



**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1**

INFORMATION PACKET

In 1991, the City of Carlsbad established Community Facilities District No. 1 ("CFD" or "District"). As growth occurs and development takes place within the CFD, we expect existing, new and proposed property owners will have questions. This informational packet was created to answer these questions and to serve as a reference. The structure of the CFD may seem complex and we appreciate your efforts to become informed.

The complexity of the District was necessary in order to conform to the City's policies and existing fee programs, provide for the City's facilities requirements in a timely manner, and remain viable in the years to come.

If you need assistance regarding this and any other community development fees, please contact Michael Peterson at (760) 602-2721.

Barbara Hale-Carter is a consultant to the City and serves as the administrator of the CFD. If you have questions after reading the enclosed material, please contact **Barbara Hale-Carter at (760) 233-2633.**

Sincerely,

Michael Peterson
City of Carlsbad
Community Development
(760) 602-2721

Barbara Hale-Carter
Special District Financing & Administration
CFD Administrator
(760) 233-2633



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TOPICAL OVERVIEW:

The following City of Carlsbad Community Facilities District No. 1 Information Packet is organized as follows:

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PURPOSE:

The Citizens of Carlsbad ratified by vote on November 4, 1986, the City of Carlsbad's Growth Management Program. This program links residential, commercial and industrial development directly to the availability of public services and facilities. The Growth Management Program requires that appropriate public facilities must be available when new development occurs in an area. New development cannot occur until each of eleven public facility standards have been met.

The existing development fee programs collect revenue at building permit issuance to fund the required public facilities. This pay-as-you-go program, although financially sound, creates a lag period between the time the fees are collected and the construction of facilities. During this lag period new development cannot occur because the performance standards are not met.

Property owners of vacant land in Carlsbad and City staff worked together to solve this problem. The CFD was established to alleviate this lag period, fund required public facilities, and allow development to proceed. The need for public facilities generated by development will be met as development occurs.

BACKGROUND:

After the passage of Proposition 13, the State Legislature responded to the need for a new means of financing public improvements by adopting the Mello-Roos Community Facilities Act of 1982. This act generally allows voters to approve a special tax to be levied upon their property to fund the construction or acquisition of facilities or services.

Following the procedures established by the Mello-Roos legislation, the City of Carlsbad by actions of the City Council and the affected voters, held a public hearing, called for an election, counted the ballots and certified the results of the election. These actions caused the establishment, on May 7, 1991, of the City of Carlsbad Community Facilities District No. 1 for the construction of certain public facilities. On May 20, 1991 a lien was placed on the properties within the District (see "Special Tax Lien on Property" page 5) to secure the annual levy of the special tax. At the direction of the City Council, the levy of the special tax is applied to property tax bills by the County of San Diego. This tax is due at the same time (December 10th and April 10th) and accrues the same penalties as property taxes.

A Community Facilities District may be used to fund, through debt financing or available cash balances, a wide variety of public facilities. The philosophy in Carlsbad is that this CFD should be used to finance facilities that are city-wide in both obligation and benefit. The CFD is not intended to relieve any developer of the private obligation to provide funding for infrastructure improvements related to development. The facilities financed by the CFD would have eventually been funded under the existing fee programs, however, the timing of these improvements generally would have been later than can be accomplished with the CFD. Because CFD taxes fund a portion of the City's current fee programs, a property within the CFD will pay reduced development fees. (See "Fee Credits" page 5.)

The CFD includes funding for the following public facilities:

<u>Civic Facilities</u>	<u>I-5 Interchanges</u>	<u>Road Segments</u>
Library	Palomar Airport Road	Faraday Avenue
Warehouse Facility	La Costa Avenue	La Costa Avenue
Veteran's Memorial Park	Poinsettia Lane	Olivenhain Road
City Hall		Cannon Road
		Leucadia Blvd.

Residential and non-residential property have different characteristics and therefore are treated differently in the City of Carlsbad CFD. Both are subject to an annual special tax on undeveloped property (Annual Special Tax - Undeveloped Property) levied upon vacant property or the undeveloped portion of a parcel. The distinction between residential and non-residential property begins at the time of building permit issuance.

Upon the issuance of a building permit for **residential property**, the property is subject to a one-time special tax (Special Development Tax - One-Time). Upon payment of the one-time special tax and any outstanding obligation, the special tax lien is removed and the property will no longer be subject to any additional special taxes. No residence will ever be subject to CFD No. 1 special taxes. (See "Special Tax Rate and Methodology - Residential Property" page 6.) Please note that several school districts in the area have or are considering forming Community Facilities Districts which will have special taxes that are the responsibility of the homeowner. These special taxes are not a part of the City of Carlsbad CFD No. 1.

