTFALL TAX PER ACRE:

The School District plans to issue Bonds in series or increments over time. Commencing in Fiscal Year 2001/02, and each Fiscal Year thereafter, the School District shall calculate the Undeveloped Property Shortfall Tax per Acre, if any, based on the following steps:

Step 1: Prior to each Bond issue date, the Owner shall provide the School District a reasonable projection of the estimated number of building permits, the

related House Square Footage, and Land Use Category anticipated to be obtained over the next two (2) Fiscal Years immediately following the Fiscal Year in which Bonds are issued.

Step 2: The School District shall assign each estimated building permit, related House Square Footage, as provided in Step 1, to the applicable Land Use Category in Table 1 to determine total estimated Special Tax revenues anticipated to be produced in the Initial Fiscal Year and each Fiscal Year thereafter.

Example:

Assuming the School District issues Bonds on March 1, 2000, the Owner reasonably estimates obtaining building permits for Residential Dwelling Units that all have a House Square Footage of 2,400 square feet, and the Annual Maximum Special Tax of $448.56 per unit (i.e., $.1869 x 2,400 square feet) increases at 2% per year commencing in Fiscal Year 2000/01 and each Fiscal Year thereafter, the following would apply:

Initial Fiscal Year:	2001/02	2002/03
Estimated Building Permits from Step 1:		
7/1/00 to 6/30/01	200	0
7/1/01 to 6/30/02	0	175
Cumulative Building Permits	200	375
Annual Maximum Special Tax per Residential Dwelling Unit	$466.68	$476.02
Total Estimated Special Tax Revenues From Step 2	$93,336	$178,507

Step 3: Commencing on July 10 after the end of the first Fiscal Year in Step 1, and on each July 10 thereafter, the District shall determine: (i) the actual number of new building permits that were prepaid in full or part as provided for in Section VII., and (ii) the actual number of new building permits that were obtained since the beginning of the first Fiscal Year in Step 1. The School District shall assign each actual building permit, and the actual House Square Footage to the applicable Land Use Category in Table 1 to determine total actual Special Tax revenues to be entered on the tax roll as Developed Property in the Initial Fiscal Year and each Fiscal Year thereafter.

Example:

Assuming the same assumptions in Step 2 above, except the actual number of building permits are different than the estimated building permits and 25 of the 375 building permits were prepaid in full on November 1, 2000, as follows:

Initial Fiscal Year:	2001/02	2002/03
Actual Building Permits from Step 3:		
7/1/00 to 6/30/01	175	0
7/1/01 to 6/30/02	0	200
Cumulative Building Permits	175	375
Less: Cumulative Building Permits Prepaid in Full	(25)	(25)
Cumulative Building Permits Subject to the Annual Maximum Special Tax	150	350
Annual Maximum Special Tax per Residential Dwelling Unit	$466.68	$476.02
Total Actual Special Tax Revenues from Step 3	$70,002	$166,607

Step 4: The District shall compare the total estimated Special Tax revenues in Step 2 to the total actual Special Tax revenues in Step 3. Prior to performing this comparison, the School District shall determine if any building permits were prepaid in full or part as provided for in Section VII. and, if so, shall provide a credit against the total estimated Special Tax revenues in Step 2 in an amount equal to the actual number of building permits that were prepaid multiplied by their applicable Annual Maximum Special Tax.

If the amount in Step 3 is equal to or greater than the amount in Step 2, the CFD shall have no authority to levy the Undeveloped Property Shortfall Tax per Acre. If the amount in Step 3 is less than the amount in Step 2, the School District shall compute the difference, and Step 5 would apply.

Example:

Initial Fiscal Year:	2001/02	2002/03
Total Estimated Special Tax Revenues (Step 2)	$93,336	$178,507
Less: Prepayments (25 units x $448.56/unit increasing at 2% per year)	(11,667)	(11,900)
Total Estimated Special Tax Revenues (Adjusted)	81,669	166,607
Total Actual Special Tax Revenues (Step 3)	70,002	166,607
Total Undeveloped Property Shortfall Tax	$11,667	$0

Step 5: Prior to levying an Undeveloped Property Shortfall Tax per Acre on the tax rolls School District shall take into account and reduce such levy by the amount of any available funds of the CFD. The District shall levy the Undeveloped Property Shortfall Tax per Acre prior to the first recorded parcel map or tract map in Zone B on all Undeveloped Property in Zone A by dividing the amount determined in Step 4 (less any available funds of the CFD) by the total Acres in Zone A, and after the first recorded parcel map or tract map in Zone B on all Undeveloped Property in the CFD by dividing the amount determined in Step 4 (less any available funds of the CFD) by the total Acres in the CFD. The amount determined herein shall be the "Undeveloped Property Shortfall Tax per Acre" to be applied in Section IV.

VI. EXEMPTIONS:

The Board shall not levy a Special Tax on: i) Assessor's Parcels of property existing at the time of the establishment of the CFD which will be conveyed, dedicated, or irrevocably offered for dedication to a public agency pursuant to the City of Chula Vista Sectional Plan, including property owned by a public agency which is in public use; property which is utilized for public utility purposes and not occupied on a regular basis by employees of the utility; property irrevocably dedicated to a public agency for public use; property owned by a church and utilized for church purposes; property owned by a homeowner's association; property which is zoned for open space; property used as a golf course other than clubhouse facilities; and property which has no intrinsic value upon foreclosure, such as sliver parcels at entries and perimeter landscape parcels, ii) Assessor's Parcels of Commercial/Industrial/Other Property, and iii) Assessor's Parcels for which the Annual Maximum Special Tax has been fully discharged, as determined pursuant to Section VII.

VII. PREPAYMENT OF THE ANNUAL MAXIMUM SPECIAL TAX:

Any owner of property or land within the CFD may discharge the Annual Maximum Special Tax obligation applicable to such property or land in full or in part as provided for in Section A below, or in full as provided for in Section B below, by making cash payment as follows:

A. At the time of issuance of a building permit for a Residential Dwelling Unit or Age-Restricted Unit, the owner may discharge the Annual Maximum Special Tax in full by making a cash payment to the CFD determined by reference to Table 2, and the paragraphs that follow Table 2.

Table 2

Land Use Category	Land Use Designation	Prepayment Amount (1999/00)
1	Residential Dwelling Unit	$2.1328 multiplied by House Square Footage
2	Age-Restricted Unit	$0.3583 multiplied by House Square Footage

In determining the prepayment amount applicable to a Residential Dwelling Unit or Age-Restricted Unit for the 2000/01 Fiscal Year, and each Fiscal Year thereafter, the prepayment amount shall increase by the greater of: i) the annual percentage change in the Cost Index determined every May 31 for the prior twelve (12) month period, commencing on May 31, 2000, or ii) two (2) percent per Fiscal Year.

At the time of issuance of a building permit, the owner may alternatively discharge the Annual Maximum Special Tax in part by making a partial cash payment to the CFD which shall be determined by multiplying the applicable amount in Table 2 (as adjusted) by the owner's desired prepayment percentage. The Annual Maximum Special Tax applicable to an Assessor's Parcel utilizing a prepayment percentage less than 100% shall be reduced in the Fiscal Year following the date of prepayment, and for each Fiscal Year thereafter, by multiplying the Assessor's Parcel's Annual Maximum Special Tax by the prepayment percentage actually used or applied. The Assessor's Parcel's revised Annual Maximum Special Tax described in this paragraph shall be used in calculations related to Section III.

B. After a building permit has been issued for a Residential Dwelling Unit or an Age-Restricted Unit, the owner may discharge the Annual Maximum Special Tax obligation in full, at any time, by making the payment as follows:

1. Compute the present value of the Annual Maximum Special Tax applicable to Developed Property using a 7% coupon rate and a period equal to the remaining term for which the Annual Maximum Special Tax may be levied on such Developed Property.

2. Add the sum of the following to the amount determined in the preceding paragraph:

    i. Unpaid Special Taxes, interest and penalties, if any, which have been entered on the assessor's tax roll;

VIII. MANNER OF COLLECTION:

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, the Board may provide for other means of collecting the Special Taxes including direct billing. The Special Tax shall be subject to the same penalties and same procedure, sale and lien priority in case of delinquency as is provided for with ad valorem taxes.

IX. TERMINATION OF SPECIAL TAX LEVY:

Provided that Special Taxes previously levied on an Assessor's Parcel are not delinquent, the lien of Special Taxes of the CFD shall terminate as to such Assessor's Parcel as follows: i) the close of the 25th Fiscal Year following the beginning of the Initial Fiscal Year for such Assessor's Parcel, or ii) the Special Tax obligation has been fully and completely discharged pursuant to Section VII. The Board shall cause to be recorded in the official records of San Diego County a Notice of Cessation of Special Tax for each Assessor's Parcel upon termination of the lien on such Assessor's Parcel.

X. APPEALS AND INTERPRETATION PROCEDURE

Any property owner or resident who feels that the amount or formula of the Special Tax is in error may file a notice with the School District appealing the levy of the Special Tax. An appeal panel of three members, as appointed by the School District, will communicate the findings of the Appeals Panel. If the findings of the Appeals Panel verify that the Special Tax should be modified or changed, a recommendation at that time will be made to the Board and, as appropriate, the Special Tax levy shall be corrected, and if applicable in any case, a refund shall be granted. The time period used for calculating a refund will be limited to three years preceding the appeal.

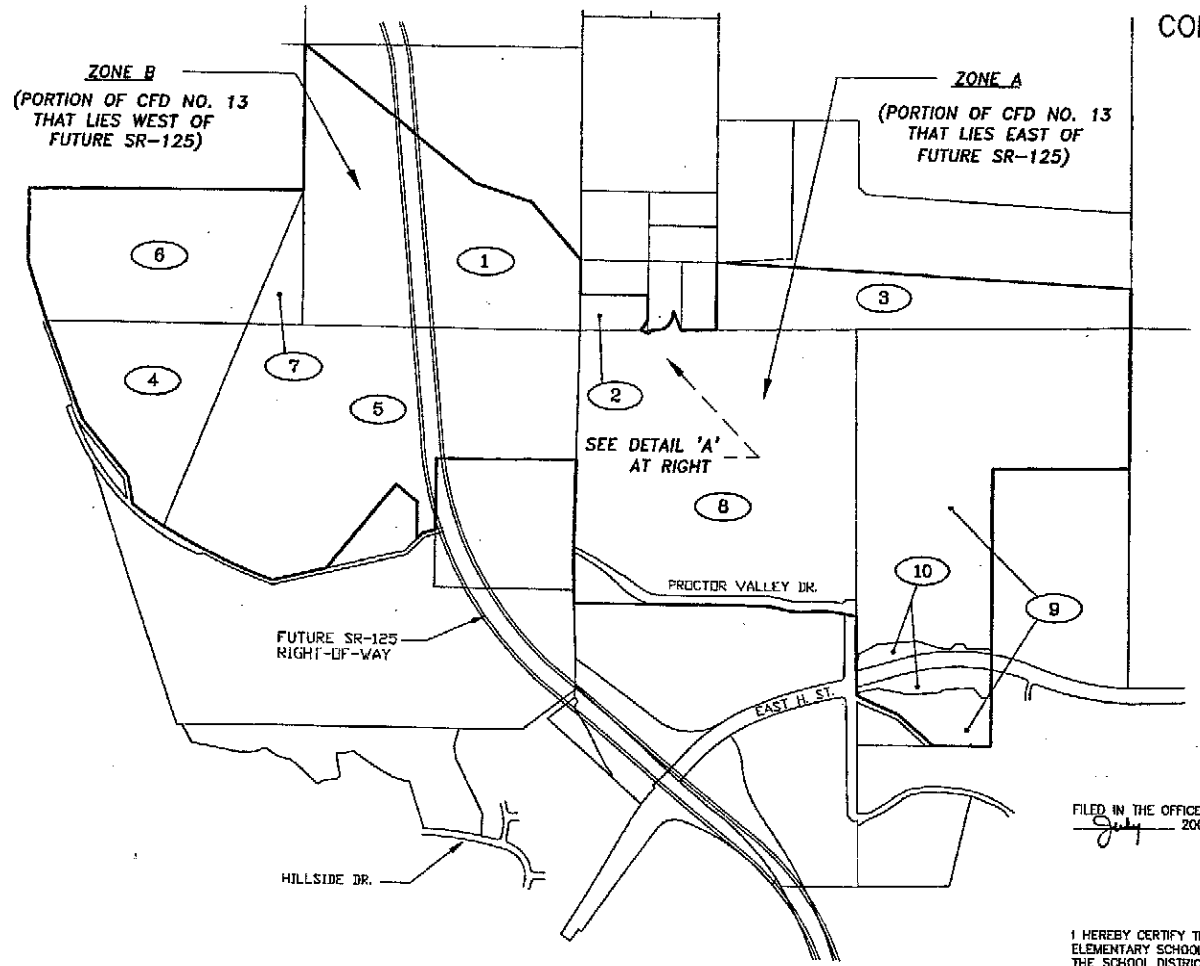
Interpretations may be made the School District by resolution for purposes of clarifying any vagueness or ambiguity as it relates to any category, rate or definition applicable to these proceedings so long as such interpretations are consistent with the Mitigation Agreement made between the School District and the Owner.

Exhibit B

CFD Boundary Map

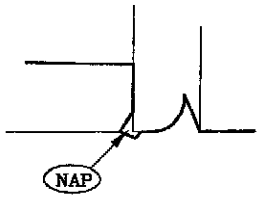
AMENDED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 13

(SAN MIGUEL RANCH)
CHULA VISTA ELEMENTARY SCHOOL DISTRICT
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA



LEGEND

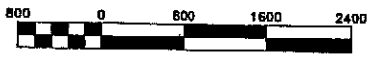
———	CFD BOUNDARY
(1)	LOT DESIGNATION
(NAP)	NOT A PART OF CFD NO. 13
═══	ZONE DIVISION LINE (FUTURE SR-125)



DETAIL 'A'
NO SCALE

LOT DESIGNATION

LOT NO.	ASSESSOR'S PARCEL NO.
1	595-111-03-00
2	595-130-24-00
3	595-131-10-00
4	595-010-05-00
5	595-010-07-00
6	595-010-13-00
7	595-010-14-00
8	595-030-35-00
9	595-030-27-00
10	595-030-28-00



Scale 1" = 800'



FILED IN THE OFFICE OF THE SECETARY OF THE BOARD OF EDUCATION OF THE SCHOOL DISTRICT THIS 3rd DAY OF July 2001.

Libia S. Gil
DR. LIBIA S. GIL
SECRETARY OF THE BOARD OF EDUCATION
CHULA VISTA ELEMENTARY SCHOOL DISTRICT
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 13 OF THE CHULA VISTA ELEMENTARY SCHOOL DISTRICT, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF EDUCATION OF THE SCHOOL DISTRICT AT A REGULAR MEETING THEREOF HELD ON THE 12th DAY OF July 2001, BY ITS RESOLUTION NO. 2001-03-07, AND AMENDS THE PROPOSED BOUNDARY MAP RECORDED IN BOOK 35, PAGE 30 ON JUNE 8, 2001 AS DOCUMENT NO. 2001-0383084.

Libia S. Gil
DR. LIBIA S. GIL
SECRETARY OF THE BOARD OF EDUCATION
CHULA VISTA ELEMENTARY SCHOOL DISTRICT
STATE OF CALIFORNIA

FILED THIS 31st DAY OF JULY 2001 AT THE HOUR OF 2:46 O'CLOCK P M. IN BOOK 35 AND PAGE 35 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AS DOCUMENT NO. 2001-0535890 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, CALIFORNIA.

by: Diane A. Lindsay
COUNTY RECORDER
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

Conformed Copy

NOTE: FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE SAN DIEGO COUNTY ASSESSOR PARCEL MAPS.

Special District Financing & Administration
333 South Juniper Street, Suite 208
Escondido, California 92025
Tel: (760) 233-2630 Fax: (760) 233-2631

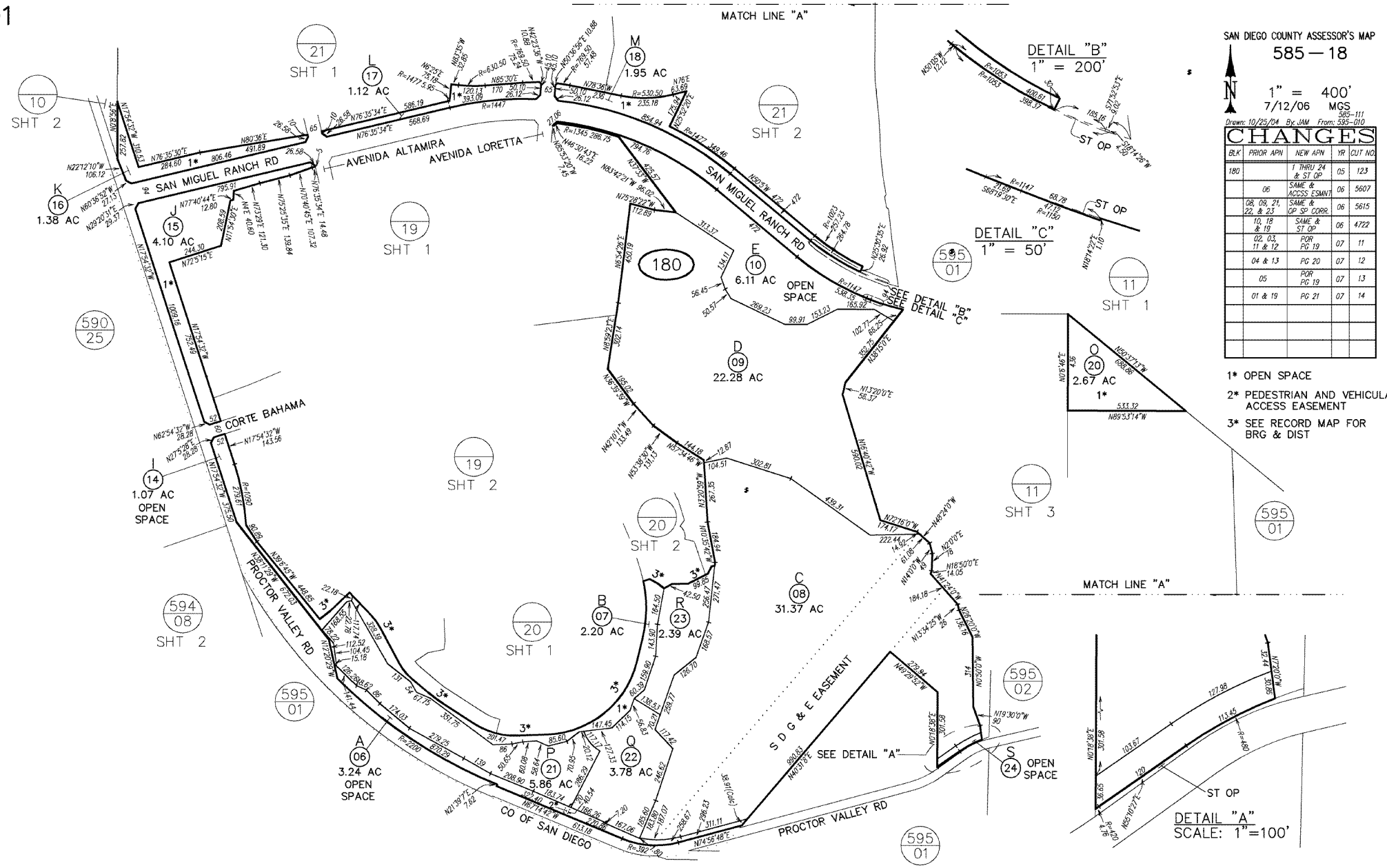
9502-20 (01-005) MARCH 2001

Bk 35 Pg 35

2001-0535890

Exhibit C

Assessor's Parcel Maps



MAP 14853 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASE 3 "A" MAP NO 1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01

SAN DIEGO COUNTY ASSESSOR'S MAP
585 – 19
SHT 1 OF 2
1" = 200'
12/18/09 DEP
Drawn: 6/06/06 By: MGS From: 585-180

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
190		1 THRU 38	07	11
		39 THRU 86	07	13
	-190-42,43, 62,76 & 77, -191-56	87 THRU 92	10	119.3

1* NO ACCESS
2* SEE RECORD MAP FOR DIST & BRG
3* PEDESTRIAN ACCESS EASEMENT

A – N72°05'28"E 78.69
B – R=480 44.90'
C – N77°27'00"E 42.61
D – N27°13'17"E 27.31
E – N72°05'28"E 30.06

SAN MIGUEL RANCH RD
CORTE GALEANA
CORTE MARAVILLA
AVENIDA LORETTA
CORTE CANTANTE
CORTE MIRADOR
AVENIDA ALTAMIRA
PLAZA ARBOLITOS
CORTE BAHAMA
CORTE MAROMA
LOT A ASSESSED ON PG 19 SHT 2
LOT B ASSESSED ON PG 19 SHT 2
POR A
POR B
PAR 1 PM20717 0.55 AC
PAR 2 PM20717
PAR 1 PM20716
PAR 2 PM20716
M15260
M15258
190
18
19 SHT 2

MAP 15260 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "K"
MAP 15258 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "J-1"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

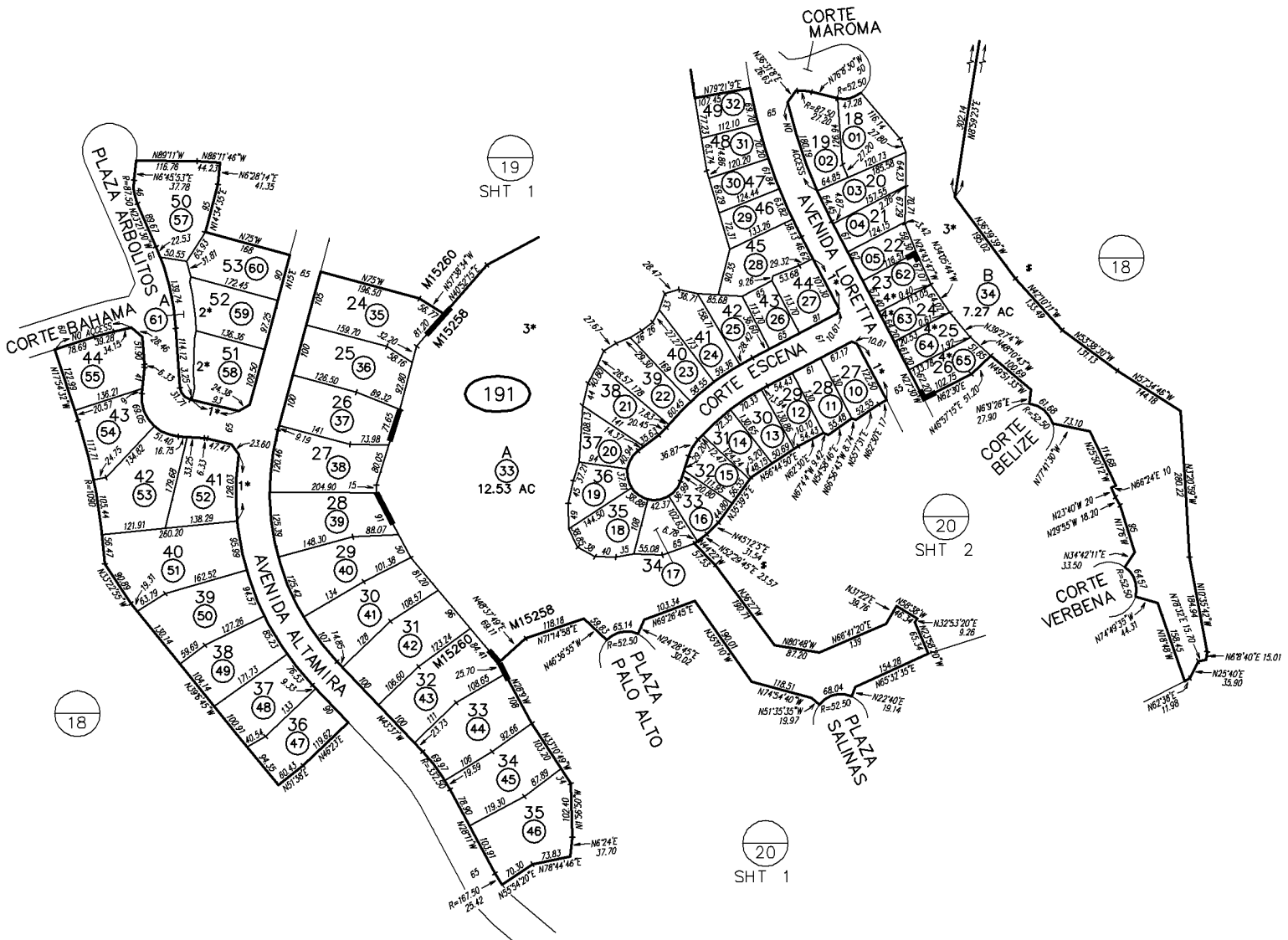
01

SAN DIEGO COUNTY ASSESSOR'S MAP
585 – 19
SHT 2 OF 2
1" = 200'
12/08/2011 ED
Drawn: 6/07/06 By: MGS From: 585-180

CHANGES

BLK	PRIOR APN	NEW APN	YR	CLT NO.
191		1 THRU 34	07	11
		35 THRU 61	07	13
	56	PORS 190-89 & 90	10	1193
	06 THRU 09	62 THRU 65	12	28