Upon the issuance of the first building permit for **non-residential property**, the property owner has an option. A one-time special tax (Special Development Tax - One-Time) can be paid in addition to any outstanding obligation. If the parcel is then fully developed, the property will no longer be subject to any additional special taxes and the special tax lien is removed. Alternatively, the property owner can elect to pay an annual special tax (Annual Special Tax - Developed Property) over a twenty-five (25) year period. This twenty-five (25) year period represents the amortization, plus financing and interest costs, of the one-time special tax. (See "Special Tax Rate and Methodology - Non-Residential Property" page 8.)

SPECIAL TAX LIEN ON PROPERTY:

The CFD was approved by a vote of the owners of land within the District on May 7, 1991, the formation date. As of that date, only vacant land existed within the District. Any home or building in Carlsbad that existed before the formation date will NEVER BE ASSESSED A SPECIAL TAX BY THE CITY UNDER THIS PROGRAM AND NO SPECIAL TAX LIEN WAS EVER RECORDED AGAINST THE PROPERTY.

The special tax lien recorded by the City of Carlsbad, Community Facilities District No. 1 was recorded on select vacant property within the City of Carlsbad on May 20, 1991, Document No. 91-236959.

The lien is required per Street and Highways Code §3114.5 and Government Code §53328.3. It is a continuing lien which secures each annual levy of the special tax and which remains in force and effect until the special tax obligation is paid, permanently satisfied and canceled.

A boundary map of Community Facilities District No. 1, of the City of Carlsbad, was recorded at Book 24, Page 56, Document No. 90-674118, of Maps of Assessment and Community Facilities Districts in the Office of the County Recorder for the County of San Diego, State of California.

If you have found a lien has been recorded on your property by the City of Carlsbad under the above referenced document number, and you believe it to be in error, please provide the owner name(s), street address, and assessor's parcel number to the CFD Administrator at (760) 233-2633.

All special taxes for residential property are the obligation of the developing property owner. NO HOMEOWNER WILL EVER BE ASSESSED A SPECIAL TAX UNDER THIS PROGRAM. If you are a homeowner and have found that a special tax from the City of Carlsbad CFD No. 1 was assessed to your home or prorated as your obligation during escrow, contact the developer from which you purchased your home. If the error is not corrected please contact the CFD Administrator at (760) 233-2633.

FEE CREDITS:

The special tax collected within the CFD replaces portions of development fees that are currently being assessed as building permits are issued. These fees and the percentage of each fee being replaced by the special tax are as follows:

Bridge and Thoroughfare District No.1:

Properties within the CFD receive credit against any Bridge and Thoroughfare Benefit District No. 1 (BTD) fee collected to fund Interstate 5 interchanges at Palomar Airport Road, Poinsettia Lane, and La Costa Avenue in an amount equal to 100% of the fee obligation based on the fee schedule in effect as of June 30, 1991. This credit will fully offset any obligation to the BTD to the extent that construction costs for these projects do not exceed costs funded through the CFD. If the costs of these projects exceed the funding ability of the CFD, the BTD fees may be assessed in an amount necessary to fund the additional costs. A map showing the boundaries of the Bridge and Thoroughfare District is contained within Appendix D.

Traffic Impact Fees:

Properties within the CFD receive a partial credit against the Traffic Impact Fee (TIF) collected to fund the construction of La Costa Avenue widening, Leucadia Boulevard and Olivenhain Road/Rancho Santa Fe Road. The fee credit represents the funding for these projects to be provided by the CFD. If the costs of these projects exceed the funding ability of the CFD, the TIF may be adjusted. As of June 30, 1991 this credit represents 36% of the fees to be paid under the TIF program. (Traffic Impact Fees are assessed under §18.42 of the Carlsbad Municipal Code.)

Public Facilities Fees (Business License Tax on New Construction):

Properties within the CFD receive a partial credit against the Public Facilities Fee (PFF) and/or the Business License Tax on New Construction (License Tax) to the extent that projects funded from these sources are included in the CFD program. For properties within the CFD, the PFF charge is reduced from 3.50% of building permit value to 1.82% of building permit value, a 48% reduction. (The Business License Tax on New Construction is established by §5.09 of the Carlsbad Municipal Code.)

SPECIAL TAX RATE AND METHODOLOGY - RESIDENTIAL PROPERTY:

Residential Special Tax:

Two types of special taxes can be applied to residential property:

- (1) Annual Special Tax - Undeveloped Property; applied upon taxable undeveloped property, and
- (2) Special Development Tax - One-Time; applied only at the time of building permit issuance.

Maximum and Actual Special Tax Rates:

The special tax rates established upon formation of the District are maximums. Each year the City Council, acting in its capacity as the legislative body of the Community Facilities District, sets the actual special tax rates for the current fiscal year. These rates may be lower than the maximum allowed but must be sufficient to meet District obligations. Attached as Appendix E are tables showing the escalated maximums (as described below), and actual tax rates levied for the current fiscal year.

Escalation of the Special Taxes:

On July 1st of every year, the special taxes for property within the CFD will escalate at a rate equal to one-half the annual inflation rate as determined by the "ENR Cost Index in 22 Cities" published by McGraw Hill, Inc., in the publication "Engineering News-Record." The index published for the month of April for the City of Los Angeles will be used.

For properties annexing to or joining the CFD, the special taxes shall escalate at the full inflation rate as determined by the ENR Construction Cost Index until the property is annexed. Following the annexation the tax will escalate at the one-half the inflation rate as set forth above.

Improvement Areas:

The CFD was created with two improvement areas: Improvement Area I and Improvement Area II. Improvement Area I refers to all properties within the boundaries of the City of Carlsbad Bridge and Thoroughfare Benefit District No. 1. Improvement Area II contains all the remaining properties within the Community Facilities District that are not within the Bridge and Thoroughfare Benefit District No. 1. A map showing the boundaries of the Bridge and Thoroughfare Benefit District No. 1 is contained within Appendix D.

Agricultural Land:

Agricultural land is defined as land specifically designated in the Local Coastal Program as agricultural or zoned L-C (Limited Control) or zoned E-A (Exclusively Agriculture) and/or under Williamson Act or land which has been rezoned to an agricultural use through a City zone change process. Agricultural land is exempt from any special tax until the issuance of a Conditional Use Permit for non-agricultural uses or City Council approval of a zone change to a non-agricultural zoning designation.

Levy of the Annual Special Tax - Undeveloped Property:

On March 2nd of each year, all property within the CFD will be classified as either tax-exempt or taxable. Tax-exempt property is publicly owned or operated and is normally tax-exempt under California law, including parks, drainage ways, greenbelt, dedicated open space and streets. All taxable property will be classified as either undeveloped or developed property. **Developed property is defined as a parcel for which a building permit has been issued on or before March 1st.** If the constructed improvement for which the building permit is issued does not include all of the developable land area, then those portions remaining will be considered undeveloped property and subject to the Annual Special Tax - Undeveloped Property.

The Annual Special Tax - Undeveloped Property is levied on residential property per net acre based on the City of Carlsbad General Plan land use categories. The annual requirement is equal to the amount necessary to pay bond debt service, replenish reserve, pay bond and City administrative costs, and create a sinking fund to provide for scheduled construction financing of public facilities.

The Annual Special Tax - Undeveloped Property is apportioned and levied on all taxable undeveloped property until the Special Development Tax - One-Time is paid. If the Special Development Tax - One-Time is not paid on or before March 1st preceding a given fiscal year, the Annual Special Tax - Undeveloped Property will be levied on the property for the upcoming fiscal year.

Development of Residential Property:

The Special Development Tax - One-Time must be paid at the time of building permit issuance. This tax is levied per dwelling unit based on "Net Density". "Net Density" is defined as the actual approved dwelling units for the tentative map divided by the Developable Acres (as

defined by the Carlsbad Municipal Code, Section 21.53.230). Where no subdivision of land is required, net density shall be the actual approved dwelling units divided by the Developable Acres of the parcel (e.g., apartments). In addition to the one-time tax, any outstanding special taxes must also be paid in full and/or a certificate signed excepting this obligation as the developers before a building permit will be issued. As cited in Policy 33 and adopted by the City Council, no CFD No. 1 special taxes will be allowed to pass through to the homeowner. At the time of building permit issuance there are two special taxes that may be outstanding:

- (1) The current fiscal year's Annual Special Tax - Undeveloped Property due December 10th and April 10th, and
- (2) The upcoming fiscal year's Annual Special Tax - Undeveloped Property if the property is classified as undeveloped on March 2nd.

The obligation of the property owner to pay the current fiscal year's Annual Special Tax - Undeveloped Property is relieved by either the payment of property taxes on December 10th and April 10th, or if the home is sold prior to June 30, in escrow. The developing property owner is given the responsibility to inform the escrow company of their obligation. The developing property owner will be required to acknowledge an understanding of this requirement by signing a certificate at the time of building permit issuance. A copy of the certificate is contained within Appendix A. When the outstanding special taxes are paid the special tax lien is released.