1* NO ACCESS
2* SEE RECORD MAP FOR DIST & BRG
3* REMAINDER OF LOTS A & B SHOWN ON PG 19 SHT 1
4* MAP 15835



MAP 15835 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "J-1" AMENDED
MAP 15260 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "K"
MAP 15258 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "J-1"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

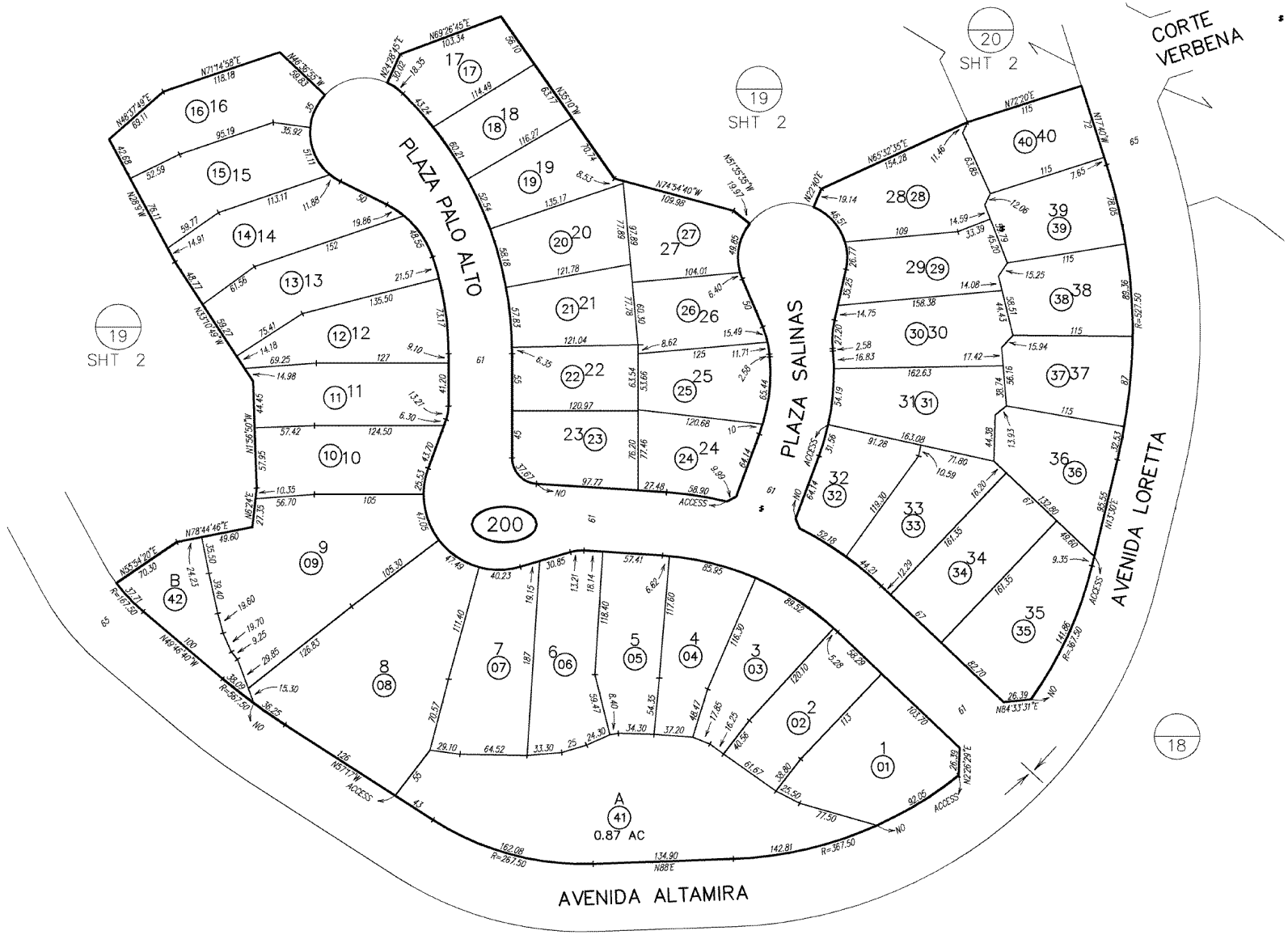
01

SAN DIEGO COUNTY ASSESSOR'S MAP
585 — 20
SHT 1 OF 2
1" = 100'

Drawn: 7/26/06 By: MGS From: 585-180

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
200		1 THRU 42	07	12



MAP 15259 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "J-2"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

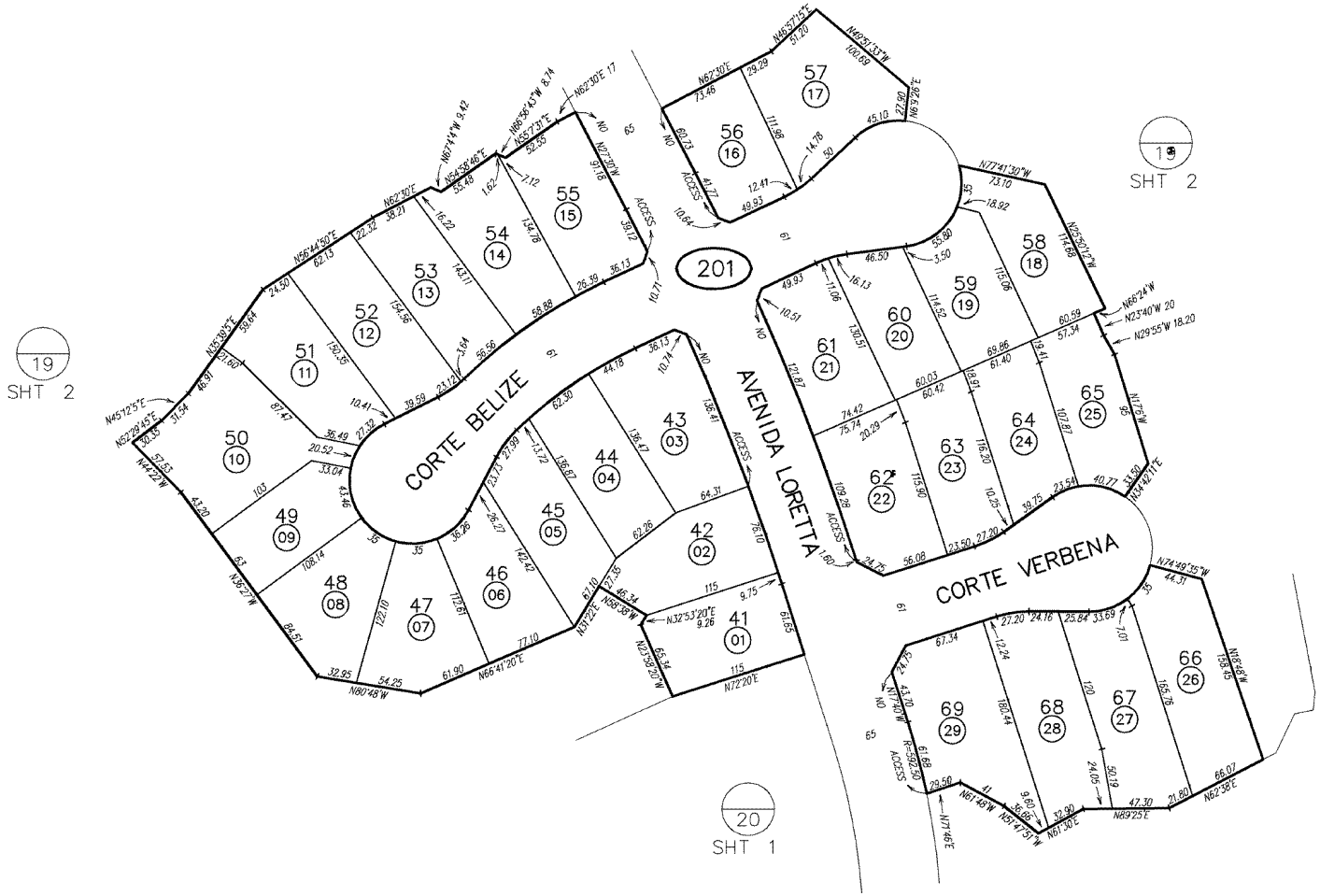
01

SAN DIEGO COUNTY ASSESSOR'S MAP
585 – 20
SHT 2 OF 2
1" = 100'

Drawn: 7/26/06 By: MGS From: 585-180

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
201		1 THRU 29	07	12



MAP 15259 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "J-2"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01

SAN DIEGO COUNTY ASSESSOR'S MAP

585 – 21

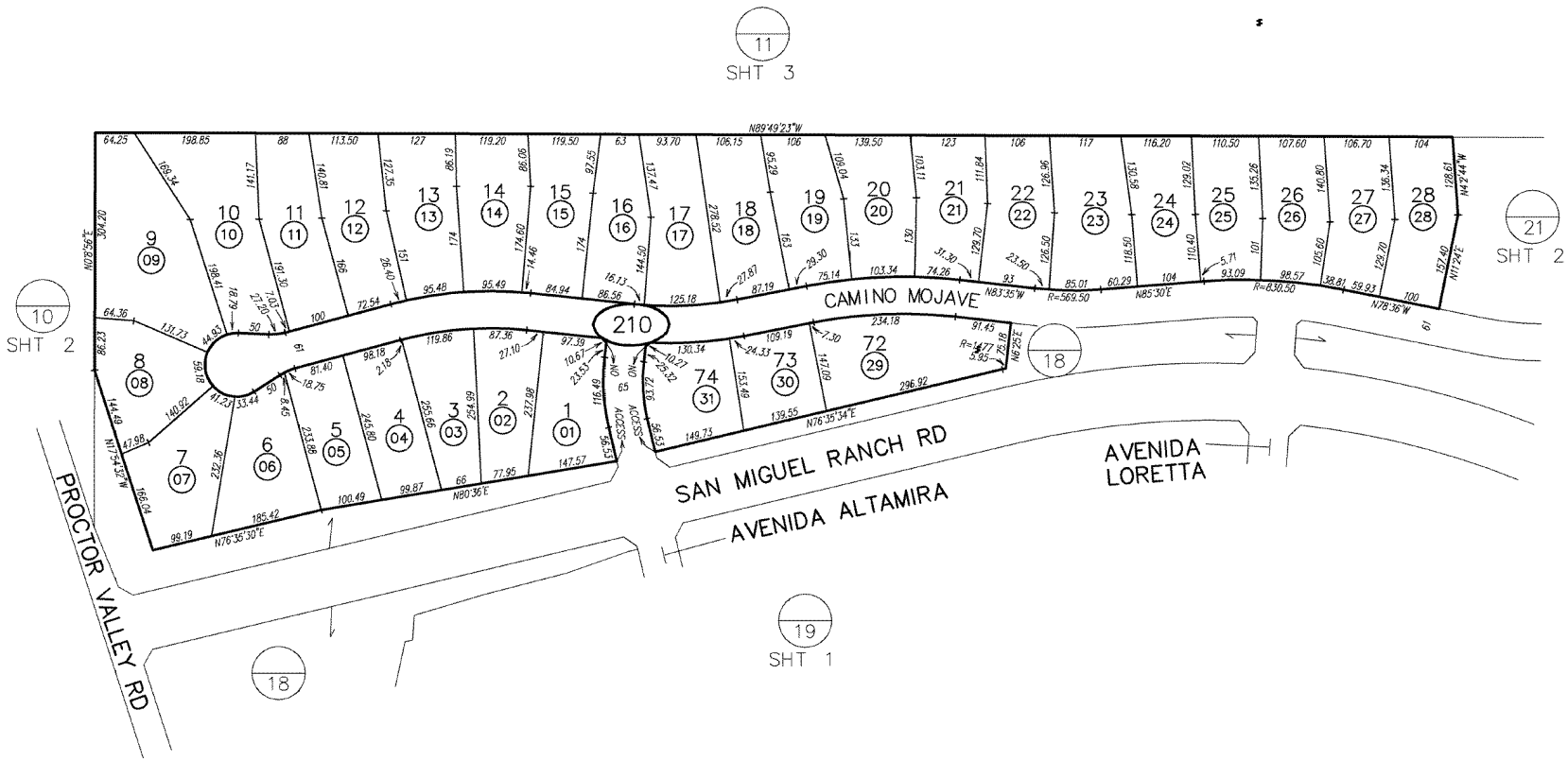
SHT 1 OF 2

1" = 200'

Drawn: 6/29/06 By: MGS From: 585-180

CHANGES

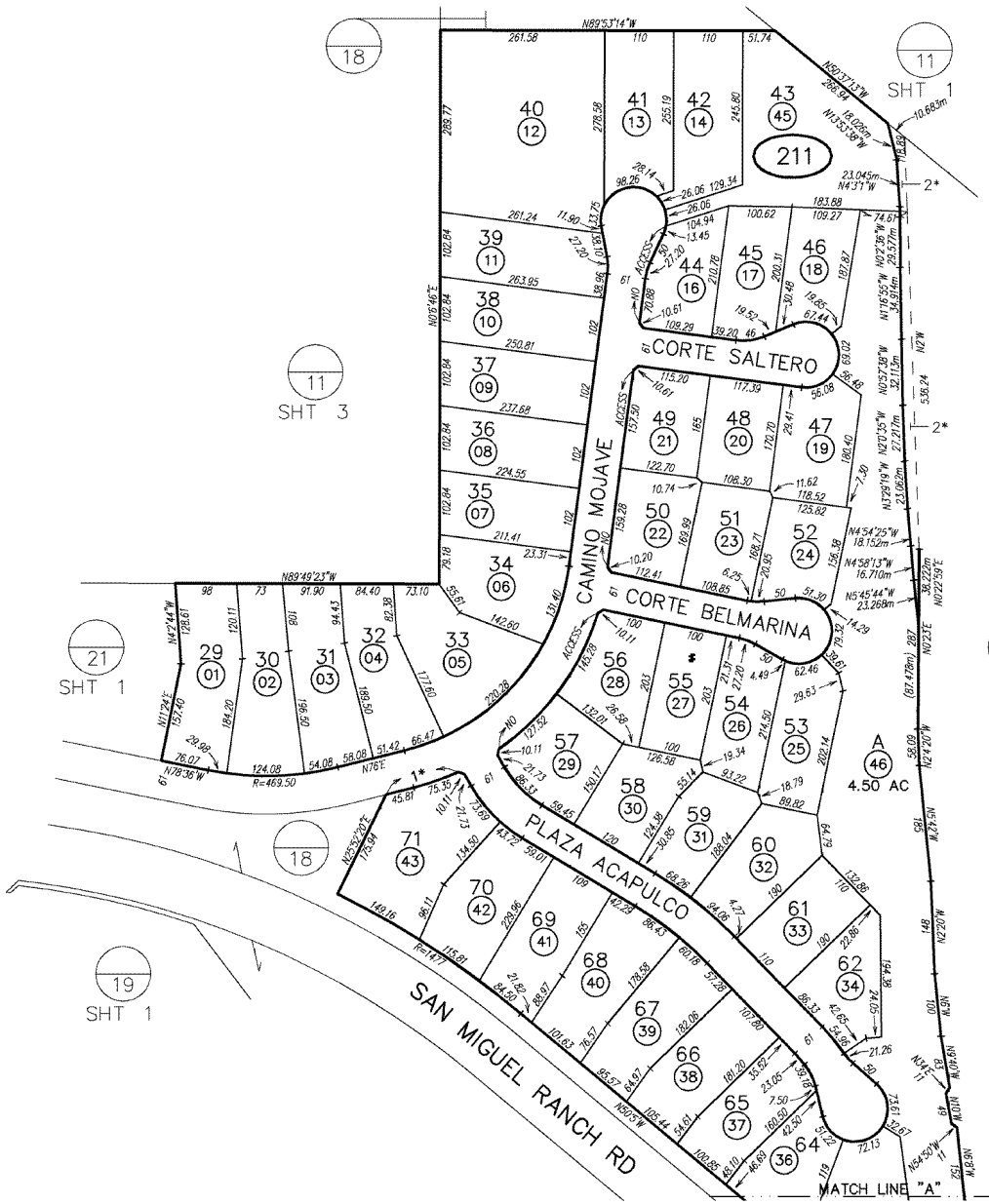
BLK	PRIOR APN	NEW APN	YR	CUT NO.
210		1 THRU 31	07	14



MAP 15261 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "L"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01



SAN DIEGO COUNTY ASSESSOR'S MAP

585 — 21
SHT 2 OF 2

1" = 200'

02/26/2008 ED

Drawn: 7/10/06 By: MGS From: 585-180

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
211		01 THRU 44	07	14
	15 & 44	45 & 46 HWY OP	08	1797 CANC

1* NO ACCESS

2* HWY OP
R/W 32127
11-SD-125

MAP 15261 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "L"

01

595 - 010

595–01

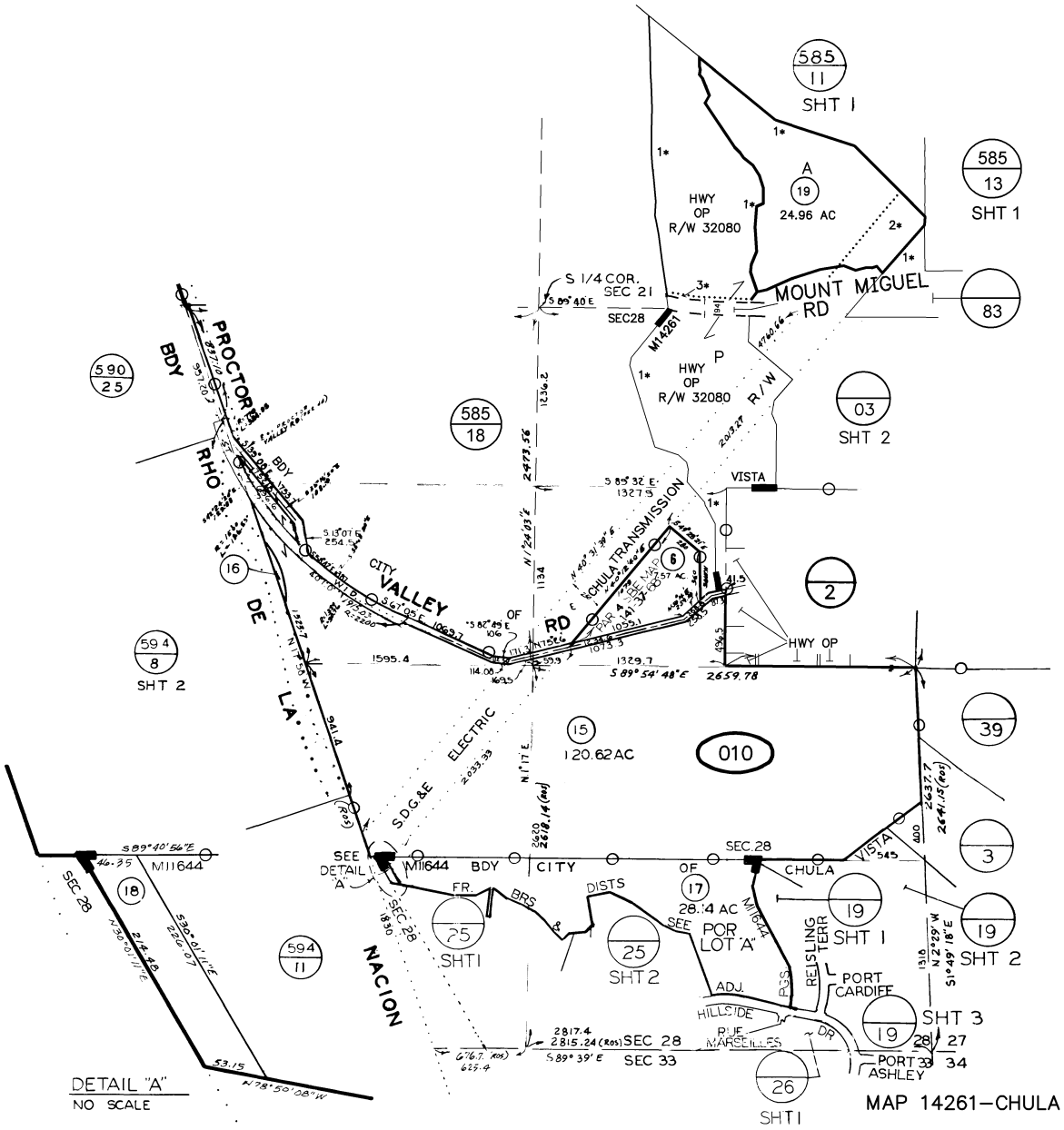
1"=800'

N

10/28/04 JAM

CHANGES				
BLK	OLD	NEW	YR	CUT
010	4	6 & 7	64	1242
	5 & 7	SAME & 10 OR	84	4877
	2	SAME & ST WIG	85	4702
	3	8 & P 19 & 20	86	234
	8	9, 10 & POR 965 256 & 26	87	175
	9	000-16	88	130
	10	11 & 12	91	2335
	12	252-36 2002	91	2310
	ESR 585 PG 113-			
	23 & 24	13 & 14	93	11032
	2	15 & 16	94	1056 CANC
	11	17 & 18	94	1057 CANC
	7 & POR 585-111	19, 20 & 21	02	111
	20	KILL	05	1455
	5, 13, 14 & 21	POR 585-18	05	123

1* SEE MAP 14261 FOR BRGS & DISTS
2* S.D.G.&E. TRANSMISSION LINE
3* PUBLIC TRAIL EASEMENT



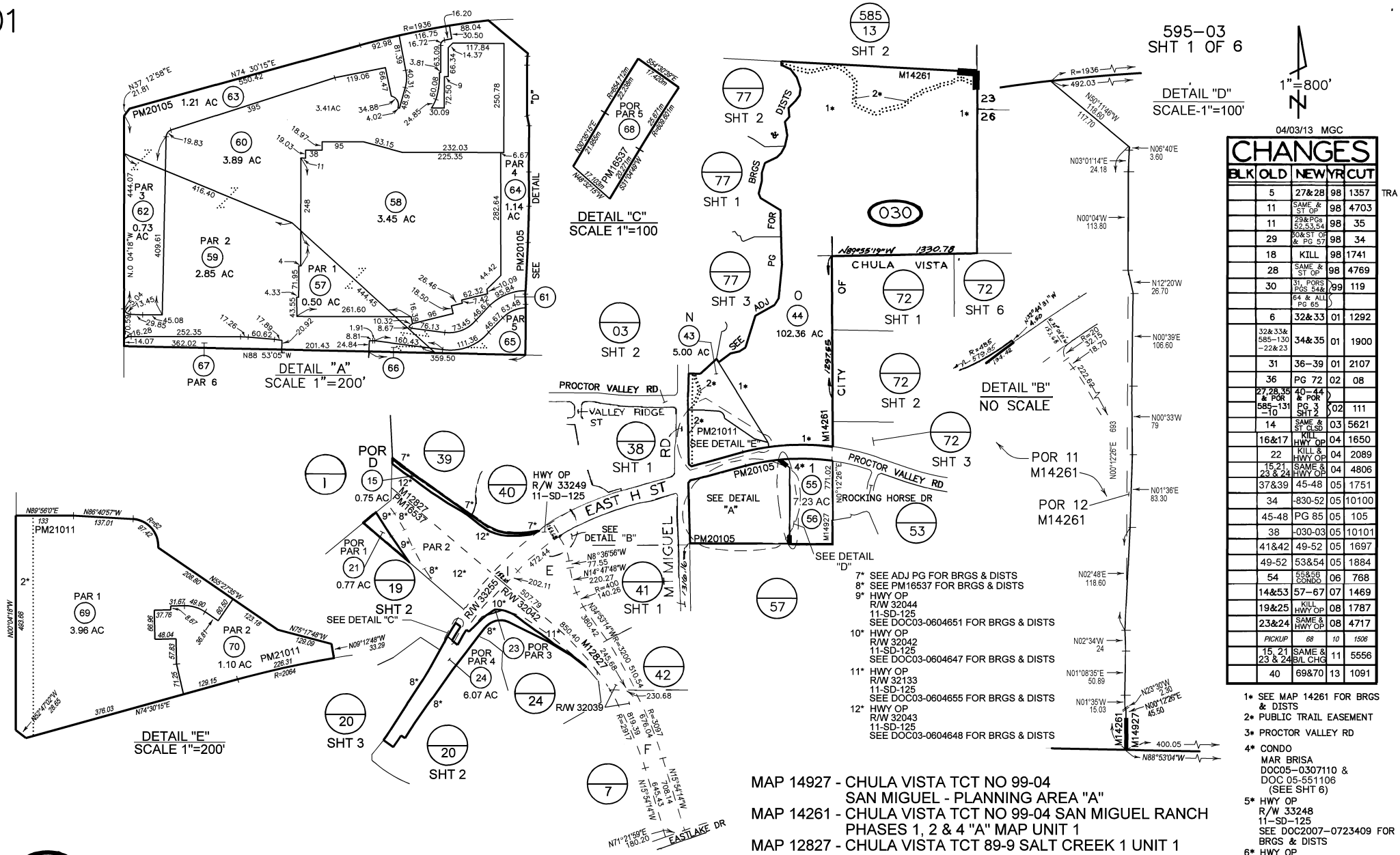
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 595 PAGE 01

MAP 14261–CHULA VISTA TCT NO 99–04 SAN MIGUEL RANCH PHASES 1,2&4 "A" MAP NO 1

MAP 11644–CHULA VISTA TCT. NO. 84-9 UNIT 20
SEC 21–T17S–R1W–POR SW 1/4
SEC 28–T17S–R1W–POR
LS 228 – ROS 8723, 8752, 10898

01



CHANGES				
BLK	OLD	NEW	YR	CUT
	5	27&28	98	1357
	11	SAME & ST OP	98	4703
	11	29& PG 52,53,54	98	35
	29	30&ST OP & PG 57	98	34
	18	KILL	98	1741
	28	SAME & ST OP	98	4769
	30	31, PORS PGS 54& 64 & ALL PG 65	99	119
	6	32&33	01	1292
	32&33& 585–130 –22&23	34&35	01	1900
	31	36–39	01	2107
	36	PG 72	02	08
	27,28,35 & POR 585–131 –10	40–44 & POR PG 3 SHT 2	02	111
	14	SAME & ST OLSD	03	5621
	16&17	KILL HWY OP	04	1650
	22	KILL & HWY OP	04	2089
	15,21 23 & 24	SAME & HWY OP	04	4806
	37&39	45-48	05	1751
	34	-830-52	05	10100
	45-48	PG 85	05	105
	38	-030-03	05	10101
	41&42	49-52	05	1697
	49-52	53&54	05	1884
	54	55&56 CONDO	06	768
	14&53	57–67	07	1469
	19&25	KILL HWY OP	08	1787
	23&24	SAME & HWY OP	08	4717
	PICKUP	*68*	*10*	*1506*
	15, 21 23 & 24	SAME & B/L CHG	11	5556
	40	69&70	13	1091

TRA

7* SEE ADJ PG FOR BRGS & DISTS
8* SEE PM16537 FOR BRGS & DISTS
9* HWY OP R/W 32044 11-SD-125 SEE DOC03-0604651 FOR BRGS & DISTS
10* HWY OP R/W 32042 11-SD-125 SEE DOC03-0604647 FOR BRGS & DISTS
11* HWY OP R/W 32133 11-SD-125 SEE DOC03-0604655 FOR BRGS & DISTS
12* HWY OP R/W 32043 11-SD-125 SEE DOC03-0604648 FOR BRGS & DISTS

1* SEE MAP 14261 FOR BRGS & DISTS
2* PUBLIC TRAIL EASEMENT
3* PROCTOR VALLEY RD
4* CONDO MAR BRISA DOC05–0307110 & DOC 05-551106 (SEE SHT 6)
5* HWY OP R/W 33248 11–SD–125 SEE DOC2007–0723409 FOR BRGS & DISTS
6* HWY OP R/W 33172 11–SD–125 SEE DOC2007–0723407 FOR BRGS & DISTS

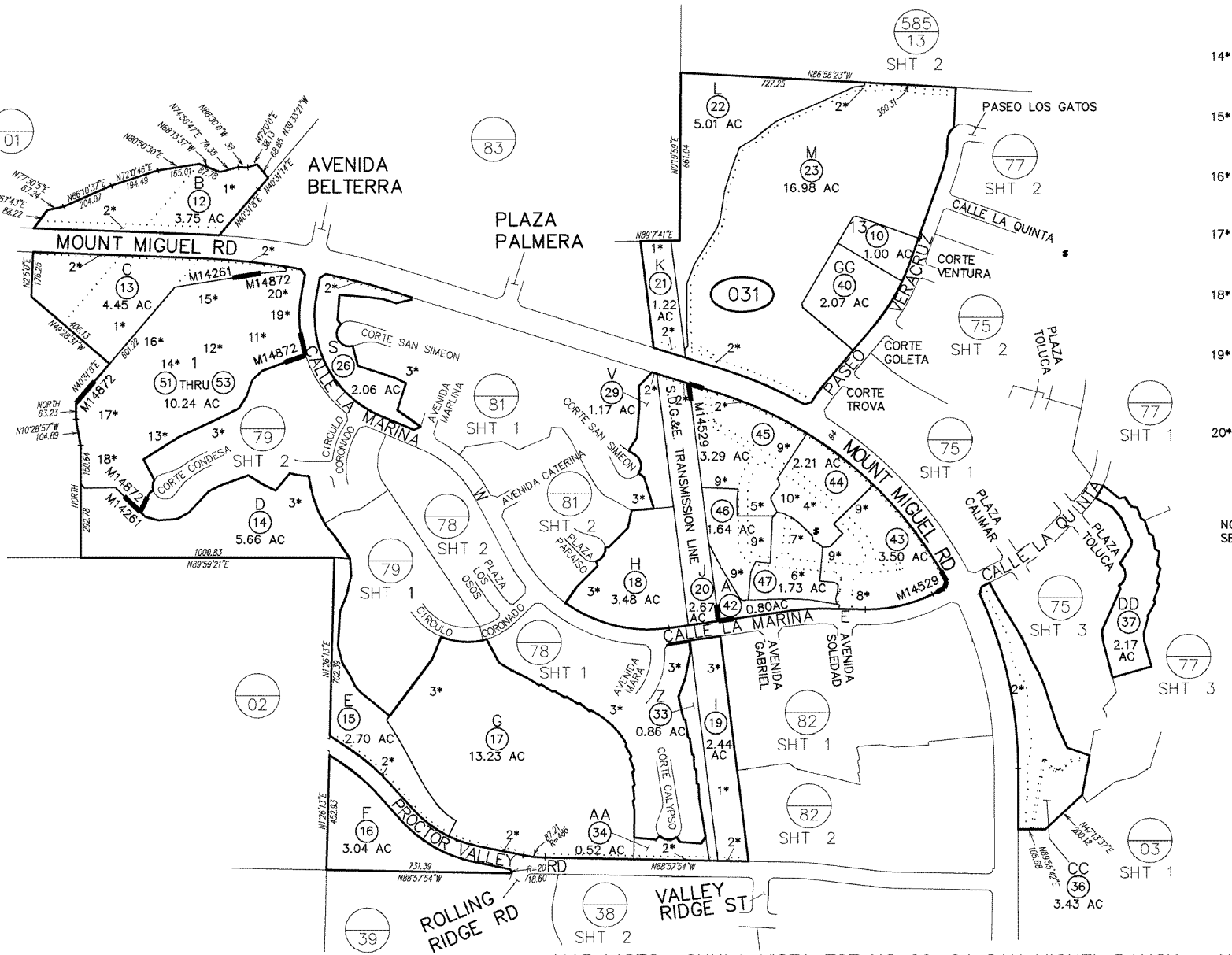
MAP 14927 - CHULA VISTA TCT NO 99-04
SAN MIGUEL - PLANNING AREA "A"
MAP 14261 - CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASES 1, 2 & 4 "A" MAP UNIT 1
MAP 12827 - CHULA VISTA TCT 89-9 SALT CREEK 1 UNIT 1
SEC 27 - T17S - R1W
SEC 22 - T17S - R1W - POR WQ
LS 228 - ROS 8752, 11218, 14064, 16067, 20003, 20626

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 595 PAGE 03 SHT 1 OF 6

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 03
SHT 2 OF 6
1" = 400'
2/28/2007 SM ℄

Drawn: 12/14/01 By JQRO From: 595-030

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
031		01 THRU 40	02	111
	07 & 09	PG 75 SHTS 1-3	03	3
	35	-750-55	03	10070
	08 & 38	PG 77, SHTS 1 THRU 3	03	34
	11	PG 78 SHTS 1 & 2	03	65
	06	41 & 42	03	182
	04	PG 79	04	28
	03	PG 81 SHTS 1 & 2	04	70
	05	PG 82 SHTS 1 & 2	04	71
	27, 28, 30	-811-20,21 -791-43	04	10072
	31, 32	-781-28 -780-44		
	39	-810-53		
	41	43-47 & CONDO	04	568 CC
	01	PG 83	05	11
	24 & 25	-830-50 & 51	05	10001
	02 & POR -791-14	48, 49 & -791-45	05	1705
	48 & 49	50	05	142
	50	51-53& CONDO	06	697 CC

14* CONDO BELLEZA PHASE 4 DOC05-0175394 (SEE SHT 4)

15* CONDO BELLEZA PHASE 5 DOC05-0524912 (SEE SHT 4)

16* CONDO BELLEZA PHASE 6 DOC05-0719327 (SEE SHT 4)

17* CONDO BELLEZA PHASE 7 DOC05-0719328 (SEE SHT 5)

18* CONDO BELLEZA PHASE 8 DOC05-0719329 (SEE SHT 5)

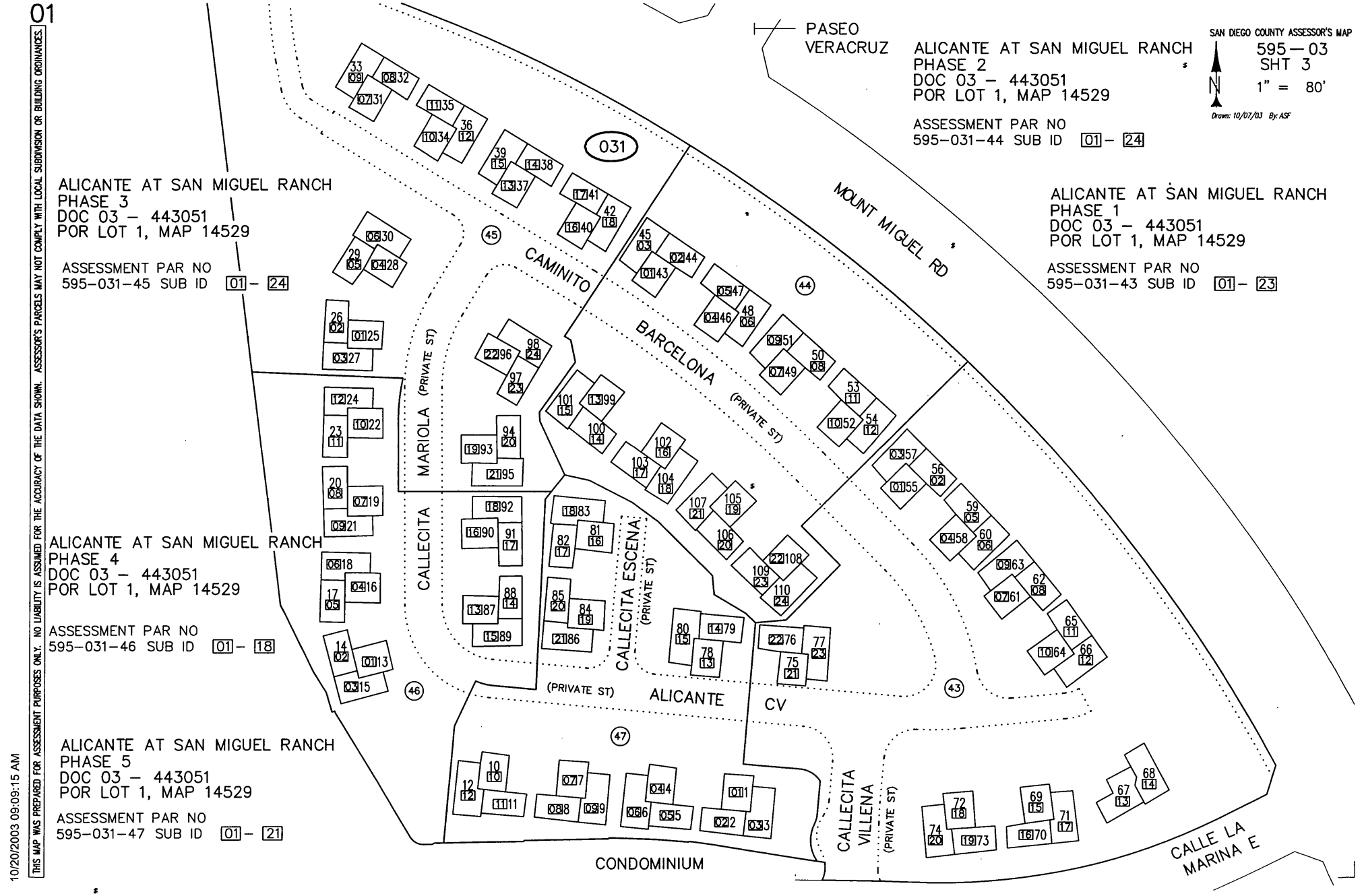
19* CONDO BELLEZA PHASE 9 DOC05-0896772 DOC06-0687694 (SEE SHT 4)

20* CONDO BELLEZA MODELS DOC05-0896773 DOC06-0872101 (SEE SHT 4)

NOTE:
SEE RECORDED MAP FOR BEARINGS & DISTANCES

1* S.D.G.&E. TRANSMISSION LINE
2* PUBLIC TRAIL EASEMENT
3* SEE ADJ PGS FOR BRGS & DISTS
4* CAMINITO BARCELONA (PRIVATE ST)
5* CALLESITA MARIOLA (PRIVATE ST)
6* ALICANTE COVE (PRIVATE ST)
7* CALLESITA ESCENA (PRIVATE ST)
8* CALLESITA VILLENA (PRIVATE ST)
9* SEE CONDO PLAN FOR BRG & DIST
10* CONDO ALICANTE AT SAN MIGUEL RANCH PHASES 1 — 5 DOC 03-443051 (SEE SHT 3)
11* CONDO BELLEZA PHASE 1 DOC 04-1051558 (SEE SHT 5)
12* CONDO BELLEZA PHASE 2 DOC 05-061482 (SEE SHT 4)
13* CONDO BELLEZA PHASE 3 DOC05-0175393 (SEE SHT 5)

MAP 14872 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH — NEIGHBORHOOD "B"
MAP 14529 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH—PLANNING AREA "C"
MAP 14261 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASES 1,2 & 4 "A" MAP NO 1


01
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
10/20/2003 09:09:15 AM
PASEO VERACRUZ
ALICANTE AT SAN MIGUEL RANCH
PHASE 2
DOC 03 – 443051
POR LOT 1, MAP 14529
ASSESSMENT PAR NO
595–031–44 SUB ID 01 – 24
SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 03
SHT 3
1" = 80'
Drawn: 10/07/03 By: ASF
ALICANTE AT SAN MIGUEL RANCH
PHASE 3
DOC 03 – 443051
POR LOT 1, MAP 14529
ASSESSMENT PAR NO
595–031–45 SUB ID 01 – 24
ALICANTE AT SAN MIGUEL RANCH
PHASE 1
DOC 03 – 443051
POR LOT 1, MAP 14529
ASSESSMENT PAR NO
595–031–43 SUB ID 01 – 23
ALICANTE AT SAN MIGUEL RANCH
PHASE 4
DOC 03 – 443051
POR LOT 1, MAP 14529
ASSESSMENT PAR NO
595–031–46 SUB ID 01 – 18
ALICANTE AT SAN MIGUEL RANCH
PHASE 5
DOC 03 – 443051
POR LOT 1, MAP 14529
ASSESSMENT PAR NO
595–031–47 SUB ID 01 – 21
031
MOUNT MIGUEL RD
CAMINITO
MARIOLA (PRIVATE ST)
CALLECITA
BARCELONA (PRIVATE ST)
CALLECITA ESCENA (PRIVATE ST)
(PRIVATE ST)
ALICANTE CV
CALLECITA VILLENA (PRIVATE ST)
CALLE LA MARINA E
CONDOMINIUM
45
44
43
46
47

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01

SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 03
SHT 4
1" = 80'
2/28/2007 SM ℄
Drawn: 02/01/06 By: MO

BELLEZA PHASE 5
DOC 05 – 524912
POR LOT 1 – MAP 14872
ASSESSMENT PAR NO
595–031–53 SUB ID [19] – [39]

MOUNT MIGUEL RD

BELLEZA MODELS
DOC 05 – 896773 & 06–872101
POR LOT 1 – MAP 14872
ASSESSMENT PAR NO
595–031–51 SUB ID [01] – [03]

1* SALINAS DR (PRIVATE ST)
2* TIBURON DR (PRIVATE ST)

BELLEZA PHASE 9
DOC 05 – 896772 & 06–0687694
POR LOT 1 – MAP 14872
ASSESSMENT PAR NO
595–031–51 SUB ID [04] – [09]

BELLEZA PHASE 6
DOC 05 – 719327
POR LOT 1 – MAP 14872
ASSESSMENT PAR NO
595–031–53 SUB ID [01] – [18]

BELLEZA PHASE 2
DOC 05 – 061482
POR LOT 1 – MAP 14872
ASSESSMENT PAR NO
595–031–53 SUB ID [40] – [72]

BELLEZA PHASE 4
DOC 05 – 175394
POR LOT 1 – MAP 14872
ASSESSMENT PAR NO
595–031–53 SUB ID [73] – [93]