The upcoming fiscal year's Annual Special Tax - Undeveloped Property is applicable to all property for which a building permit has not been issued prior to March 2nd. Thus, property for which a building permit is issued between March 2nd and June 30th, will be subject to the Annual Special Tax - Undeveloped Property for the upcoming fiscal year.

Appendix B contains examples of the calculation of residential special tax.

SPECIAL TAX RATE AND METHODOLOGY - NON-RESIDENTIAL PROPERTY:

Non-Residential Special Tax:

Three types of special taxes can be applied to property with a non-residential general plan land use:

- (1) Annual Special Tax - Undeveloped Property, applied upon taxable undeveloped property,
- (2) Special Development Tax - One Time, applied only at the time of building permit issuance, and
- (3) Annual Special Tax - Developed Property, only applied if the election to amortize the Special Development Tax - One -Time is made and is applied annually over a twenty-five (25) year period.

Maximum and Actual Special Tax Rates:

The special tax rates established upon formation of the District are maximums. Each year the City Council, acting in its capacity as the legislative body of the Community Facilities District, sets the actual special tax rates for the current fiscal year. These rates may be lower than the maximum allowed but must be sufficient to meet the District obligations.

Attached as Appendix E are tables showing the escalated maximums and actual tax rates levied for the current fiscal year.

Escalation of the Special Taxes:

On July 1st of every year, the special taxes for property within the CFD will escalate at a rate equal to one-half the annual inflation rate as determined by the "ENR Cost Index in 22 Cities" published by McGraw Hill, Inc., in the publication "Engineering News-Record." The index published for the month of April for the City of Los Angeles will be used.

For properties annexing to or joining the CFD, the special taxes will escalate at the full inflation rate as determined by the ENR Construction Cost Index, as described above until the property is annexed into the CFD. Following the annexation the tax will escalate at one-half the inflation rate as described above.

Improvement Areas:

The CFD was created with two improvement areas: Improvement Area I and Improvement Area II. Improvement Area I includes to all properties within the boundaries of the City of Carlsbad Bridge and Thoroughfare Benefit District No. 1. Improvement Area II contains all the remaining properties within the Community Facilities District that are not within the Bridge and Thoroughfare Benefit District. A map showing the boundaries of the Bridge and Thoroughfare District is contained within Appendix D.

Agricultural Land:

Agricultural land is defined as land specifically designated in the Local Coastal Program as agricultural or zoned L-C (Limited Control) or zoned E-A (Exclusively Agriculture) and/or under Williamson Act or land which has been rezoned to an agricultural use through a City zone change process. It is exempt from any special tax until the issuance of a Conditional Use Permit for non-agricultural uses or City Council approval of a zone change to a non-agricultural zoning designation.

Levy of the Annual Special Tax - Undeveloped Property:

On March 2nd of each year, all property within the CFD will be classified as either tax-exempt or taxable. Tax-exempt property is publicly owned or operated and is normally tax-exempt under California law, including public schools, parks, drainage ways, greenbelt, dedicated open space, and streets. All taxable property will be classified as either undeveloped or developed property.

Developed property is defined as a parcel for which a building permit has been issued on or before March 1st. If the constructed improvement for which the building permit is issued does not include all of the developable land area, then those portions remaining will be considered undeveloped property and subject to Annual Special Tax - Undeveloped Property.

The Annual Special Tax - Undeveloped Property is levied on non-residential property per acre within the category of either commercial/industrial or agricultural. The annual special tax requirement is equal to the amount necessary to pay bond debt service, replenish reserve, pay bond and City administrative costs, and create a sinking fund to provide for scheduled construction financing for public capital facilities.

The Annual Special Tax - Undeveloped Property is apportioned and levied on all taxable undeveloped property until the Special Development Tax - One-Time is paid or the Annual Special Tax - Developed Property is elected to be paid for over a period of twenty-five (25) years. The Annual Special Tax - Undeveloped Property will be levied on the property for the upcoming fiscal year if a building permit is not issued and the one-time special tax paid or elected to be passed through on or before March 1st preceding that year.

Development of Non-Residential Property:

Upon the issuance of a building permit the property owner has a one-time option to pay the Special Development Tax - One-Time or to elect to amortize the tax and pay the Annual Special Tax - Developed Property over a twenty-five (25) year period. The property owner will be required to acknowledge an understanding of this option by signing a certificate at the time of building permit issuance. A copy of the certificate is contained within Appendix A.

The Special Development Tax - One-Time is calculated by multiplying the square footage of building area by the appropriate special tax for that particular developed use. The non-residential developed land uses are shown on the Special Development Tax-One-Time table in Appendix E.