CONDOMINIUMS

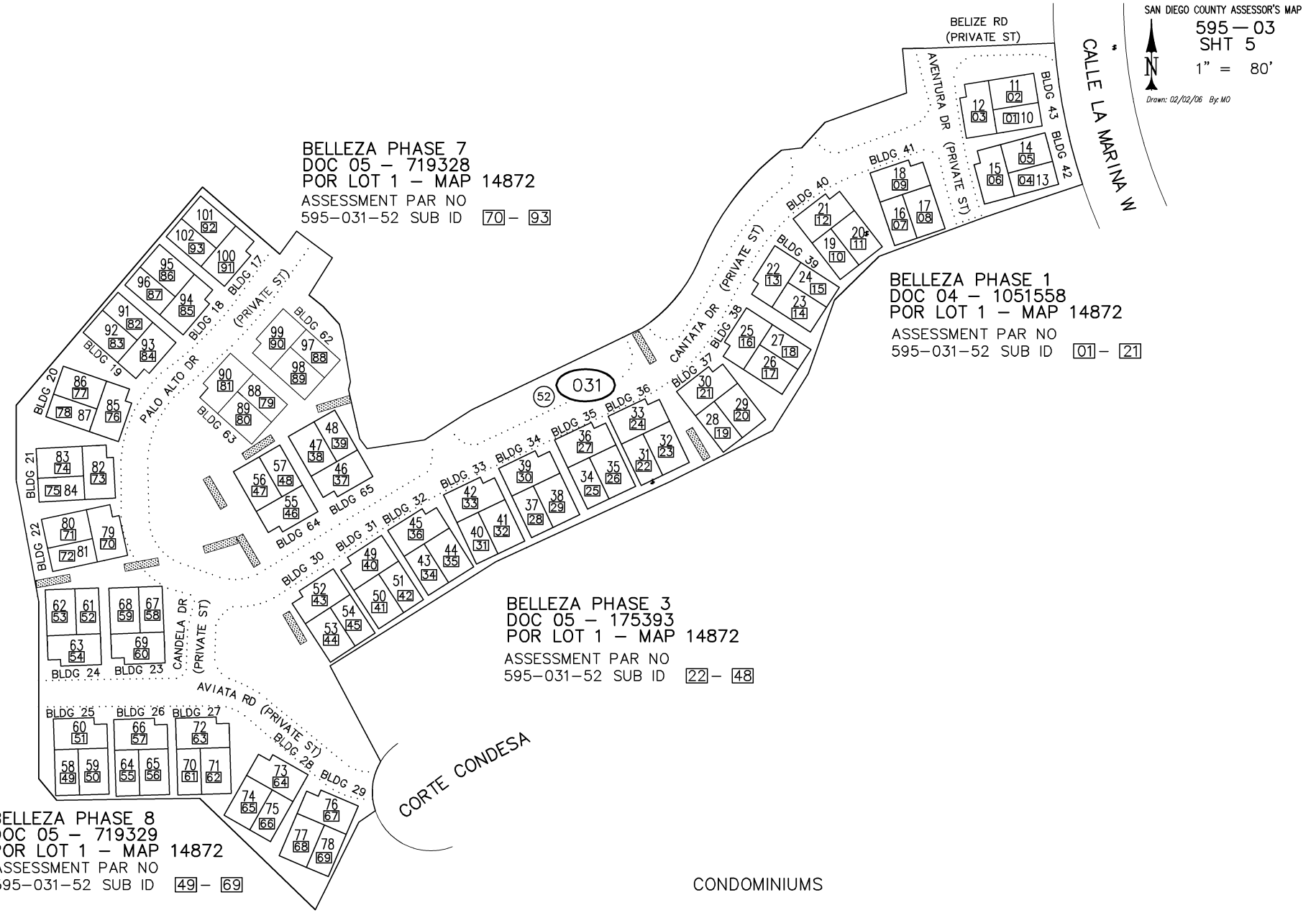
CALLE LA MARINA W



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

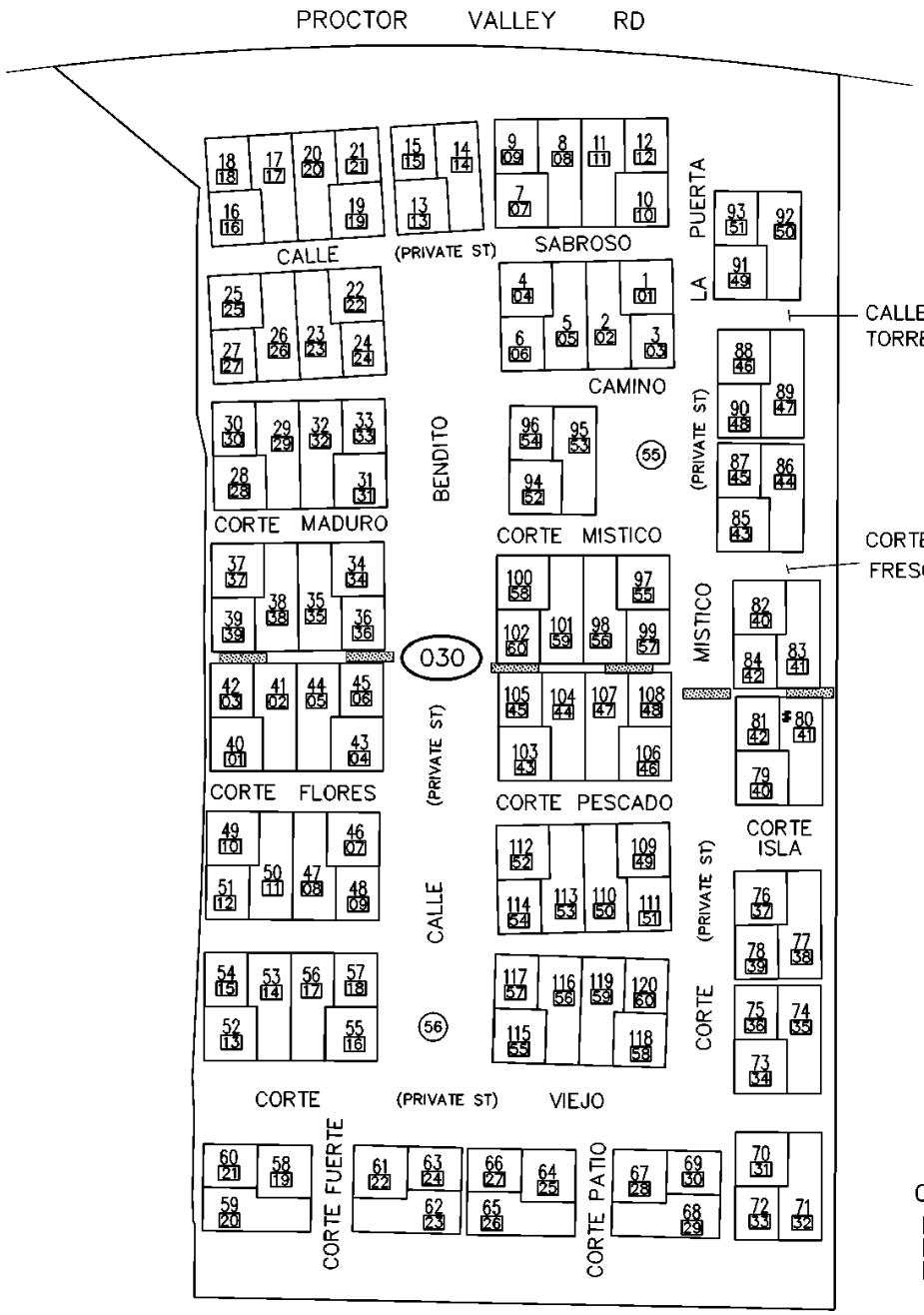
01

SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 03
SHT 5
N
1" = 80'
Drawn: 02/02/06 By: MO



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01



SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 03
SHT 6
1" = 80'

Drawn: 04/05/06 By: JGRO

09/25/09 CS ¢

ASSESSMENT PAR NO
595–030–55 SUB ID 01 – 60

ASSESSMENT PAR NO
595–030–56 SUB ID 01 – 60

CONDOMINIUM
MAR BRISA
DOC 05 – 307110 & 05–551106
LOT 1, MAP 14927

01
SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 75
SHT 1 OF 3
1'' = 100'
06/26/02 JAM
Drawn: 4/3/02 By: JGRO From: 595–031
CHANGES
BLK | PRIOR APN | NEW APN | YR | CUT NO.
750 | | 1 THRU 54 | 03 | 3
| –031–35 | 55 | 03 | 10070
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
VERACRUZ
PASEO
CORTE TROVA
PUBLIC TRAIL EASEMENT
MOUNT MIGUEL RD
PLAZA CALIMAR
PLAZA TOLUCA
CALLE LA QUINTA
750
0.84 AC
M14350
M14261
03 SHT 2
75 SHT 2
77 SHT 1
03 SHT 2
75 SHT 3
MAP 14350 – CHULA VISTA TCT 99–04 SAN MIGUEL RANCH PLANNING AREA ''H''
MAP 14261 – CHULA VISTA TCT 99–04 SAN MIGUEL RANCH PHASES 1,2 & 4 ''A'' MAP NO 1

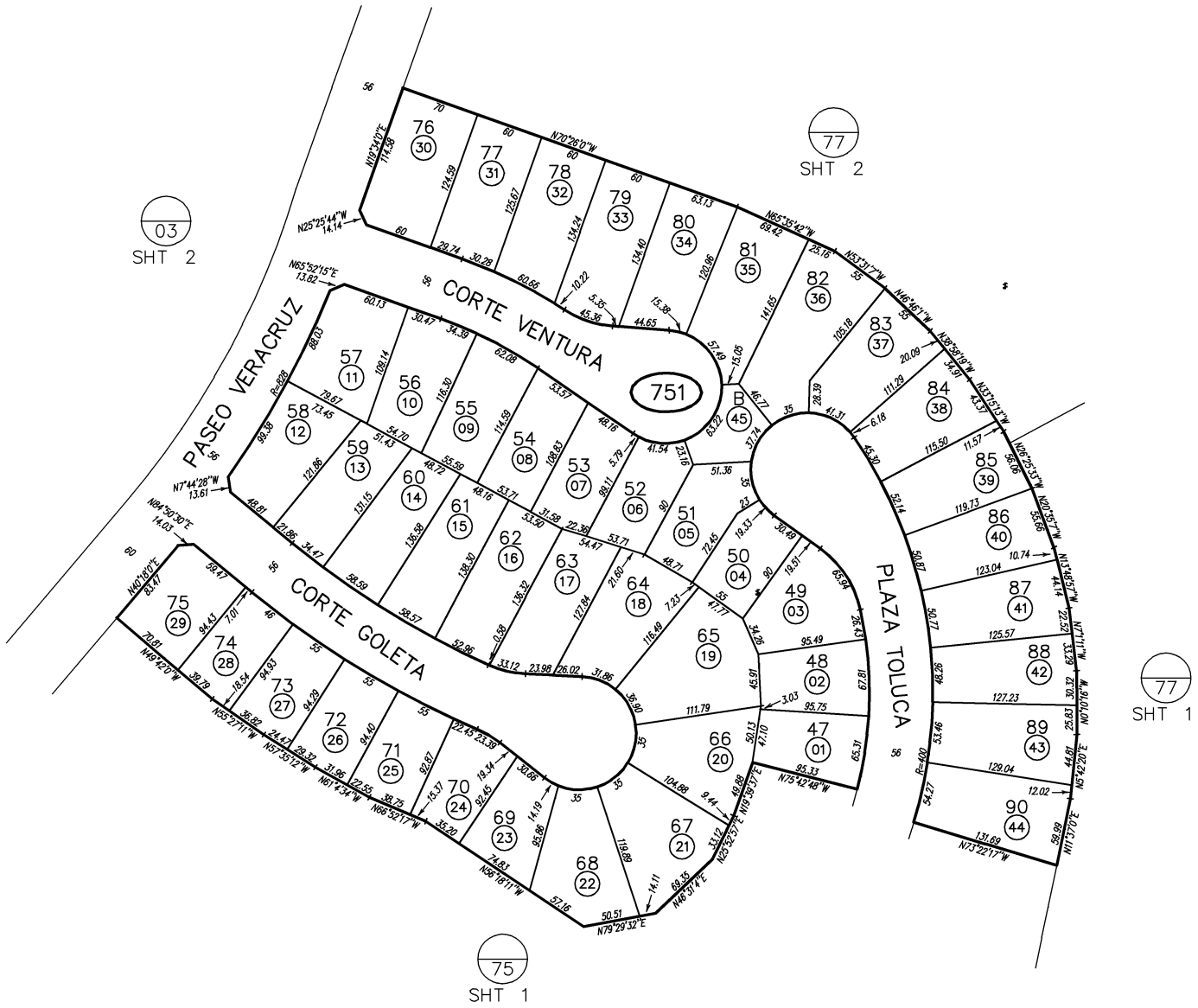
01

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 75
SHT 2 OF 3
N
1'' = 100'
06/26/02 JAM ✓
Drawn: 4/05/02 By: JGRO From: 595–031

CHANGES

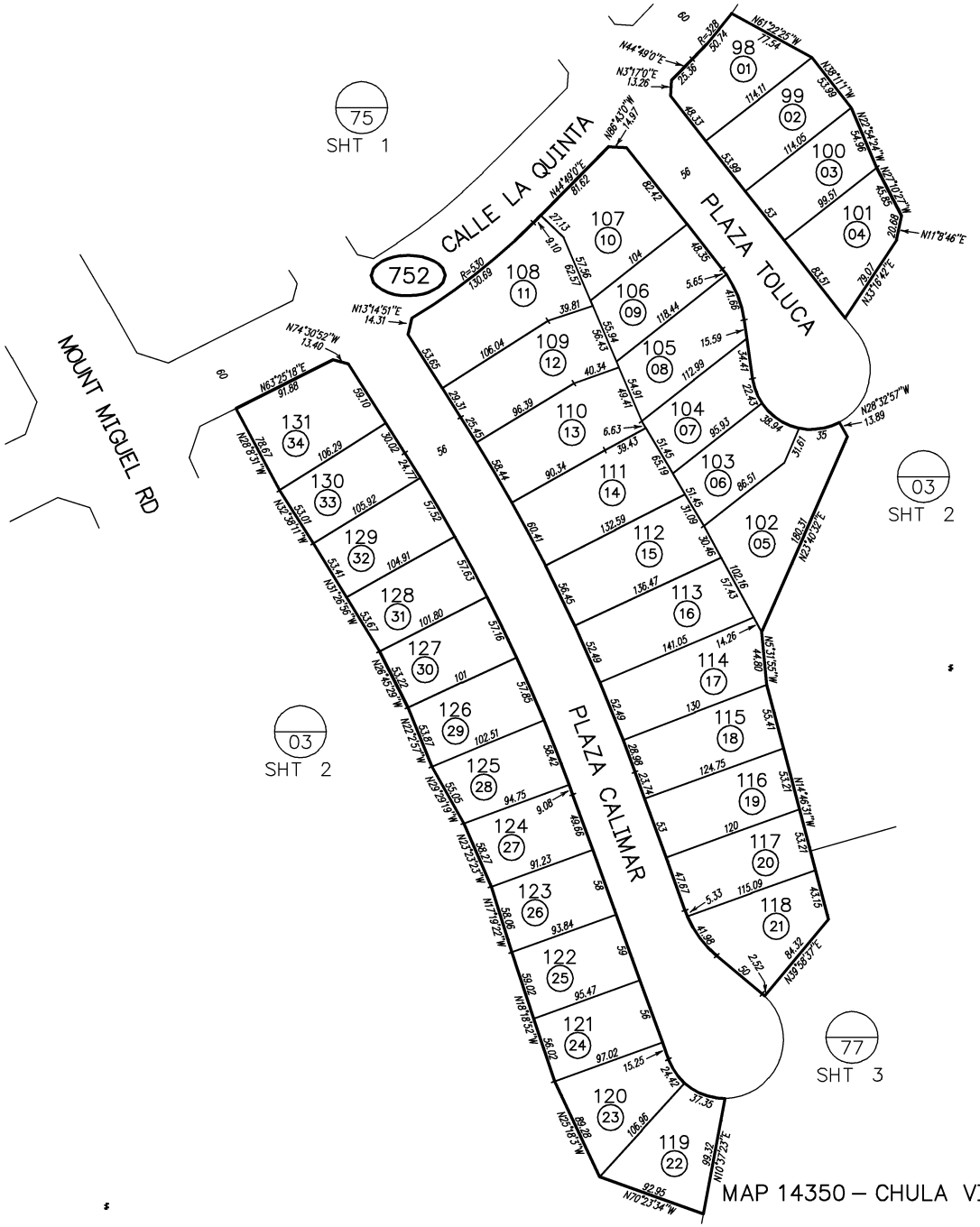
BLK	PRIOR APN	NEW APN	YR	CUT NO.
751		1 THRU 45	03	3



MAP 14350 — CHULA VISTA TCT 99–04 SAN MIGUEL RANCH PLANNING AREA ''H'

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01



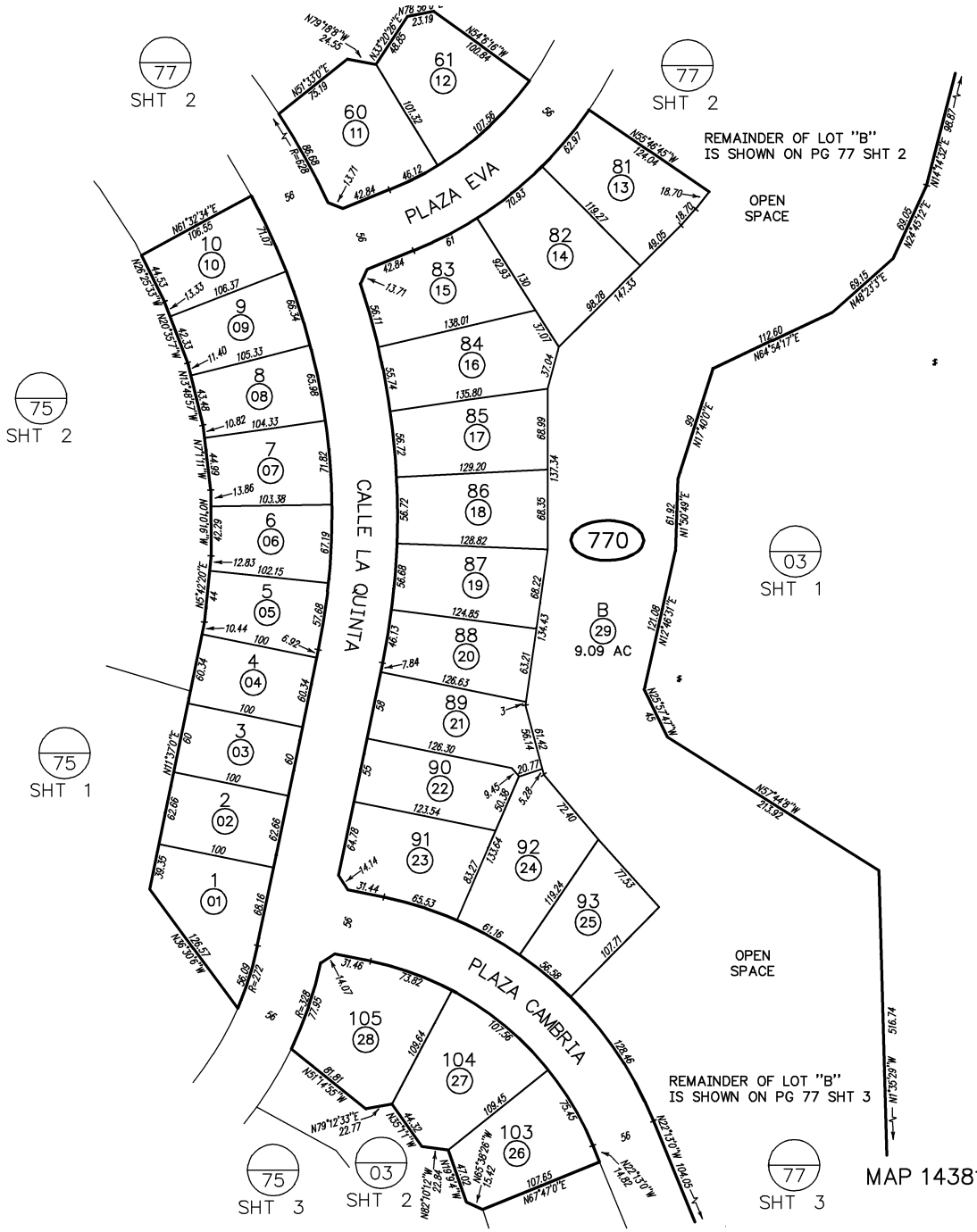
SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 75
SHT 3 OF 3
N
1'' = 100'
06/26/02 JAM √
Drawn: 4/05/02 By: JGRO From: 595–031

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
752		1 THRU 34	03	3

MAP 14350 — CHULA VISTA TCT NO 99–44 SAN MIGUEL RANCH PLANNING AREA ''H''

01



SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 77
SHT 1 OF 3
N
1'' = 100'

Drawn: 06/21/02 By: JAM From: 595–031

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
770		1 THRU 29	03	34

MAP 14381 — CHULA VISTA TCT NO 99–04
SAN MIGUEL RANCH PLANNING AREA ''I''

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



Drawn: 06/24/02 By: JAM From: 595–031

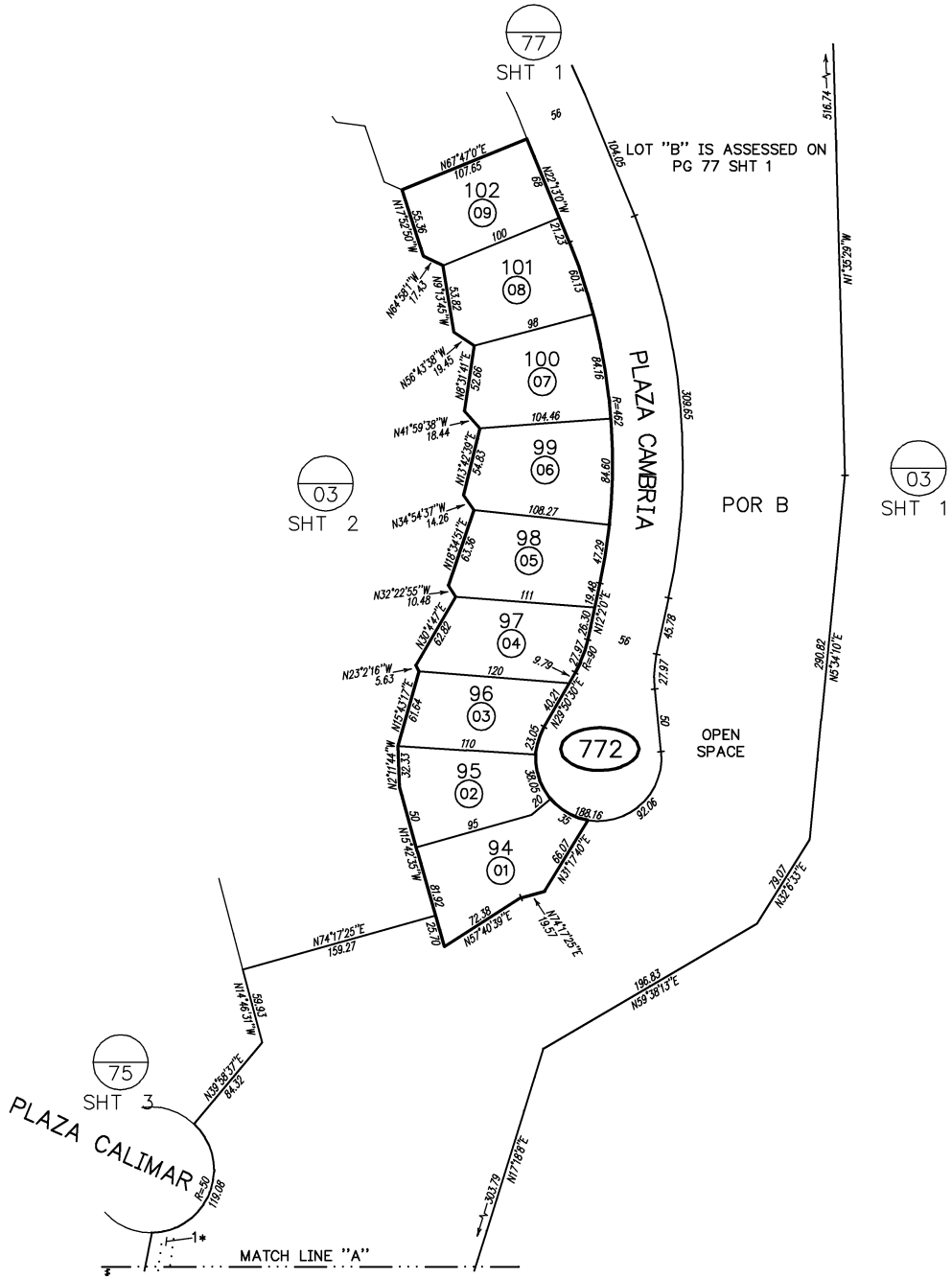
CHANGES

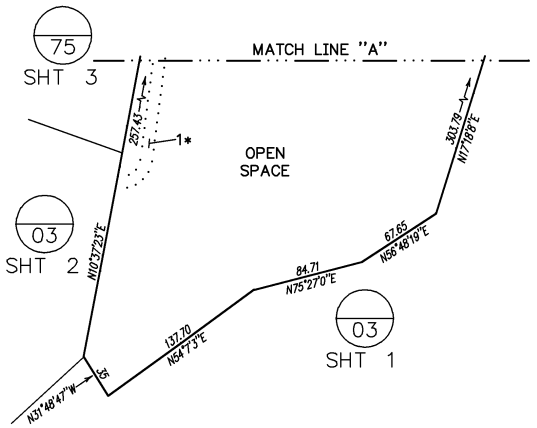
BLK	PRIOR APN	NEW APN	YR	CUT NO.
771		1 THRU 69	03	34

MAP 14381 – CHULA VISTA TCT NO 99–04 SAN MIGUEL RANCH
PLANNING AREA ''I''

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

01





SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 77
SHT 3 OF 3
N
1'' = 100'

Drawn: 06/25/02 By: JAM From: 595-031

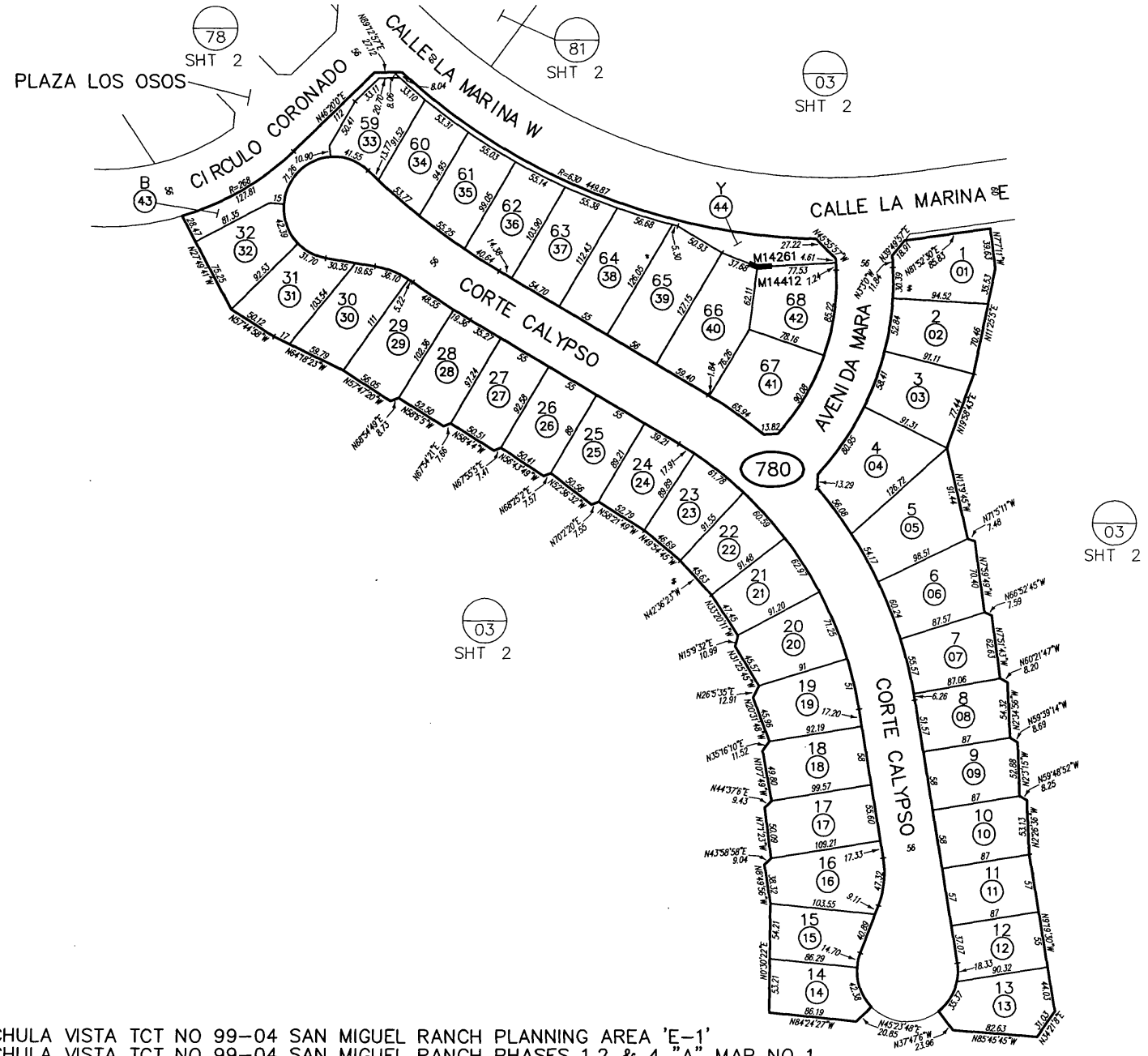
CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
772		1 THRU 9	03	34

1* PUBLIC TRAIL EASEMENT

MAP 14381 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH
PLANNING AREA "I"

01



SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 78
SHT 1 OF 2
1" = 100'
10/01/03 MGS
Drawn: 10/09/02 By: JAM From: 595-031

CHANGES

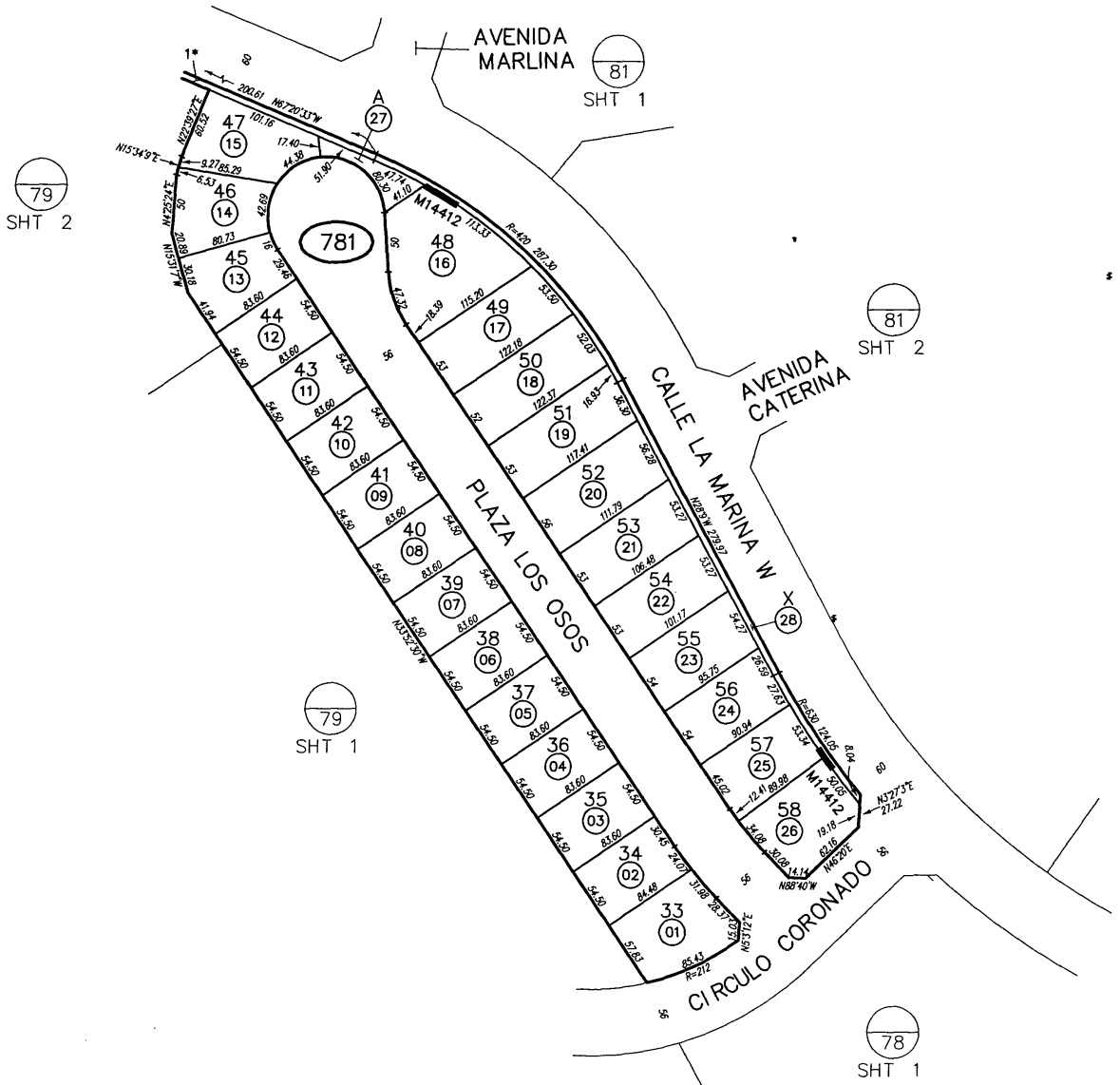
BLK	PRIOR APN	NEW APN	YR	CUT NO.
780		1 THRU 43	03	65
	-031-32	44	04	10072

MAP 14412 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA 'E-1'
MAP 14261 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASES 1,2 & 4 "A" MAP NO 1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

10/07/2003 02:52:17 PM

01



SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 78
SHT 2 OF 2
1" = 100'
10/01/03 MGS
Drawn: 10/09/02 By: JAM From: 595-031

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
781		1 THRU 27	03	65
	-031-31	28	04	10072

1* REMAINDER OF LOT X SHOWN ON PG 79 SHT 2

MAP 14412 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA 'E-1'
MAP 14261 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASES 1,2,& 4 "A" MAP NO 1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
10/07/2003 10:00:11 AM

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

06/27/2003 08:39:02 AM

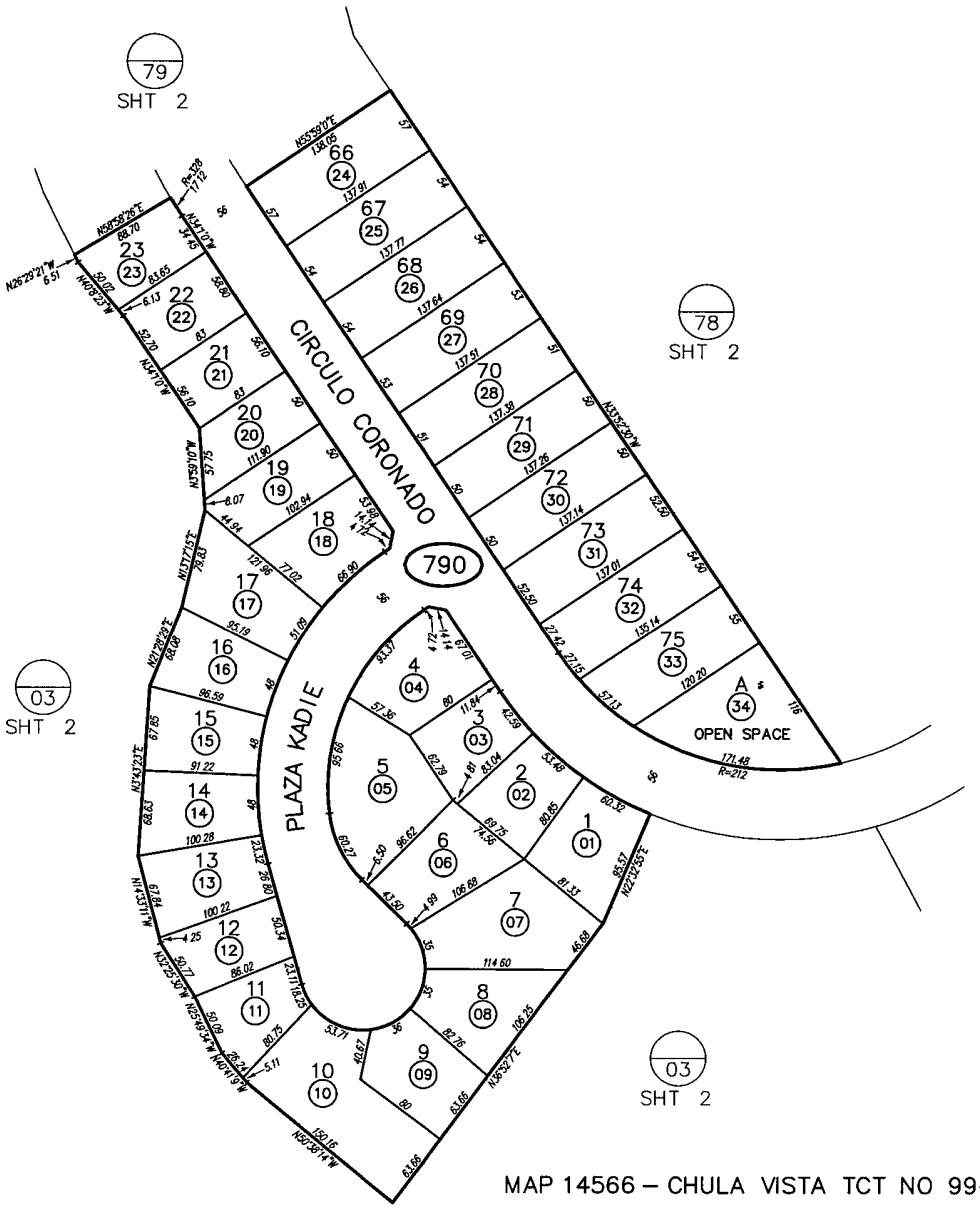
01

SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 79
SHT 1 OF 2
1" = 100'

Drawn 06/02/03 By JAM From 595-031

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
790		1 THRU 34	04	28



MAP 14566 — CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA E-2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

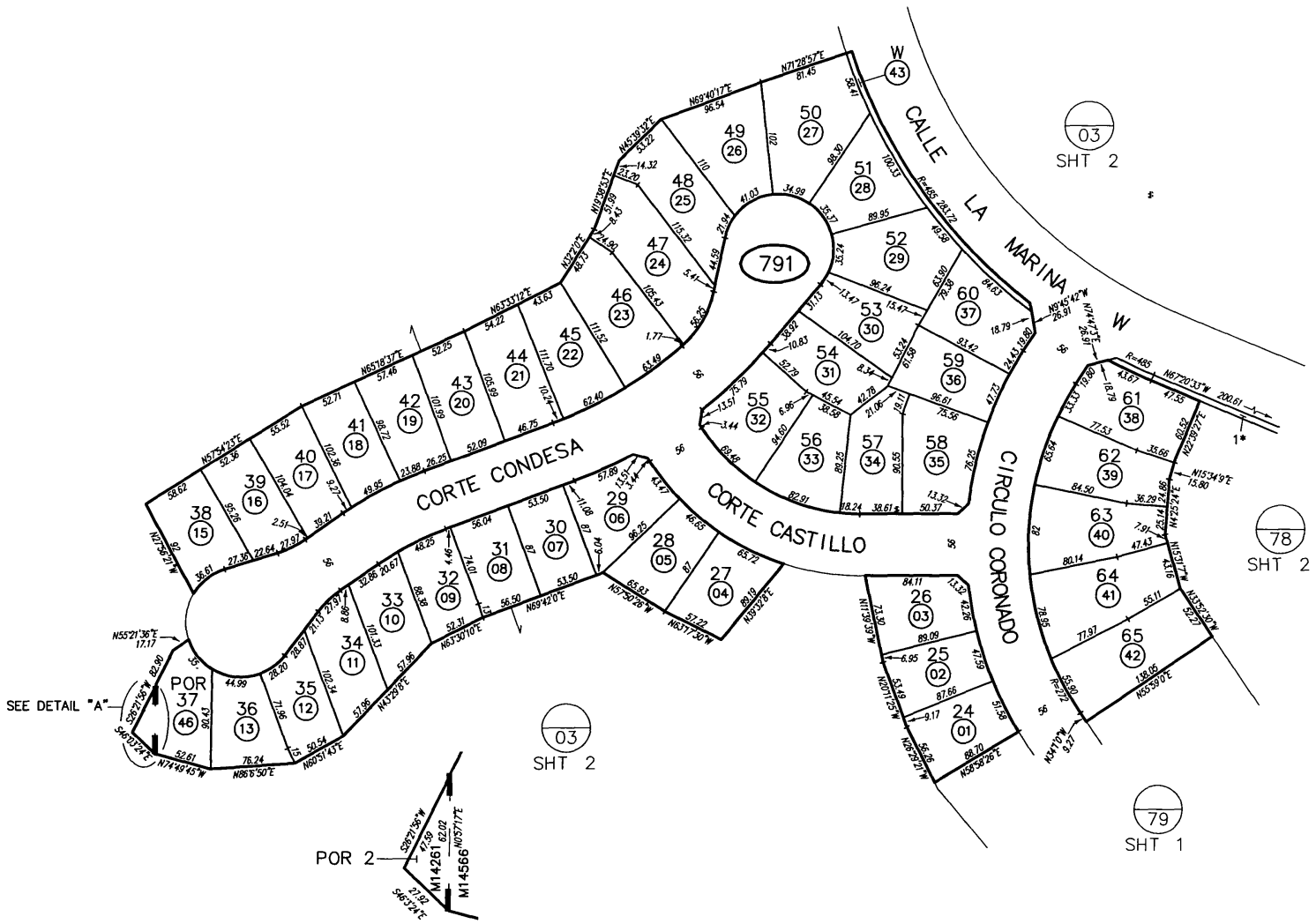
01

SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 79
SHT 2 OF 2
N
1" = 100'
12/01/2004 EK
Drawn: 06/02/03 By JAM From: 595-031

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
791		01 THRU 42	04	28
	-031-30	43	04	10072
	14 & POR -031-02	44, 45 & -031-49	05	1705
	44 & 45	46	05	1954

1* LOT X IS ASSESSED ON PG 78 SHT 2Z



DETAIL "A"
1" = 50'

MAP 14261 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASES 1,2 & 4 "A" MAP NO 1
MAP 14566 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA E-2

SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 81
SHT 1 OF 2
1" = 100'

Drawn: 8/13/03 By: MGS From: 595-031

CHANGES

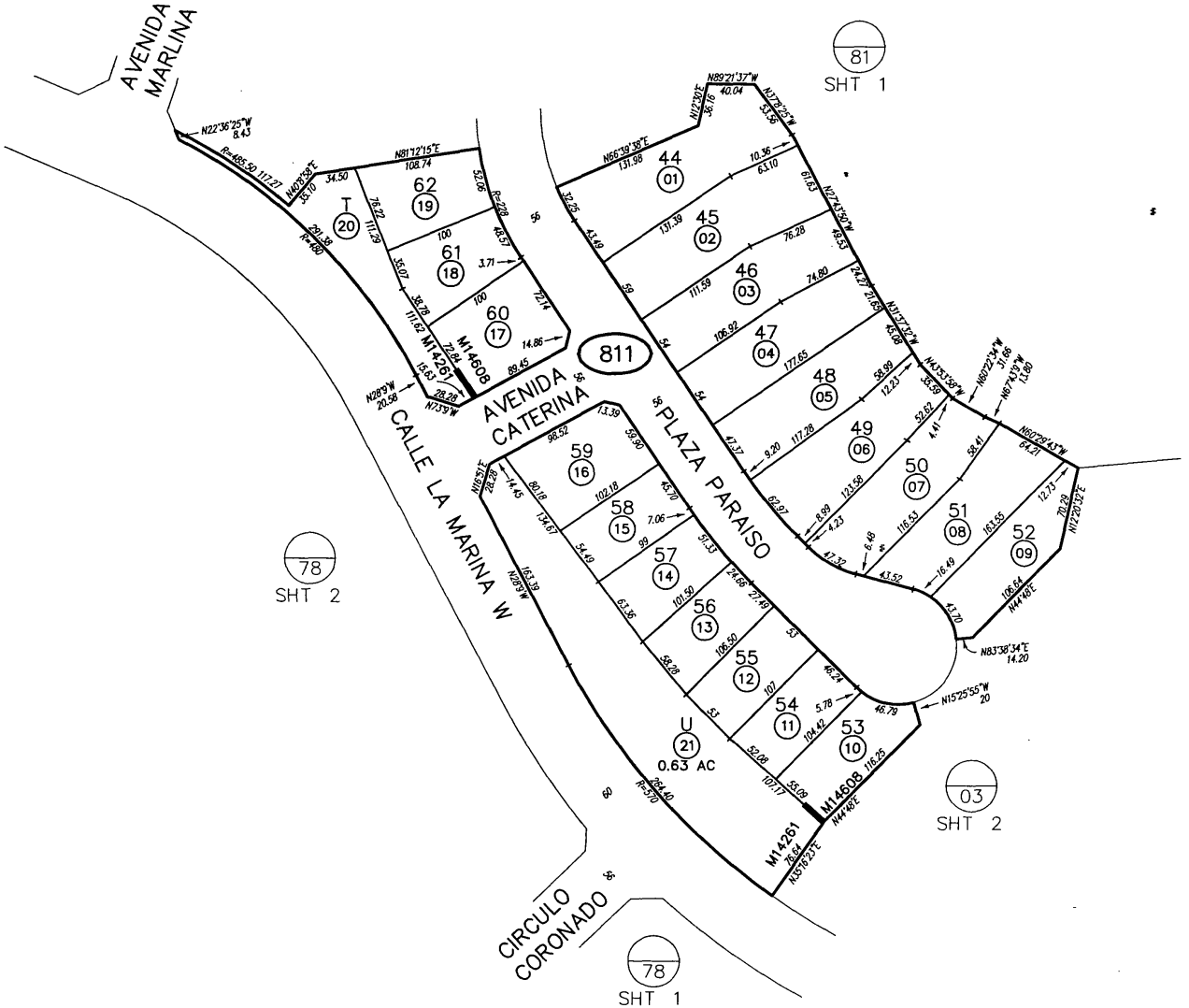
BLK	PRIOR APN	NEW APN	YR	CUT NO.
810		1 THRU 52	04	70
	-031-39	53	04	10072

MAP 14608 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "G"
MAP 14261 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASES 1,2 & 4 "A" MAP NO 1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

10/07/2003 02:31:19 PM

01



SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 81
SHT 2 OF 2
1" = 100'