The Annual Special Tax - Developed Property is a percentage of the one-time special tax and is calculated by adding to the one-time special tax, the financing costs and interest costs associated with the sale of bonds and amortizing this amount over a twenty-five (25) year period. The maximum percentage established at formation is 13.81% of the Special Development Tax - One-Time. This percentage provides for a maximum interest rate on the bonds of eleven percent (11%) over a twenty-five (25) year period. The actual percentage rate to be used to determine the Annual Special Tax - Developed Property is established at the beginning of each fiscal year by the City Council. The twenty-five (25) year period begins in the fiscal year when, on March 2nd preceding that fiscal year, the property is classified as developed.

A change in the non-residential use after original occupancy may require an adjustment in the Annual Special Tax - Developed Property. Such an adjustment would become effective in the next fiscal year.

If the issuance of the building permit fully develops a parcel, the parcel is classified on March 2nd as fully developed and is no longer subject to the Annual Special Tax - Undeveloped Property. By contrast, if the property is not fully developed by the issuance of the building permit the undeveloped portion of the parcel will continue to be subject to the Annual Special Tax - Undeveloped Property.

When a building permit is issued for non-residential property which causes the parcel to be fully developed, the special tax lien is released only upon one of the following two conditions:

- (1) The one-time special tax is paid upon building permit issuance, the current fiscal year's taxes are paid (December 10th and April 10th), and any future year's obligation is paid (the following December 10th and April 10th). The future fiscal year's obligation is established on March 2nd if the parcel is classified as undeveloped.
- (2) The annual special development tax is paid for a twenty-five (25) year period.

Appendix C contains examples of the calculation of the non-residential special tax.

ANNEXATION:

In 1991, the City of Carlsbad and property owners of certain vacant land in Carlsbad worked together to form the City of Carlsbad Community Facilities District No. 1. The CFD provides funding for a variety of infrastructure projects which will be necessary to meet the requirements of growth management.

At the time of formation, vacant property within the following Local Facilities Management Zones composed the original District; zones 5, 7, 8, 9, 11, 12, 14, 15, 19, 20, 22, and 24. The remaining Local Facilities Management Zones were not included in the CFD. With the exception of the more developed areas, each zone plan requires either annexation to the CFD or developer funding of all required facilities prior to discretionary development approvals (e.g., tentative map, final map, site plan, etc.). A map showing the boundaries of the Local Facility Management Zones is contained within Appendix D.

The City has a simplified procedure for annexation which allows development to proceed with a minimum of cost and time delays. On April 6, 1993, Council adopted the boundaries of the Future Territory of Annexation and declared their intention to annex such territory in the future.

Who must Annex and When:

The Future Territory of Annexation includes all vacant, undeveloped or underdeveloped property within all of the Local Facilities Management Zones except 1, 2, 3, 4, and 6. Land within the Future Territory of Annexation may be annexed to CFD No. 1 at any time but must annex by completion of the required documents within sixty (60) days of receiving the first discretionary approval other than a Master Plan or Specific Plan. Property owners should expect to begin the annexation process **during** the application process for the first discretionary approval.

How is Annexation Accomplished:

Property owners must notify the CFD No. 1 Administrator a minimum of 45 days prior to receiving the first discretionary approval. The CFD No. 1 Administrator, Barbara Hale-Carter, can be contacted at (760) 233-2633. The administrator will coordinate the preparation and processing the following documents:

- A. Consent and Waiver to Shortening of Time for Conducting a Special Election in Property Proposed to be Annexed to City of Carlsbad Community Facilities District No. 1. The consent must be signed by all property owners of record. In the case of a corporation or partnership, this must be accompanied by a resolution passed by the board of directors identifying the name(s) of authorized signers. This Consent and Waiver is returned with:
 - 1. Proof of ownership such as a title report or lot book report not more than thirty days old.
 - 2. Legal description of the land being annexed. An assessor's parcel number(s) is not an adequate legal description but should be included for reference.
 - 3. Annexation fee of \$1,752.00.
- B. Ballot Materials.
- C. Boundary Map.

Upon receipt and verification of the Consent and Waiver, an election is held and ballots canvassed. The Consent and Waiver, results of the election, and boundary map are taken to Council for formal action by adopting a resolution certifying the election results and adding property to the original CFD. The date of this Council action is the annexation date.

The Boundary Map of the Annexed Area is filed in the Office of the County Recorder upon Council action annexing property. An Amendment to the Notice of Special Tax Lien is recorded in the Office of the County Recorder immediately following filing of the boundary map. At this point the annexation is complete.