Drawn: 8/13/03 By: MGS From: 595-031

CHANGES

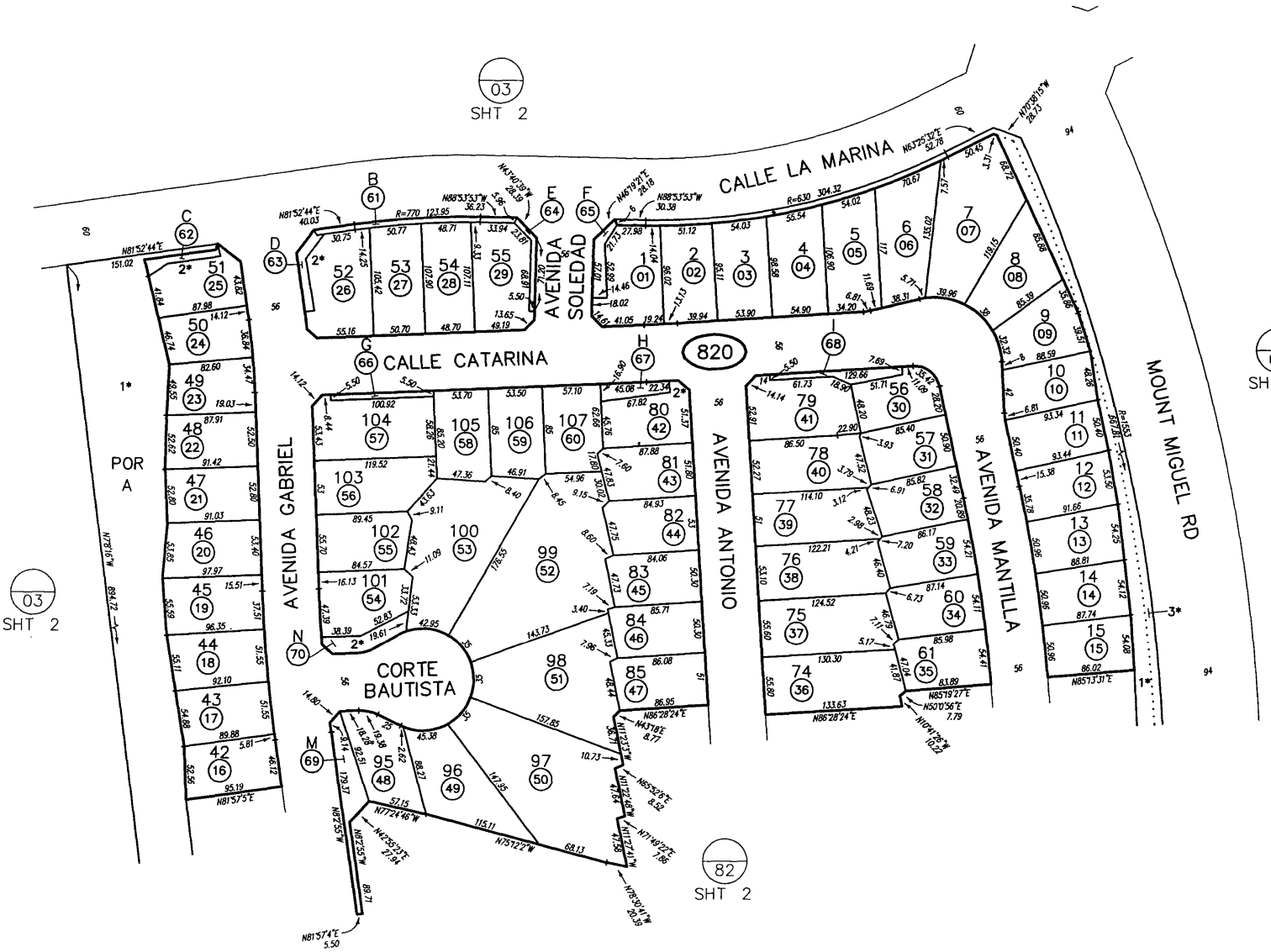
BLK	PRIOR APN	NEW APN	YR	CUT NO.
811		1 THRU 19	04	70
	-031-27 & 28	20 & 21	04	10072

MAP 14608 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PLANNING AREA "G"
MAP 14261 – CHULA VISTA TCT NO 99-04 SAN MIGUEL RANCH PHASES 1,2 & 4 "A" MAP NO 1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

10/07/2003 09:30:55 AM

01



SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 82
SHT 1 OF 2
1" = 100'

Drawn: 8/19/03 By: MGS From: 595-031

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
820		1 THRU 70	04	71

1* LOT A IS ASSESSED ON PG 82 SHT 2

2* SEE RECORD MAP FOR BRG & DIST

3* PUBLIC TRAIL EASEMENT

MAP 14609 – CHULA VISTA TCT NO 02-08 SAN MIGUEL RANCH LOT 5

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

10/07/2003 01:22:11 PM

01

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10/07/2003 01:44:35 PM

SAN DIEGO COUNTY ASSESSOR'S MAP
595 – 82
SHT 2 OF 2
1" = 100'

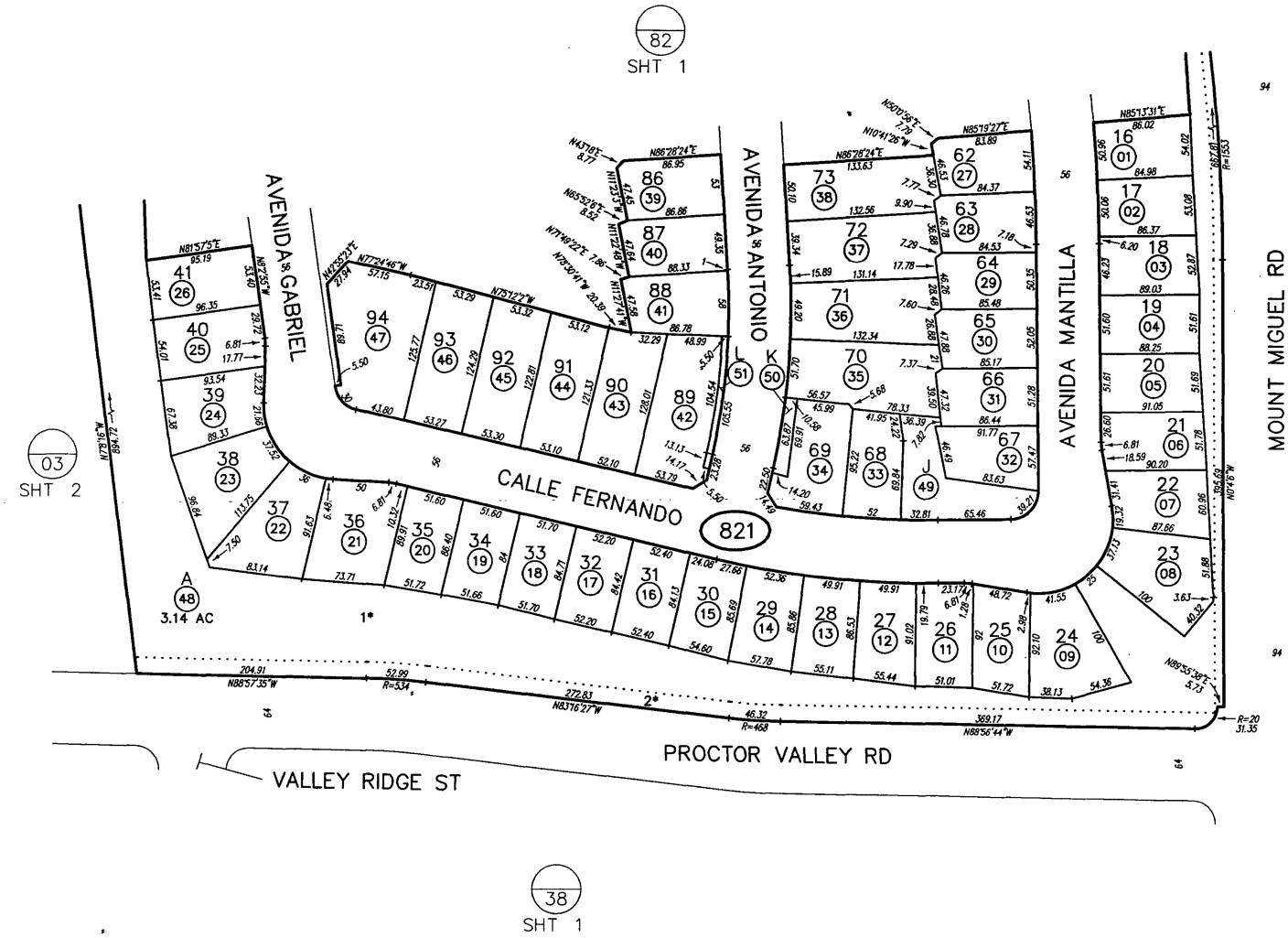
Drawn: 8/20/03 By: MGS From: 595-031

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
821		1 THRU 51	04	71

1* REMAINDER OF LOT A SHOWN ON PG 82 SHT 1

2* PUBLIC TRAIL EASEMENT



MAP 14609 – CHULA VISTA TCT NO 02-08 SAN MIGUEL RANCH LOT 5

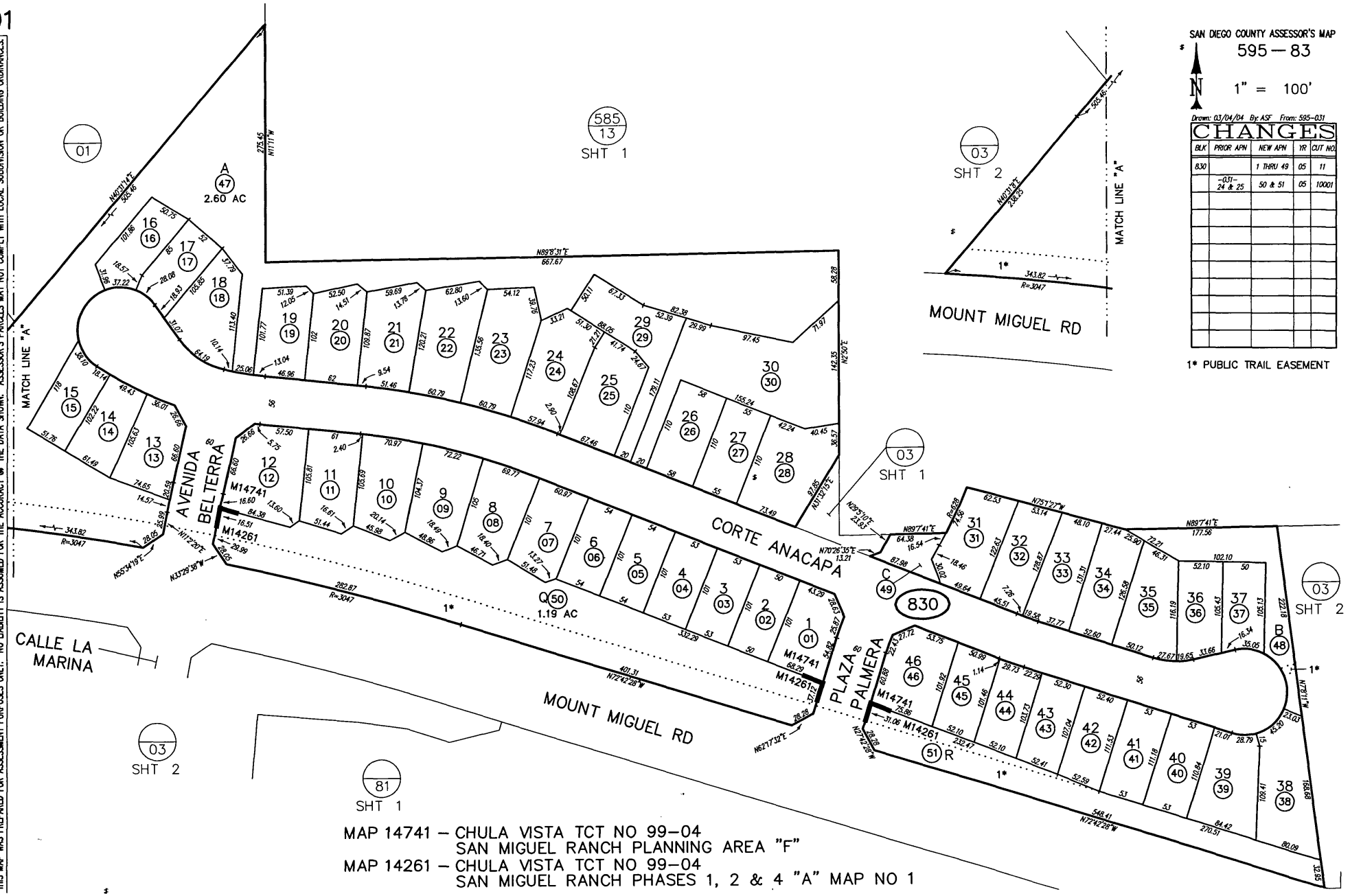

01
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
06/21/2004 08:40:57 AM
SAN DIEGO COUNTY ASSESSOR'S MAP
595 — 83
1" = 100'
Drawn: 03/04/04 By: ASF From: 595-031
CHANGES
BLK | PRIOR APN | NEW APN | YR | CUT NO.
830 | | 1 THRU 49 | 05 | 11
| -031- 24 & 25 | 50 & 51 | 05 | 10001
1* PUBLIC TRAIL EASEMENT
MATCH LINE "A"
MATCH LINE "A"
585 / 13 SHT 1
01
03 SHT 2
03 SHT 1
03 SHT 2
81 SHT 1
A 47 2.60 AC
Q 50 1.19 AC
C 49
B 48
R 51
830
M14741
M14261
AVENIDA BELTERRA
CORTE ANACAPA
PLAZA PALMERA
CALLE LA MARINA
MOUNT MIGUEL RD
MOUNT MIGUEL RD
MAP 14741 — CHULA VISTA TCT NO 99-04
SAN MIGUEL RANCH PLANNING AREA "F"
MAP 14261 — CHULA VISTA TCT NO 99-04
SAN MIGUEL RANCH PHASES 1, 2 & 4 "A" MAP NO 1

Exhibit D

Allocated

Debt Service Schedule

Chula Vista Elementary School District
CFD No. 13
Allocated Debt Service Schedule

Period	2013 Refunding Certificates of Participation 2014 Refunding Certificates of Participation 2021 Refunding Certificates of Participation		
	Principal	Interest	Total Debt Service
9/1/2025	$728,359.15	$183,771.58	$912,130.73
9/1/2026	765,674.59	151,353.62	917,028.21
9/1/2027	737,381.60	123,620.04	861,001.64
9/1/2028	676,624.16	98,305.14	774,929.30
9/1/2029	557,028.24	73,969.07	630,997.31
9/1/2030	358,767.71	53,731.87	412,499.58
9/1/2031	340,000.00	39,900.00	379,900.00
9/1/2032	220,000.00	26,600.00	246,600.00
9/1/2033	160,000.00	17,800.00	177,800.00
9/1/2034	120,000.00	11,400.00	131,400.00
9/1/2035	95,000.00	6,600.00	101,600.00
9/1/2036	70,000.00	2,800.00	72,800.00
Total	**$4,828,835.45**	**$789,851.32**	**$5,618,686.77**

Exhibit E

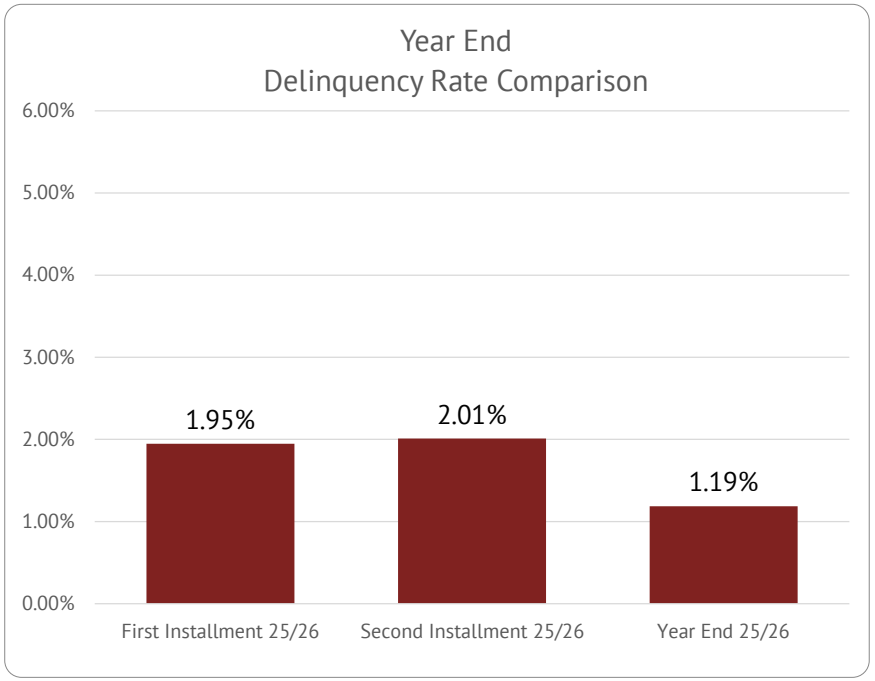
Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report
Year End Report for Fiscal Year 2025/2026
Chula Vista Elementary School District Community Facilities District No. 13

Summary

Year End

Total Taxes Due June 30, 2026	**$1,075,686.54**
Amount Paid	**$1,062,918.24**
Amount Remaining to be Collected	**$12,768.30**
Number of Parcels Delinquent	**20**
Delinquency Rate	**1.19%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**Yes**
Foreclosure Determination Date	**October 1st**
Foreclosure Commencement Date	**October 1st**

Foreclosure Qualification

Individual Parcel Delinquency	**$5,000**
Individual Owner Multiple Parcels Delinquency	**N/A**
Individual Parcels Semi-Annual Installments	**N/A**
Aggregate Delinquency Rate	**5.00%**

Parcels Qualifying for Foreclosure

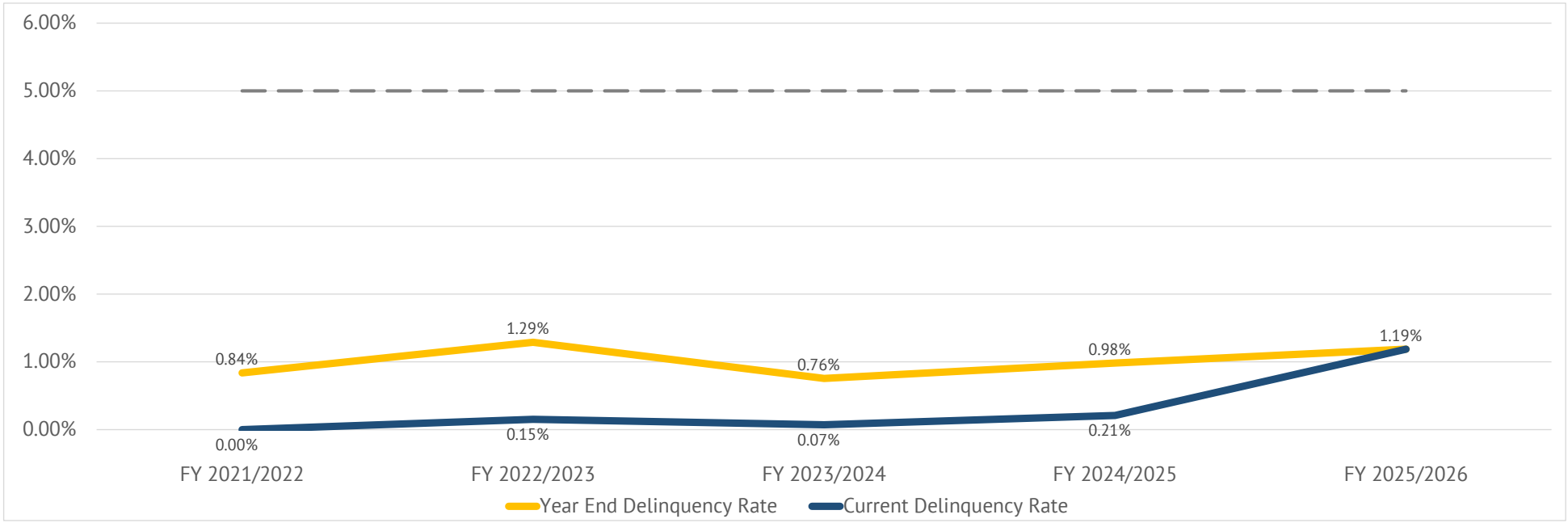
Parcels Exceeding Individual Foreclosure Threshold	**0**
Parcels Exceeding CFD Aggregate	**0**

Under the pooled-bonding program that the District operates, in any particular CFD for which the special taxes levied and collected exceeds the proportionate share of debt that has been allocated to the CFD, no foreclosure action is required. However, for properties that are delinquent in an amount that exceeds $5,000, the District will commence foreclosure proceeding by October 1st of the fiscal year following the year in which the unpaid Mello-Roos taxes exceeds $5,000.

Fixed Charge Special Assessment Delinquency Report
Year End Report for Fiscal Year 2025/2026
Chula Vista Elementary School District Community Facilities District No. 13

Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$993,771.70	14	$985,449.35	$8,322.35	0.84%	$0.00	0.00%
2022/2023	1,013,647.54	16	1,000,581.16	13,066.38	1.29%	1,528.75	0.15%
2023/2024	1,033,921.78	12	1,026,108.65	7,813.13	0.76%	742.58	0.07%
2024/2025	1,054,600.90	13	1,044,231.78	10,369.12	0.98%	2,206.96	0.21%
2025/2026	1,075,686.54	20	1,062,918.24	12,768.30	1.19%	12,768.30	1.19%



Fixed Charge Special Assessment Delinquency Report
Year End Report for Fiscal Year 2025/2026
Chula Vista Elementary School District Community Facilities District No. 13

Individual Parcel Detail

Assessor's Parcel Number	Owner	Mailing Address	Roll Year	Total Special Tax	Paid Special Tax	Delinquent Special Tax
585-190-09-00	Abril Gerardo W A & Espinoza Martha U	1931 Corte Cantante, Chula Vista CA 91914	2025	$1,279.20	$0.00	$1,279.20
585-191-54-00	1824 Plaza Arbolitos L L C	7486 LA Jolla Blvd, LA Jolla CA 92037	2022	$1,359.98	$0.00	$1,359.98
			2024	$1,414.92	$0.00	$1,414.92
			2025	$1,443.20	$0.00	$1,443.20
						$4,218.10
585-210-25-00	Mishra Vikash & Trejo Stephanie	1875 Camino Mojave, Chula Vista CA 91914	2025	$1,638.00	$0.00	$1,638.00
585-211-43-00	Rodriguez Hernandez Living Trust 12-19-19	2004 Plaza Acapulco, Chula Vista CA 91914	2025	$1,841.28	$920.64	$920.64
595-031-43-20	Lopez Inter Vivos Trust 02-12-02	2821 Gate One Pl, Chula Vista CA 91914	2025	$488.88	$0.00	$488.88
595-031-46-13	Todeschi Edgar A & Georgina	1911 S 37th Dr, Yuma AZ 85364	2025	$422.18	$211.09	$211.09
595-031-52-34	Lanz Edward I	2116 Cantata Dr #43, Chula Vista CA 91914	2025	$415.90	$207.95	$207.95
595-031-52-70	Hernandez Norma C	416 W San Ysidro Blvd #L, San Ysidro CA 92173	2022	$337.54	$168.77	$168.77
			2023	$344.30	$0.00	$344.30
			2024	$351.18	$0.00	$351.18
			2025	$358.20	$179.10	$179.10
						$1,043.35
595-031-53-24	Desanchez Cecilia E	3629 Bonita Ranch CT, Bonita CA 91902	2025	$354.72	$0.00	$354.72
595-031-53-29	Pizzo Santino 2009 Trust Pizzo Philip 1999 Trust	2322 Proctor Valley Rd #101, Chula Vista CA 91914	2025	$458.70	$0.00	$458.70
595-750-13-00	Kinchen Demont & Melanie S	346 Corte Trova, Chula Vista CA 91914	2025	$764.48	$382.24	$382.24
595-752-21-00	Gil Violeta R A	461 Plaza Calimar, Chula Vista CA 91914	2025	$764.48	$382.24	$382.24
595-770-28-00	Marcos James Marcos Jazlyn	402 Plaza Cambria, Chula Vista CA 91914	2025	$1,168.12	$584.06	$584.06
595-771-05-00	Perez Victor M & Moreno Martha S	330 Calle LA Quinta, Chula Vista CA 91914	2025	$1,037.86	$0.00	$1,037.86
595-771-06-00	Hernandez Jose A	324 Calle LA Quinta, Chula Vista CA 91914	2025	$948.20	$474.10	$474.10
595-810-05-00	Inzunza Manuel B & Bisbardis Iris N L	374 E H St #A19, Chula Vista CA 91910	2024	$881.72	$440.86	$440.86
			2025	$899.34	$0.00	$899.34
						$1,340.20

Fixed Charge Special Assessment Delinquency Report
Year End Report for Fiscal Year 2025/2026
Chula Vista Elementary School District Community Facilities District No. 13