How is the Special Tax Calculated:

The rate and method of taxation established for Community Facilities District No. 1 is the same for the annexed properties. The maximum special taxes on properties to be annexed escalates at the full inflationary rate until the property annexes into CFD No. 1. Please see the appropriate Special Rate and Methodology Section of this information packet for information regarding the rate and method of taxation and current special tax rates.

When does the Levy of Special Taxes begin for Annexed Property:

Special taxes are immediately applicable upon completion of the annexation. Property which is annexed on or before June 30 of each fiscal year will be assessed the Annual Special Tax - Undeveloped Property on all undeveloped property as described herein in the following fiscal year.

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CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1

APPENDIX A
CERTIFICATES



COMMUNITY FACILITIES DISTRICT NO. 1 RESIDENTIAL B-33

Development Services

Building Department

1635 Faraday Avenue

760-602-2719

www.carlsbadca.gov

RESIDENTIAL CERTIFICATE: Developer of Residential Land, please read this agreement carefully and be sure you thoroughly understand before signing. Property owner signature is required before signing. Your signature is confirming the accuracy of all information shown.

Form with fields: Name of Owner, Name of Project, Address, Carlsbad Tract Number, City, State, Zip, Telephone Number, Total Number of Units, Assessor Parcel Number(s) or APN(s) and Lot Numbers(s) if not yet subdivided by County Assessor

As cited by Ordinance No. NS-155 and adopted by the City of Carlsbad, California, the City is authorized to levy a Special Tax in Community Facilities District No. 1. As cited in Policy 33 and adopted by the City Council, this Special Tax will not be allowed to pass through to the homeowner. At the time a building permit is issued the Special Development Tax - One-Time is due per dwelling unit. In addition, there may be Special Taxes outstanding on the current tax roll or if a permit is issued after March 1, taxes will be levied in the coming fiscal year. All of these special taxes are the responsibility of the developer. Accordingly, I agree to pay all of these current, outstanding and future Special Taxes. These taxes may not be apportioned to the homeowner as part of escrow closing. (Note: Regular county taxes may be prorated.) I understand that by signing this I am agreeing to this provision.

I DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE UNDERSIGNED IS THE PROPERTY OWNER OF THE SUBJECT PROPERTY AND THAT I UNDERSTAND AND WILL COMPLY WITH THE PROVISIONS AS STATED ABOVE.

Form with fields: Signature of Property Owner, Title, Print Name, Date

The City of Carlsbad has not independently verified the information shown above. Therefore, we accept no responsibility as to the accuracy or completeness of this information.

Annex Date Imp. Area Density =

RESIDENTIAL CERTIFICATE CONTINUED:

The reverse side of this form explains the obligation of the residential developer to take responsibility for the payment of all special taxes – the “One-Time Special Tax” collected at building permit per dwelling unit and the “Annual special Tax – Undeveloped Property” levied annually against undeveloped parcels per net developable acre. (A parcel is classified as undeveloped if as of March 1 of the previous fiscal year a building permit has not been issued.) Further clarification of the two types of special tax can be found in the information packet. By signing this certificate the developer is attesting to the fact that they have been made aware and fully understand this responsibility.

To carry out this responsibility the developer must perform three steps:

- Inform the escrow company of the obligation of the developer to be certain that the Annual special Tax – Undeveloped Property levied annually on the tax roll shown on the property tax bill is not prorated to the homebuyer.
- Obtain the Annual Special Tax – Undeveloped Property amount levied on the parcel. For escrows that close after approximately October 15th, the escrow company can obtain this amount from the current tax bill. For escrows that close between July 1 and approximately October 10th, the information is available each July 1 by contacting the Community Facilities District Administrator, Barbara Hale-Carter of Special District Financing & Administration at (760) 233-2633. (Please provide the parcel number(s) and fax number.)
- Inform the homebuyer that the developer has fulfilled the obligation and that the special tax lien currently recorded against the property will be released once the outstanding special tax is paid. The item will still appear on the property tax bill for the current tax roll year only. Ultimately it is the homeowners responsibility to make the property tax bill installments. Interest and penalty will accrue on the special tax in the same amount and manner as regular county property taxes. A lien release will be processed the following October.

Please note, there can be several community facilities districts titled, Communities Facilities District No. 1. An example is the Carlsbad Unified School District, Community Facilities District No. 1. Please read the property tax bill carefully to avoid any confusion. For fiscal year 2002-03 the County has determined that the City of Carlsbad, Community Facilities District No. 1 line item will read, “CARLSBAD COMM FAC DIST NO 1.”

Please refer to the information packet or call the District Administrator Barbara Hale-Carter at (760) 233-2633 with any questions.