Individual Parcel Detail

Assessor's Parcel Number	Owner	Mailing Address	Roll Year	Total Special Tax	Paid Special Tax	Delinquent Special Tax
595-810-48-00	Eastlake Properties L L C	4791 Rancho Del Mar Trl, San Diego CA 92130	2025	$828.74	$414.37	$414.37
595-811-15-00	Huynh Louis Luan Huynh Andy Thien & Pham Cindy H	350 Plaza Paraiso, Chula Vista CA 91914	2023	$796.56	$398.28	$398.28
595-820-33-00	Eastlake Properties L L C	4791 Rancho Del Mar Trl, San Diego CA 92130	2025	$685.52	$342.76	$342.76
595-821-31-00	Dibelka Charlene F W 2011 Trust	470 Avenida Mantilla, Chula Vista CA 91914	2025	$655.48	$0.00	$655.48
595-830-37-00	Eastlake Properties LLC	4791 Rancho Del Mar Trl, San Diego CA 92130	2025	$828.74	$414.37	$414.37

Exhibit F

Annual Special Tax Roll for Fiscal Year 2026/2027

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-180-06-00	$0.00
585-180-07-00	$0.00
585-180-08-00	$0.00
585-180-09-00	$0.00
585-180-10-00	$0.00
585-180-14-00	$0.00
585-180-15-00	$0.00
585-180-16-00	$0.00
585-180-17-00	$0.00
585-180-18-00	$0.00
585-180-20-00	$0.00
585-180-21-00	$0.00
585-180-22-00	$0.00
585-180-23-00	$0.00
585-180-24-00	$0.00
585-190-01-00	$994.28
585-190-02-00	$1,084.06
585-190-03-00	$1,160.16
585-190-04-00	$1,304.78
585-190-05-00	$894.04
585-190-06-00	$1,121.94
585-190-07-00	$994.28
585-190-08-00	$894.04
585-190-09-00	$1,304.78
585-190-10-00	$1,160.16
585-190-11-00	$1,304.78
585-190-12-00	$1,304.78
585-190-13-00	$1,084.06
585-190-14-00	$1,160.16
585-190-15-00	$994.28
585-190-16-00	$894.04
585-190-17-00	$1,188.64
585-190-18-00	$1,188.64
585-190-19-00	$1,188.64
585-190-20-00	$894.04
585-190-21-00	$1,137.20
585-190-22-00	$1,368.74
585-190-23-00	$1,217.02
585-190-24-00	$1,368.74
585-190-25-00	$1,084.06
585-190-26-00	$1,263.70

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-190-27-00	$1,200.44
585-190-28-00	$1,086.50
585-190-29-00	$1,188.64
585-190-30-00	$891.38
585-190-31-00	$1,188.64
585-190-32-00	$1,121.94
585-190-33-00	$1,188.64
585-190-34-00	$894.04
585-190-35-00	$894.04
585-190-36-00	$1,121.94
585-190-37-00	$894.04
585-190-38-00	$1,121.94
585-190-39-00	$1,200.44
585-190-40-00	$1,024.00
585-190-41-00	$1,273.24
585-190-44-00	$1,010.14
585-190-45-00	$1,200.44
585-190-46-00	$1,200.44
585-190-47-00	$1,273.24
585-190-48-00	$1,024.00
585-190-49-00	$1,273.24
585-190-50-00	$1,024.00
585-190-51-00	$1,200.44
585-190-52-00	$1,273.24
585-190-53-00	$1,200.44
585-190-54-00	$1,024.00
585-190-55-00	$1,273.24
585-190-56-00	$1,200.44
585-190-57-00	$1,024.00
585-190-58-00	$1,273.24
585-190-59-00	$1,200.44
585-190-60-00	$1,273.24
585-190-61-00	$1,200.44
585-190-63-00	$1,010.14
585-190-64-00	$1,256.00
585-190-65-00	$1,184.20
585-190-66-00	$1,200.44
585-190-67-00	$1,024.00
585-190-68-00	$1,273.24
585-190-69-00	$1,200.44
585-190-70-00	$1,273.24

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-190-71-00	$1,024.00
585-190-72-00	$1,184.20
585-190-73-00	$1,256.00
585-190-74-00	$1,184.20
585-190-75-00	$1,010.14
585-190-78-00	$1,184.20
585-190-79-00	$1,010.14
585-190-80-00	$1,184.20
585-190-81-00	$1,256.00
585-190-82-00	$1,256.00
585-190-83-00	$1,330.62
585-190-84-00	$1,403.28
585-190-85-00	$1,500.38
585-190-87-00	$1,184.20
585-190-88-00	$1,256.00
585-190-89-00	$1,184.20
585-190-90-00	$1,256.00
585-190-91-00	$1,256.00
585-190-92-00	$1,010.14
585-191-01-00	$894.04
585-191-02-00	$994.28
585-191-03-00	$1,019.80
585-191-04-00	$1,188.64
585-191-05-00	$1,121.94
585-191-10-00	$1,086.50
585-191-11-00	$1,188.64
585-191-12-00	$1,019.80
585-191-13-00	$1,263.70
585-191-14-00	$1,121.94
585-191-15-00	$1,188.64
585-191-16-00	$1,121.94
585-191-17-00	$1,188.64
585-191-18-00	$891.38
585-191-19-00	$1,121.94
585-191-20-00	$891.38
585-191-21-00	$1,019.80
585-191-22-00	$1,188.64
585-191-23-00	$1,019.80
585-191-24-00	$1,121.94
585-191-25-00	$1,086.50
585-191-26-00	$891.38

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-191-27-00	$1,263.70
585-191-28-00	$891.38
585-191-29-00	$1,019.80
585-191-30-00	$1,188.64
585-191-31-00	$1,121.94
585-191-32-00	$891.38
585-191-33-00	$0.00
585-191-34-00	$0.00
585-191-35-00	$1,256.00
585-191-36-00	$1,184.20
585-191-37-00	$1,256.00
585-191-38-00	$1,472.06
585-191-39-00	$1,395.84
585-191-40-00	$1,576.82
585-191-41-00	$1,395.84
585-191-42-00	$1,503.14
585-191-43-00	$1,403.28
585-191-44-00	$1,500.38
585-191-45-00	$1,330.62
585-191-46-00	$1,403.28
585-191-47-00	$1,403.28
585-191-48-00	$1,330.62
585-191-49-00	$1,472.06
585-191-50-00	$1,576.82
585-191-51-00	$1,395.84
585-191-52-00	$1,576.82
585-191-53-00	$1,395.84
585-191-54-00	$1,472.06
585-191-55-00	$1,395.84
585-191-57-00	$1,256.00
585-191-58-00	$1,184.20
585-191-59-00	$1,256.00
585-191-60-00	$1,010.14
585-191-62-00	$894.04
585-191-63-00	$1,121.94
585-191-64-00	$1,188.64
585-191-65-00	$1,121.94
585-200-01-00	$1,251.42
585-200-02-00	$1,117.10
585-200-03-00	$1,376.42
585-200-04-00	$1,384.90

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-200-05-00	$1,171.88
585-200-06-00	$1,257.84
585-200-07-00	$1,443.88
585-200-08-00	$1,257.84
585-200-09-00	$1,312.76
585-200-10-00	$1,443.88
585-200-11-00	$1,171.88
585-200-12-00	$1,376.70
585-200-13-00	$1,171.88
585-200-14-00	$1,443.88
585-200-15-00	$1,257.84
585-200-16-00	$1,376.70
585-200-17-00	$1,312.76
585-200-18-00	$1,131.42
585-200-19-00	$1,312.76
585-200-20-00	$1,376.70
585-200-21-00	$1,312.76
585-200-22-00	$1,131.42
585-200-23-00	$1,312.76
585-200-24-00	$1,257.84
585-200-25-00	$1,131.42
585-200-26-00	$1,312.76
585-200-27-00	$1,376.70
585-200-28-00	$1,312.76
585-200-29-00	$1,443.88
585-200-30-00	$1,171.88
585-200-31-00	$1,376.70
585-200-32-00	$1,384.90
585-200-33-00	$1,452.34
585-200-34-00	$1,236.26
585-200-35-00	$1,452.34
585-200-36-00	$1,521.70
585-200-37-00	$1,236.26
585-200-38-00	$1,452.34
585-200-39-00	$1,236.26
585-200-40-00	$1,384.90
585-200-41-00	$0.00
585-201-01-00	$1,236.26
585-201-02-00	$1,452.34
585-201-03-00	$1,432.68
585-201-04-00	$1,366.14

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-201-05-00	$1,366.14
585-201-06-00	$1,214.76
585-201-07-00	$1,496.74
585-201-08-00	$1,214.76
585-201-09-00	$1,360.80
585-201-10-00	$1,496.74
585-201-11-00	$1,496.74
585-201-12-00	$1,214.76
585-201-13-00	$1,502.60
585-201-14-00	$1,366.14
585-201-15-00	$1,219.52
585-201-16-00	$1,366.14
585-201-17-00	$1,432.68
585-201-18-00	$1,219.52
585-201-19-00	$1,236.26
585-201-20-00	$1,245.10
585-201-21-00	$1,502.60
585-201-22-00	$1,452.34
585-201-23-00	$1,236.26
585-201-24-00	$1,384.90
585-201-25-00	$1,326.96
585-201-26-00	$1,452.34
585-201-27-00	$1,236.26
585-201-28-00	$1,384.90
585-201-29-00	$1,521.70
585-210-01-00	$1,981.32
585-210-02-00	$1,762.56
585-210-03-00	$1,715.96
585-210-04-00	$1,313.40
585-210-05-00	$1,790.34
585-210-06-00	$1,313.40
585-210-07-00	$1,790.34
585-210-08-00	$1,592.68
585-210-09-00	$1,592.68
585-210-10-00	$1,626.16
585-210-11-00	$1,715.96
585-210-12-00	$1,592.68
585-210-13-00	$1,313.40
585-210-14-00	$1,981.32
585-210-15-00	$1,790.34
585-210-16-00	$1,592.68

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-210-17-00	$1,313.40
585-210-18-00	$1,762.56
585-210-19-00	$1,313.40
585-210-20-00	$1,592.68
585-210-21-00	$1,377.78
585-210-22-00	$1,878.10
585-210-23-00	$1,377.78
585-210-24-00	$1,670.76
585-210-25-00	$1,670.76
585-210-26-00	$0.00
585-210-27-00	$1,878.10
585-210-28-00	$1,377.78
585-210-29-00	$1,981.32
585-210-30-00	$1,762.56
585-210-31-00	$1,453.50
585-211-01-00	$1,670.76
585-211-02-00	$1,878.10
585-211-03-00	$0.00
585-211-04-00	$1,670.76
585-211-05-00	$1,800.08
585-211-06-00	$1,738.70
585-211-07-00	$1,873.28
585-211-08-00	$1,433.82
585-211-09-00	$1,873.28
585-211-10-00	$1,762.56
585-211-11-00	$1,453.50
585-211-12-00	$1,762.56
585-211-13-00	$1,981.32
585-211-14-00	$1,453.50
585-211-16-00	$1,453.50
585-211-17-00	$1,981.32
585-211-18-00	$1,762.56
585-211-19-00	$1,981.32
585-211-20-00	$1,453.50
585-211-21-00	$0.00
585-211-22-00	$1,738.70
585-211-23-00	$1,453.50
585-211-24-00	$1,899.00
585-211-25-00	$1,453.50
585-211-26-00	$1,899.00
585-211-27-00	$1,762.56

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
585-211-28-00	$1,873.28
585-211-29-00	$1,377.78
585-211-30-00	$1,670.76
585-211-31-00	$1,833.60
585-211-32-00	$1,403.44
585-211-33-00	$1,899.00
585-211-34-00	$1,738.70
585-211-35-00	$1,873.28
585-211-36-00	$1,738.70
585-211-37-00	$1,766.52
585-211-38-00	$1,873.28
585-211-39-00	$1,701.88
585-211-40-00	$1,403.44
585-211-41-00	$1,800.08
585-211-42-00	$1,670.76
585-211-43-00	$1,878.10
585-211-45-00	$1,762.56
585-211-46-00	$0.00
595-010-19-00	$0.00
595-030-43-00	$0.00
595-030-44-00	$0.00
595-030-55-01	$353.62
595-030-55-02	$438.20
595-030-55-03	$500.60
595-030-55-04	$353.62
595-030-55-05	$438.20
595-030-55-06	$500.60
595-030-55-07	$353.62
595-030-55-08	$438.20
595-030-55-09	$500.60
595-030-55-10	$353.62
595-030-55-11	$438.20
595-030-55-12	$500.60
595-030-55-13	$353.62
595-030-55-14	$438.20
595-030-55-15	$500.60
595-030-55-16	$353.62
595-030-55-17	$438.20
595-030-55-18	$500.60
595-030-55-19	$353.62
595-030-55-20	$438.20

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-030-55-21	$500.60
595-030-55-22	$353.62
595-030-55-23	$438.20
595-030-55-24	$500.60
595-030-55-25	$353.62
595-030-55-26	$438.20
595-030-55-27	$500.60
595-030-55-28	$353.62
595-030-55-29	$438.20
595-030-55-30	$500.60
595-030-55-31	$353.62
595-030-55-32	$438.20
595-030-55-33	$500.60
595-030-55-34	$353.62
595-030-55-35	$438.20
595-030-55-36	$500.60
595-030-55-37	$353.62
595-030-55-38	$438.20
595-030-55-39	$500.60
595-030-55-40	$353.62
595-030-55-41	$438.20
595-030-55-42	$500.60
595-030-55-43	$353.62
595-030-55-44	$438.20
595-030-55-45	$500.60
595-030-55-46	$353.62
595-030-55-47	$438.20
595-030-55-48	$500.60
595-030-55-49	$353.62
595-030-55-50	$438.20
595-030-55-51	$500.60
595-030-55-52	$353.62
595-030-55-53	$438.20
595-030-55-54	$500.60
595-030-55-55	$353.62
595-030-55-56	$438.20
595-030-55-57	$500.60
595-030-55-58	$353.62
595-030-55-59	$438.20
595-030-55-60	$500.60
595-030-56-01	$353.62

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-030-56-02	$438.20
595-030-56-03	$500.60
595-030-56-04	$353.62
595-030-56-05	$438.20
595-030-56-06	$500.60
595-030-56-07	$353.62
595-030-56-08	$438.20
595-030-56-09	$500.60
595-030-56-10	$353.62
595-030-56-11	$438.20
595-030-56-12	$500.60
595-030-56-13	$353.62
595-030-56-14	$438.20
595-030-56-15	$500.60
595-030-56-16	$353.62
595-030-56-17	$438.20
595-030-56-18	$500.60
595-030-56-19	$357.10
595-030-56-20	$442.50
595-030-56-21	$505.52
595-030-56-22	$357.10
595-030-56-23	$442.50
595-030-56-24	$505.52
595-030-56-25	$357.10
595-030-56-26	$442.50
595-030-56-27	$505.52
595-030-56-28	$357.10
595-030-56-29	$442.50
595-030-56-30	$505.52
595-030-56-31	$357.10
595-030-56-32	$442.50
595-030-56-33	$505.52
595-030-56-34	$357.10
595-030-56-35	$442.50
595-030-56-36	$505.52
595-030-56-37	$357.10
595-030-56-38	$442.50
595-030-56-39	$505.52
595-030-56-40	$357.10
595-030-56-41	$442.50
595-030-56-42	$505.52

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-030-56-43	$357.10
595-030-56-44	$442.50
595-030-56-45	$505.52
595-030-56-46	$357.10
595-030-56-47	$442.50
595-030-56-48	$505.52
595-030-56-49	$357.10
595-030-56-50	$442.50
595-030-56-51	$505.52
595-030-56-52	$357.10
595-030-56-53	$442.50
595-030-56-54	$505.52
595-030-56-55	$357.10
595-030-56-56	$442.50
595-030-56-57	$505.52
595-030-56-58	$357.10
595-030-56-59	$442.50
595-030-56-60	$505.52
595-030-58-00	$0.00
595-030-60-00	$0.00
595-030-61-00	$0.00
595-030-63-00	$0.00
595-030-64-00	$0.00
595-030-65-00	$0.00
595-030-69-00	$0.00
595-030-70-00	$0.00
595-031-10-00	$0.00
595-031-12-00	$0.00
595-031-13-00	$0.00
595-031-14-00	$0.00
595-031-15-00	$0.00
595-031-16-00	$0.00
595-031-17-00	$0.00
595-031-18-00	$0.00
595-031-19-00	$0.00
595-031-20-00	$0.00
595-031-21-00	$0.00
595-031-22-00	$0.00
595-031-23-00	$0.00
595-031-26-00	$0.00
595-031-29-00	$0.00

Chula Vista Elementary School District
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Assessor's Parcel Number	Annual Special Tax
595-031-33-00	$0.00
595-031-34-00	$0.00
595-031-36-00	$0.00
595-031-37-00	$0.00
595-031-40-00	$0.00
595-031-42-00	$0.00
595-031-43-01	$430.64
595-031-43-02	$452.46
595-031-43-03	$498.66
595-031-43-04	$430.64
595-031-43-05	$452.46
595-031-43-06	$498.66
595-031-43-07	$430.64
595-031-43-08	$452.46
595-031-43-09	$498.66
595-031-43-10	$430.64
595-031-43-11	$452.46
595-031-43-12	$498.66
595-031-43-13	$452.46
595-031-43-14	$498.66
595-031-43-15	$430.64
595-031-43-16	$452.46
595-031-43-17	$498.66
595-031-43-18	$430.64
595-031-43-19	$452.46
595-031-43-20	$498.66
595-031-43-21	$430.64
595-031-43-22	$452.46
595-031-43-23	$498.66
595-031-44-01	$430.64
595-031-44-02	$452.46
595-031-44-03	$498.66
595-031-44-04	$430.64
595-031-44-05	$452.46
595-031-44-06	$498.66
595-031-44-07	$430.64
595-031-44-08	$452.46
595-031-44-09	$498.66
595-031-44-10	$430.64
595-031-44-11	$452.46
595-031-44-12	$498.66

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Assessor's Parcel Number	Annual Special Tax
595-031-44-13	$430.64
595-031-44-14	$452.46
595-031-44-15	$498.66
595-031-44-16	$430.64
595-031-44-17	$452.46
595-031-44-18	$498.66
595-031-44-19	$430.64
595-031-44-20	$452.46
595-031-44-21	$498.66
595-031-44-22	$430.64
595-031-44-23	$452.46
595-031-44-24	$498.66
595-031-45-01	$430.64
595-031-45-02	$452.46
595-031-45-03	$498.66
595-031-45-04	$430.64
595-031-45-05	$452.46
595-031-45-06	$498.66
595-031-45-07	$430.64
595-031-45-08	$452.46
595-031-45-09	$498.66
595-031-45-10	$430.64
595-031-45-11	$452.46
595-031-45-12	$498.66
595-031-45-13	$430.64
595-031-45-14	$452.46
595-031-45-15	$498.66
595-031-45-16	$430.64
595-031-45-17	$452.46
595-031-45-18	$498.66
595-031-45-19	$430.64
595-031-45-20	$452.46
595-031-45-21	$498.66
595-031-45-22	$430.64
595-031-45-23	$452.46
595-031-45-24	$498.66
595-031-46-01	$430.64
595-031-46-02	$452.46
595-031-46-03	$498.66
595-031-46-04	$430.64
595-031-46-05	$452.46

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Assessor's Parcel Number	Annual Special Tax
595-031-46-06	$498.66
595-031-46-07	$430.64
595-031-46-08	$452.46
595-031-46-09	$498.66
595-031-46-10	$430.64
595-031-46-11	$452.46
595-031-46-12	$498.66
595-031-46-13	$430.64
595-031-46-14	$452.46
595-031-46-15	$498.66
595-031-46-16	$430.64
595-031-46-17	$452.46
595-031-46-18	$498.66
595-031-47-01	$430.64
595-031-47-02	$452.46
595-031-47-03	$498.66
595-031-47-04	$430.64
595-031-47-05	$452.46
595-031-47-06	$498.66
595-031-47-07	$430.64
595-031-47-08	$452.46
595-031-47-09	$498.66
595-031-47-10	$430.64
595-031-47-11	$452.46
595-031-47-12	$498.66
595-031-47-13	$430.64
595-031-47-14	$452.46
595-031-47-15	$498.66
595-031-47-16	$430.64
595-031-47-17	$452.46
595-031-47-18	$498.66
595-031-47-19	$430.64
595-031-47-20	$452.46
595-031-47-21	$498.66
595-031-51-01	$424.22
595-031-51-02	$467.88
595-031-51-03	$361.82
595-031-51-04	$365.36
595-031-51-05	$472.46
595-031-51-06	$428.38
595-031-51-07	$365.36

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-031-51-08	$472.46
595-031-51-09	$428.38
595-031-52-01	$424.22
595-031-52-02	$467.88
595-031-52-03	$361.82
595-031-52-04	$424.22
595-031-52-05	$467.88
595-031-52-06	$361.82
595-031-52-07	$424.22
595-031-52-08	$467.88
595-031-52-09	$361.82
595-031-52-10	$424.22
595-031-52-11	$467.88
595-031-52-12	$361.82
595-031-52-13	$361.82
595-031-52-14	$467.88
595-031-52-15	$424.22
595-031-52-16	$361.82
595-031-52-17	$467.88
595-031-52-18	$424.22
595-031-52-19	$424.22
595-031-52-20	$467.88
595-031-52-21	$361.82
595-031-52-22	$424.22
595-031-52-23	$467.88
595-031-52-24	$361.82
595-031-52-25	$424.22
595-031-52-26	$467.88
595-031-52-27	$361.82
595-031-52-28	$424.22
595-031-52-29	$467.88
595-031-52-30	$361.82
595-031-52-31	$424.22
595-031-52-32	$467.88
595-031-52-33	$361.82
595-031-52-34	$424.22
595-031-52-35	$467.88
595-031-52-36	$361.82
595-031-52-37	$361.82
595-031-52-38	$467.88
595-031-52-39	$424.22

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-031-52-40	$361.82
595-031-52-41	$467.88
595-031-52-42	$424.22
595-031-52-43	$361.82
595-031-52-44	$467.88
595-031-52-45	$424.22
595-031-52-46	$361.82
595-031-52-47	$467.88
595-031-52-48	$424.22
595-031-52-49	$428.38
595-031-52-50	$472.46
595-031-52-51	$365.36
595-031-52-52	$428.38
595-031-52-53	$472.46
595-031-52-54	$365.36
595-031-52-55	$428.38
595-031-52-56	$472.46
595-031-52-57	$365.36
595-031-52-58	$428.38
595-031-52-59	$472.46
595-031-52-60	$365.36
595-031-52-61	$428.38
595-031-52-62	$472.46
595-031-52-63	$365.36
595-031-52-64	$365.36
595-031-52-65	$472.46
595-031-52-66	$428.38
595-031-52-67	$365.36
595-031-52-68	$472.46
595-031-52-69	$428.38
595-031-52-70	$365.36
595-031-52-71	$472.46
595-031-52-72	$428.38
595-031-52-73	$365.36
595-031-52-74	$472.46
595-031-52-75	$428.38
595-031-52-76	$365.36
595-031-52-77	$472.46
595-031-52-78	$428.38
595-031-52-79	$428.38
595-031-52-80	$472.46