COMMUNITY FACILITIES DISTRICT NO. 1 NON-RESIDENTIAL B-32

Development Services

Building Department

1635 Faraday Avenue

760-602-2719

www.carlsbadca.gov

NON-RESIDENTIAL CERTIFICATE: Non-Residential land owner, please read this option carefully and be sure you thoroughly understand before signing. The option you chose will affect your payment of the developed Special Tax assessed on your property. This option is available only at the time of the first building permit issuance. Property owner signature is required before signing. Your signature is confirming the accuracy of all information shown.

Name of Owner Telephone
Address Project Address
City, State Zip City, State Zip

Assessor Parcel Number(s) or APN(s) and Lot Numbers(s) if not yet subdivided by County Assessor

Building Permit Number(s)

As cited by Ordinance No. NS-155 and adopted by the City of Carlsbad, California, the City is authorized to levy a Special Tax in Community Facilities District No. 1. All non-residential property, upon the issuance of a building permit, shall have the option to (1) pay the SPECIAL DEVELOPMENT TAX ONE TIME or (2) assume the ANNUAL SPECIAL TAX - DEVELOPED PROPERTY for a period not to exceed twenty-five (25) years. Please indicate your choice by initializing the appropriate line below:

OPTION (1): I elect to pay the SPECIAL TAX - ONE TIME now, as a one-time payment.
Amount of One-Time Special Tax: \$ Owner's Initials _____.

OPTION (2): I elect to pay the SPECIAL DEVELOPMENT TAX ANNUALLY for a period not to exceed twenty-five (25) years.
Maximum annual Special Tax: \$ Owner's Initials _____.

I DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE UNDERSIGNED IS THE PROPERTY OWNER OF THE SUBJECT PROPERTY AND THAT I UNDERSTAND AND WILL COMPLY WITH THE PROVISION AS STATED ABOVE.

Signature of Property Owner Title
Print Name Date

The City of Carlsbad has not independently verified the information shown above. Therefore, we accept no responsibility as to the accuracy or completeness of this information.

Land Use Imp.Area FY
Factor X Square Ft. =

CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1

APPENDIX B
RESIDENTIAL CALCULATION EXAMPLES

Appendix B
Residential Calculation Examples

Residential Special Taxes:

Two types of special taxes can be levied against residential property:

1. ANNUAL SPECIAL TAX - UNDEVELOPED PROPERTY: Applied annually upon undeveloped property per net developable acre.
2. SPECIAL DEVELOPMENT TAX - ONE-TIME: Applied only at the time of building permit issuance.

Residential Calculation Examples:

1. Calculation of the special tax on an UNDEVELOPED parcel for fiscal year 2011-12. (Annual Special Tax - Undeveloped Property.)
2. Calculation of the special tax due at building permit issuance for a residential parcel that develops in JANUARY. (Special Development Tax - One-Time.)
3. Calculation of the special tax due at building permit issuance for a residential parcel that develops in MAY. (Special Development Tax - One-Time.)

Examples:

1. **Calculation of the special tax on an UNDEVELOPED parcel for fiscal year 2011-12. (Annual Special Tax - Undeveloped Property.)**

Facts:

Date of Participation:	May 7, 1991	Net Developable Acres:	8.75
Improvement Area:	I	General Plan Land Use:	RL

Calculation:

Step One:	Look up in the tax table the appropriate Annual Special Tax - Undevelopable Property Tax Rate (Appendix E, Page 3).
-----------	---

ANNUAL SPECIAL TAX - UNDEVELOPED PROPERTY TAX RATE PER NET ACRE (Improvement Area I, Land Use RL, Fiscal Year 2011-12, Actual Levy.)	\$0.0000
--	----------

Step Two:	Multiply the net developable acres by the Annual Special Tax - Undeveloped Property Tax Rate.
-----------	---

Net Developable Acres:	8.75
Annual Special Tax - Undeveloped Property Tax Rate Per Net Acre:	<u>\$0.0000</u>
Annual Special Tax - Undeveloped Property:	\$0.00

2. Calculation of the special tax due at building permit issuance for a residential parcel that develops in JANUARY. (Special Development Tax - One-Time.)

Facts:

Date of Participation:	May 7, 1991	Dwelling Units Per Acre:	3.0
Improvement Area:	II	Dwelling Units being Built:	4
		Date Building Permit Issued:	January 2012

Calculation:

Step One:	Look up in the tax table the appropriate Special Development Tax - One-Time per dwelling unit based on net density (Appendix E, Page 8).
-----------	--

SPECIAL DEVELOPMENT TAX - ONE-TIME PER DWELLING UNIT (Improvement Area II, Actual Project Density < 4.0, Fiscal Year 2011-12.)