Chula Vista Elementary School District
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Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-031-52-81	$365.36
595-031-52-82	$428.38
595-031-52-83	$472.46
595-031-52-84	$365.36
595-031-52-85	$365.36
595-031-52-86	$472.46
595-031-52-87	$428.38
595-031-52-88	$428.38
595-031-52-89	$472.46
595-031-52-90	$365.36
595-031-52-91	$365.36
595-031-52-92	$472.46
595-031-52-93	$428.38
595-031-53-01	$365.36
595-031-53-02	$472.46
595-031-53-03	$428.38
595-031-53-04	$365.36
595-031-53-05	$472.46
595-031-53-06	$428.38
595-031-53-07	$428.38
595-031-53-08	$472.46
595-031-53-09	$365.36
595-031-53-10	$428.38
595-031-53-11	$472.46
595-031-53-12	$365.36
595-031-53-13	$365.36
595-031-53-14	$472.46
595-031-53-15	$428.38
595-031-53-16	$365.36
595-031-53-17	$472.46
595-031-53-18	$428.38
595-031-53-19	$361.82
595-031-53-20	$467.88
595-031-53-21	$424.22
595-031-53-22	$424.22
595-031-53-23	$467.88
595-031-53-24	$361.82
595-031-53-25	$424.22
595-031-53-26	$467.88
595-031-53-27	$361.82
595-031-53-28	$361.82

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-031-53-29	$467.88
595-031-53-30	$424.22
595-031-53-31	$361.82
595-031-53-32	$467.88
595-031-53-33	$424.22
595-031-53-34	$361.82
595-031-53-35	$467.88
595-031-53-36	$424.22
595-031-53-37	$361.82
595-031-53-38	$467.88
595-031-53-39	$424.22
595-031-53-40	$424.22
595-031-53-41	$467.88
595-031-53-42	$361.82
595-031-53-43	$424.22
595-031-53-44	$467.88
595-031-53-45	$361.82
595-031-53-46	$424.22
595-031-53-47	$467.88
595-031-53-48	$361.82
595-031-53-49	$424.22
595-031-53-50	$467.88
595-031-53-51	$361.82
595-031-53-52	$424.22
595-031-53-53	$467.88
595-031-53-54	$361.82
595-031-53-55	$424.22
595-031-53-56	$467.88
595-031-53-57	$361.82
595-031-53-58	$424.22
595-031-53-59	$467.88
595-031-53-60	$361.82
595-031-53-61	$424.22
595-031-53-62	$467.88
595-031-53-63	$361.82
595-031-53-64	$424.22
595-031-53-65	$467.88
595-031-53-66	$361.82
595-031-53-67	$424.22
595-031-53-68	$467.88
595-031-53-69	$361.82

Chula Vista Elementary School District
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Assessor's Parcel Number	Annual Special Tax
595-031-53-70	$424.22
595-031-53-71	$467.88
595-031-53-72	$361.82
595-031-53-73	$424.22
595-031-53-74	$467.88
595-031-53-75	$361.82
595-031-53-76	$361.82
595-031-53-77	$467.88
595-031-53-78	$424.22
595-031-53-79	$424.22
595-031-53-80	$467.88
595-031-53-81	$361.82
595-031-53-82	$361.82
595-031-53-83	$467.88
595-031-53-84	$424.22
595-031-53-85	$424.22
595-031-53-86	$467.88
595-031-53-87	$361.82
595-031-53-88	$361.82
595-031-53-89	$467.88
595-031-53-90	$424.22
595-031-53-91	$361.82
595-031-53-92	$467.88
595-031-53-93	$424.22
595-750-01-00	$981.30
595-750-02-00	$779.76
595-750-03-00	$826.94
595-750-04-00	$828.86
595-750-05-00	$849.72
595-750-06-00	$873.46
595-750-07-00	$849.72
595-750-08-00	$779.76
595-750-09-00	$820.52
595-750-10-00	$929.30
595-750-11-00	$828.86
595-750-12-00	$820.52
595-750-13-00	$779.76
595-750-14-00	$849.72
595-750-15-00	$929.30
595-750-16-00	$779.76
595-750-17-00	$981.30

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Assessor's Parcel Number	Annual Special Tax
595-750-18-00	$981.30
595-750-19-00	$849.72
595-750-20-00	$929.30
595-750-21-00	$849.72
595-750-22-00	$981.30
595-750-23-00	$873.46
595-750-24-00	$828.86
595-750-25-00	$981.30
595-750-26-00	$981.30
595-750-27-00	$873.46
595-750-28-00	$828.86
595-750-29-00	$981.30
595-750-30-00	$779.76
595-750-31-00	$849.72
595-750-32-00	$981.30
595-750-33-00	$849.72
595-750-34-00	$981.30
595-750-35-00	$873.46
595-750-36-00	$981.30
595-750-37-00	$779.76
595-750-38-00	$849.72
595-750-39-00	$873.46
595-750-40-00	$849.72
595-750-41-00	$779.76
595-750-42-00	$820.52
595-750-43-00	$981.30
595-750-44-00	$828.86
595-750-45-00	$820.52
595-750-46-00	$906.20
595-750-47-00	$929.30
595-750-48-00	$981.30
595-750-49-00	$779.76
595-750-50-00	$981.30
595-750-51-00	$929.30
595-750-52-00	$849.72
595-750-53-00	$779.76
595-751-01-00	$779.76
595-751-02-00	$884.70
595-751-03-00	$981.30
595-751-04-00	$828.86
595-751-05-00	$929.30

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Assessor's Parcel Number	Annual Special Tax
595-751-06-00	$828.86
595-751-07-00	$906.20
595-751-08-00	$929.30
595-751-09-00	$981.30
595-751-10-00	$873.46
595-751-11-00	$981.30
595-751-12-00	$981.30
595-751-13-00	$929.30
595-751-14-00	$981.30
595-751-15-00	$849.72
595-751-16-00	$929.30
595-751-17-00	$981.30
595-751-18-00	$906.20
595-751-19-00	$981.30
595-751-20-00	$884.70
595-751-21-00	$981.30
595-751-22-00	$929.30
595-751-23-00	$828.86
595-751-24-00	$884.70
595-751-25-00	$779.76
595-751-26-00	$820.52
595-751-27-00	$906.20
595-751-28-00	$779.76
595-751-29-00	$981.30
595-751-30-00	$779.76
595-751-31-00	$849.72
595-751-32-00	$929.30
595-751-33-00	$981.30
595-751-34-00	$929.30
595-751-35-00	$981.30
595-751-36-00	$981.30
595-751-37-00	$937.64
595-751-38-00	$849.72
595-751-39-00	$981.30
595-751-40-00	$849.72
595-751-41-00	$981.30
595-751-42-00	$929.30
595-751-43-00	$906.20
595-751-44-00	$981.30
595-752-01-00	$779.76
595-752-02-00	$981.30

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Community Facilities District No. 13
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Assessor's Parcel Number	Annual Special Tax
595-752-03-00	$849.72
595-752-04-00	$826.94
595-752-05-00	$981.30
595-752-06-00	$779.76
595-752-07-00	$779.76
595-752-08-00	$981.30
595-752-09-00	$929.30
595-752-10-00	$981.30
595-752-11-00	$981.30
595-752-12-00	$849.72
595-752-13-00	$929.30
595-752-14-00	$779.76
595-752-15-00	$906.20
595-752-16-00	$981.30
595-752-17-00	$929.30
595-752-18-00	$981.30
595-752-19-00	$849.72
595-752-20-00	$971.66
595-752-21-00	$779.76
595-752-22-00	$981.30
595-752-23-00	$981.30
595-752-24-00	$779.76
595-752-25-00	$906.20
595-752-26-00	$779.76
595-752-27-00	$884.70
595-752-28-00	$906.20
595-752-29-00	$873.46
595-752-30-00	$849.72
595-752-31-00	$779.76
595-752-32-00	$849.72
595-752-33-00	$929.30
595-752-34-00	$981.30
595-770-01-00	$967.18
595-770-02-00	$1,058.62
595-770-03-00	$866.08
595-770-04-00	$967.18
595-770-05-00	$866.08
595-770-06-00	$1,058.62
595-770-07-00	$1,191.48
595-770-08-00	$967.18
595-770-09-00	$866.08

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-770-10-00	$866.08
595-770-11-00	$1,169.98
595-770-12-00	$866.08
595-770-13-00	$1,058.62
595-770-14-00	$967.18
595-770-15-00	$1,191.48
595-770-16-00	$1,058.62
595-770-17-00	$1,191.48
595-770-18-00	$967.18
595-770-19-00	$1,058.62
595-770-20-00	$866.08
595-770-21-00	$1,058.62
595-770-22-00	$866.08
595-770-23-00	$1,191.48
595-770-24-00	$1,191.48
595-770-25-00	$967.18
595-770-26-00	$967.18
595-770-27-00	$1,058.62
595-770-28-00	$1,191.48
595-771-01-00	$1,058.62
595-771-02-00	$866.08
595-771-03-00	$866.08
595-771-04-00	$967.18
595-771-05-00	$1,058.62
595-771-06-00	$967.18
595-771-07-00	$866.08
595-771-08-00	$967.18
595-771-09-00	$1,058.62
595-771-10-00	$866.08
595-771-11-00	$967.18
595-771-12-00	$866.08
595-771-13-00	$1,058.62
595-771-14-00	$1,191.48
595-771-15-00	$1,058.62
595-771-16-00	$1,191.48
595-771-17-00	$1,058.62
595-771-18-00	$1,191.48
595-771-19-00	$866.08
595-771-20-00	$1,058.62
595-771-21-00	$967.18
595-771-22-00	$1,058.62

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-771-23-00	$1,191.48
595-771-24-00	$1,191.48
595-771-25-00	$967.18
595-771-26-00	$1,191.48
595-771-27-00	$967.18
595-771-28-00	$1,191.48
595-771-29-00	$1,058.62
595-771-30-00	$866.08
595-771-31-00	$1,191.48
595-771-32-00	$967.18
595-771-33-00	$1,058.62
595-771-34-00	$967.18
595-771-35-00	$866.08
595-771-36-00	$866.08
595-771-37-00	$866.08
595-771-38-00	$1,058.62
595-771-39-00	$1,191.48
595-771-40-00	$866.08
595-771-41-00	$1,191.48
595-771-42-00	$1,058.62
595-771-43-00	$967.18
595-771-44-00	$1,058.62
595-771-45-00	$1,191.48
595-771-46-00	$866.08
595-771-47-00	$1,058.62
595-771-48-00	$866.08
595-771-49-00	$967.18
595-771-50-00	$1,169.98
595-771-51-00	$1,058.62
595-771-52-00	$866.08
595-771-53-00	$1,058.62
595-771-54-00	$967.18
595-771-55-00	$866.08
595-771-56-00	$1,169.98
595-771-57-00	$1,058.62
595-771-58-00	$1,169.98
595-771-59-00	$1,058.62
595-771-60-00	$1,169.98
595-771-61-00	$967.18
595-771-62-00	$1,058.62
595-771-63-00	$866.08

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-771-64-00	$1,058.62
595-771-65-00	$1,169.98
595-771-66-00	$967.18
595-771-67-00	$1,169.98
595-771-68-00	$967.18
595-772-01-00	$1,169.98
595-772-02-00	$866.08
595-772-03-00	$967.18
595-772-04-00	$1,058.62
595-772-05-00	$1,191.48
595-772-06-00	$967.18
595-772-07-00	$866.08
595-772-08-00	$1,058.62
595-772-09-00	$1,169.98
595-780-01-00	$892.72
595-780-02-00	$733.56
595-780-03-00	$839.46
595-780-04-00	$876.68
595-780-05-00	$892.72
595-780-06-00	$796.14
595-780-07-00	$839.46
595-780-08-00	$820.20
595-780-09-00	$892.72
595-780-10-00	$733.56
595-780-11-00	$825.02
595-780-12-00	$796.14
595-780-13-00	$839.46
595-780-14-00	$733.56
595-780-15-00	$825.02
595-780-16-00	$892.72
595-780-17-00	$796.14
595-780-18-00	$839.46
595-780-19-00	$733.56
595-780-20-00	$892.72
595-780-21-00	$825.02
595-780-22-00	$796.14
595-780-23-00	$768.54
595-780-24-00	$739.34
595-780-25-00	$768.54
595-780-26-00	$739.34
595-780-27-00	$839.46

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-780-28-00	$820.20
595-780-29-00	$768.54
595-780-30-00	$820.20
595-780-31-00	$768.54
595-780-32-00	$820.20
595-780-33-00	$768.54
595-780-34-00	$739.34
595-780-35-00	$768.54
595-780-36-00	$768.54
595-780-37-00	$739.34
595-780-38-00	$768.54
595-780-39-00	$820.20
595-780-40-00	$768.54
595-780-41-00	$739.34
595-780-42-00	$820.20
595-781-01-00	$988.36
595-781-02-00	$938.62
595-781-03-00	$894.96
595-781-04-00	$938.62
595-781-05-00	$894.96
595-781-06-00	$938.62
595-781-07-00	$894.96
595-781-08-00	$938.62
595-781-09-00	$894.96
595-781-10-00	$938.62
595-781-11-00	$894.96
595-781-12-00	$938.62
595-781-13-00	$894.96
595-781-14-00	$894.96
595-781-15-00	$989.64
595-781-16-00	$989.64
595-781-17-00	$988.36
595-781-18-00	$989.64
595-781-19-00	$988.36
595-781-20-00	$989.64
595-781-21-00	$988.36
595-781-22-00	$892.72
595-781-23-00	$876.68
595-781-24-00	$796.78
595-781-25-00	$894.96
595-781-26-00	$989.64

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-790-01-00	$918.98
595-790-02-00	$849.28
595-790-03-00	$825.50
595-790-04-00	$918.98
595-790-05-00	$902.46
595-790-06-00	$864.14
595-790-07-00	$761.08
595-790-08-00	$902.46
595-790-09-00	$761.08
595-790-10-00	$918.98
595-790-11-00	$825.50
595-790-12-00	$849.28
595-790-13-00	$918.98
595-790-14-00	$825.50
595-790-15-00	$864.14
595-790-16-00	$825.50
595-790-17-00	$918.98
595-790-18-00	$902.46
595-790-19-00	$864.14
595-790-20-00	$849.28
595-790-21-00	$825.50
595-790-22-00	$849.28
595-790-23-00	$761.08
595-790-24-00	$902.46
595-790-25-00	$864.14
595-790-26-00	$902.46
595-790-27-00	$761.08
595-790-28-00	$902.46
595-790-29-00	$918.98
595-790-30-00	$902.46
595-790-31-00	$825.50
595-790-32-00	$902.46
595-790-33-00	$761.08
595-791-01-00	$918.98
595-791-02-00	$825.50
595-791-03-00	$902.46
595-791-04-00	$918.98
595-791-05-00	$825.50
595-791-06-00	$918.98
595-791-07-00	$825.50
595-791-08-00	$849.28

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-791-09-00	$825.50
595-791-10-00	$849.28
595-791-11-00	$864.14
595-791-12-00	$825.50
595-791-13-00	$902.46
595-791-15-00	$918.98
595-791-16-00	$902.46
595-791-17-00	$825.50
595-791-18-00	$918.98
595-791-19-00	$902.46
595-791-20-00	$918.98
595-791-21-00	$902.46
595-791-22-00	$761.08
595-791-23-00	$864.14
595-791-24-00	$902.46
595-791-25-00	$918.98
595-791-26-00	$825.50
595-791-27-00	$902.46
595-791-28-00	$761.08
595-791-29-00	$918.98
595-791-30-00	$825.50
595-791-31-00	$864.14
595-791-32-00	$902.46
595-791-33-00	$864.14
595-791-34-00	$825.50
595-791-35-00	$918.98
595-791-36-00	$902.46
595-791-37-00	$918.98
595-791-38-00	$902.46
595-791-39-00	$761.08
595-791-40-00	$864.14
595-791-41-00	$902.46
595-791-42-00	$918.98
595-791-46-00	$761.08
595-810-01-00	$1,048.14
595-810-02-00	$969.86
595-810-03-00	$845.32
595-810-04-00	$1,048.14
595-810-05-00	$917.32
595-810-06-00	$845.32
595-810-07-00	$917.32

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-810-08-00	$1,048.14
595-810-09-00	$845.32
595-810-10-00	$917.32
595-810-11-00	$969.86
595-810-12-00	$969.86
595-810-13-00	$1,048.14
595-810-14-00	$969.86
595-810-15-00	$1,048.14
595-810-16-00	$969.86
595-810-17-00	$1,048.14
595-810-18-00	$917.32
595-810-19-00	$969.86
595-810-20-00	$845.32
595-810-21-00	$1,048.14
595-810-22-00	$917.32
595-810-23-00	$1,048.14
595-810-24-00	$969.86
595-810-25-00	$917.32
595-810-26-00	$845.32
595-810-27-00	$1,048.14
595-810-28-00	$917.32
595-810-29-00	$1,048.14
595-810-30-00	$969.86
595-810-31-00	$1,048.14
595-810-32-00	$917.32
595-810-33-00	$1,048.14
595-810-34-00	$969.86
595-810-35-00	$845.32
595-810-36-00	$917.32
595-810-37-00	$845.32
595-810-38-00	$969.86
595-810-39-00	$1,048.14
595-810-40-00	$969.86
595-810-41-00	$1,001.22
595-810-42-00	$872.66
595-810-43-00	$1,082.06
595-810-44-00	$821.16
595-810-45-00	$1,082.06
595-810-46-00	$947.00
595-810-47-00	$1,082.06
595-810-48-00	$845.32

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-810-49-00	$1,048.14
595-810-50-00	$917.32
595-810-51-00	$1,048.14
595-810-52-00	$969.86
595-811-01-00	$1,001.22
595-811-02-00	$947.00
595-811-03-00	$969.86
595-811-04-00	$1,048.14
595-811-05-00	$917.32
595-811-06-00	$969.86
595-811-07-00	$1,048.14
595-811-08-00	$917.32
595-811-09-00	$1,048.14
595-811-10-00	$1,048.14
595-811-11-00	$845.32
595-811-12-00	$917.32
595-811-13-00	$969.86
595-811-14-00	$917.32
595-811-15-00	$845.32
595-811-16-00	$969.86
595-811-17-00	$1,018.20
595-811-18-00	$942.14
595-811-19-00	$891.12
595-820-01-00	$752.28
595-820-02-00	$742.06
595-820-03-00	$752.28
595-820-04-00	$742.06
595-820-05-00	$752.28
595-820-06-00	$742.06
595-820-07-00	$752.28
595-820-08-00	$742.06
595-820-09-00	$598.14
595-820-10-00	$742.06
595-820-11-00	$598.14
595-820-12-00	$752.28
595-820-13-00	$742.06
595-820-14-00	$598.14
595-820-15-00	$742.06
595-820-16-00	$728.70
595-820-17-00	$719.78
595-820-18-00	$728.70

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-820-19-00	$579.40
595-820-20-00	$728.70
595-820-21-00	$719.78
595-820-22-00	$728.70
595-820-23-00	$719.78
595-820-24-00	$579.40
595-820-25-00	$728.70
595-820-26-00	$719.78
595-820-27-00	$728.70
595-820-28-00	$719.78
595-820-29-00	$728.70
595-820-30-00	$598.14
595-820-31-00	$742.06
595-820-32-00	$707.88
595-820-33-00	$699.22
595-820-34-00	$562.84
595-820-35-00	$752.28
595-820-36-00	$728.70
595-820-37-00	$719.78
595-820-38-00	$728.70
595-820-39-00	$719.78
595-820-40-00	$752.28
595-820-41-00	$598.14
595-820-42-00	$598.14
595-820-43-00	$742.06
595-820-44-00	$728.70
595-820-45-00	$718.80
595-820-46-00	$579.40
595-820-47-00	$719.78
595-820-48-00	$579.40
595-820-49-00	$719.78
595-820-50-00	$728.70
595-820-51-00	$719.78
595-820-52-00	$728.70
595-820-53-00	$579.40
595-820-54-00	$579.40
595-820-55-00	$728.70
595-820-56-00	$719.78
595-820-57-00	$728.70
595-820-58-00	$728.70
595-820-59-00	$579.40

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-820-60-00	$752.28
595-821-01-00	$598.14
595-821-02-00	$668.58
595-821-03-00	$728.70
595-821-04-00	$718.80
595-821-05-00	$579.40
595-821-06-00	$728.70
595-821-07-00	$668.58
595-821-08-00	$728.70
595-821-09-00	$728.70
595-821-10-00	$579.40
595-821-11-00	$728.70
595-821-12-00	$718.80
595-821-13-00	$579.40
595-821-14-00	$728.70
595-821-15-00	$579.40
595-821-16-00	$718.80
595-821-17-00	$579.40
595-821-18-00	$718.80
595-821-19-00	$579.40
595-821-20-00	$668.58
595-821-21-00	$728.70
595-821-22-00	$668.58
595-821-23-00	$728.70
595-821-24-00	$579.40
595-821-25-00	$728.70
595-821-26-00	$718.80
595-821-27-00	$598.14
595-821-28-00	$728.70
595-821-29-00	$668.58
595-821-30-00	$728.70
595-821-31-00	$668.58
595-821-32-00	$579.40
595-821-33-00	$668.58
595-821-34-00	$728.70
595-821-35-00	$728.70
595-821-36-00	$668.58
595-821-37-00	$728.70
595-821-38-00	$668.58
595-821-39-00	$728.70
595-821-40-00	$668.58

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-821-41-00	$728.70
595-821-42-00	$728.70
595-821-43-00	$579.40
595-821-44-00	$728.70
595-821-45-00	$668.58
595-821-46-00	$728.70
595-821-47-00	$668.58
595-830-01-00	$917.32
595-830-02-00	$1,048.14
595-830-03-00	$969.86
595-830-04-00	$1,048.14
595-830-05-00	$845.32
595-830-06-00	$917.32
595-830-07-00	$1,048.14
595-830-08-00	$969.86
595-830-09-00	$1,048.14
595-830-10-00	$917.32
595-830-11-00	$969.86
595-830-12-00	$969.86
595-830-13-00	$1,048.14
595-830-14-00	$969.86
595-830-15-00	$845.32
595-830-16-00	$917.32
595-830-17-00	$845.32
595-830-18-00	$845.32
595-830-19-00	$1,048.14
595-830-20-00	$917.32
595-830-21-00	$969.86
595-830-22-00	$1,048.14
595-830-23-00	$969.86
595-830-24-00	$917.32
595-830-25-00	$969.86
595-830-26-00	$917.32
595-830-27-00	$969.86
595-830-28-00	$1,048.14
595-830-29-00	$969.86
595-830-30-00	$1,048.14
595-830-31-00	$917.32
595-830-32-00	$1,048.14
595-830-33-00	$969.86
595-830-34-00	$1,048.14

Chula Vista Elementary School District
Community Facilities District No. 13
Fiscal Year 2026/2027 Special Tax Roll

Assessor's Parcel Number	Annual Special Tax
595-830-35-00	$1,048.14
595-830-36-00	$969.86
595-830-37-00	$845.32
595-830-38-00	$969.86
595-830-39-00	$1,048.14
595-830-40-00	$917.32
595-830-41-00	$969.86
595-830-42-00	$969.86
595-830-43-00	$917.32
595-830-44-00	$845.32
595-830-45-00	$845.32
595-830-46-00	$969.86
595-830-50-00	$0.00
595-830-51-00	$0.00
Total Parcels	**1,367**
Total Taxable Parcels	**1,311**
Total Annual Special Tax	**$1,097,201.92**