\$2,711.7132

Step Two:	Multiply the number of dwelling units being built by the Special Development Tax - One-Time per Dwelling Unit.
-----------	--

Number of Dwelling Units being Built:
 Special Development Tax - One-Time per Dwelling Unit:
Special Development Tax - One-Time:

4
<u>\$2,711.7132</u>
\$10,846.85

Step Three:	At building permit issuance the property owner is required to sign a certificate acknowledging and agreeing to pay any outstanding special tax obligation either through property tax payments or during escrow by informing the escrow company of their obligation to pay the special tax in full.
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Signature of Property Owner on Residential Certificate Required.

In this example, the building permits are being issued in January. Therefore, half of the current year's special tax obligation is outstanding and due on April 10, the second installment of county property taxes. The outstanding special tax obligation must be paid in full by the developer of this parcel when due. **NO SPECIAL TAXES ARE TO BE PAID OR PRORATED TO THE HOMEOWNER DURING ESCROW.**

Also, because the permits are issued on or prior to March 1, the property will be classified as developed property on March 2 and no Annual Special Tax - Undeveloped Property will be levied against this parcel in fiscal year 2012-13.

3. Calculation of the special tax due at building permit issuance for a residential parcel that develops in MAY. (Special Development Tax - One-Time.)

Facts:

Date of Participation:	May 7, 1991	Dwelling Units Per Acre:	4.5
Improvement Area:	I	Dwelling Units being Built:	8
		Date Building Permit Issued:	May 2012

Calculation:

Step One: Look up in the tax table the appropriate Special Development Tax - One-Time per dwelling unit based on net density (Appendix E, Page 5).

SPECIAL DEVELOPMENT TAX - ONE-TIME PER DWELLING UNIT (Improvement Area I, Actual Project Density > 4.0, Fiscal Year 2011-12.) \$1,986.9398

Step Two: Multiply the number of dwelling units being built by the Special Development Tax - One-Time per Dwelling Unit.

Number of Dwelling Units being Built:	8
Special Development Tax - One-Time per Dwelling Unit:	<u>\$1,986.9398</u>
Special Development Tax - One-Time:	\$15,895.52

Step Three: At building permit issuance the property owner is required to sign a certificate acknowledging and agreeing to pay any outstanding special tax obligation either through property tax payments or during escrow by informing the escrow company of their obligation to pay the special tax in full.

Signature of Property Owner on Residential Certificate Required.

In this example, the building permits are being issued in May. Both installments of the current year property tax, which include the annual special tax, have been paid. Because the permits are issued after March 1, the property will be classified as undeveloped property on March 2. This creates an obligation of the Annual Special Tax - Undeveloped Property which will be levied against this parcel in fiscal year 2012-13. This special tax obligation is the responsibility of the developer of this parcel. NO SPECIAL TAXES ARE TO BE PAID OR PRORATED TO THE HOMEOWNER DURING ESCROW.

CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1

APPENDIX C
NON-RESIDENTIAL CALCULATION EXAMPLES

Appendix C
Non-Residential Calculation Examples

Non-Residential Special Taxes:

Three types of special taxes can be levied against non-residential property:

1. ANNUAL SPECIAL TAX - UNDEVELOPED PROPERTY: Applied annually upon undeveloped property per net developable acre.
2. SPECIAL DEVELOPMENT TAX - ONE-TIME: Applied only at the time of building permit issuance.
3. ANNUAL SPECIAL TAX - DEVELOPED PROPERTY: Applied only if the option to amortize the Special Development Tax - One-Time is made at the time of building permit issuance. The tax is levied annually for a period not to exceed twenty-five (25) years.

Non-Residential Calculation Examples:

1. Calculation of the special tax on an UNDEVELOPED parcel for fiscal year 2011-12. (Annual Special Tax - Undeveloped Property.)
2. Calculation of the special tax due at building permit issuance for a non-residential parcel that has opted to pay off the obligation at building permit issuance and develops in JANUARY. (Special Development Tax - One-Time.)
3. Calculation of the special tax due at building permit issuance for a non-residential parcel that has opted to pay off the obligation at building permit issuance and develops in MAY. (Special Development Tax - One-Time.)
4. Calculation of the maximum annual developed special tax on a non-residential parcel that has made the option to amortize the special development tax - one-time and is developing in JANUARY. (Annual Special Tax - Developed Property.)
5. Calculation of the maximum annual developed special tax on a non-residential parcel that has made the option to amortize the special development tax - one-time and is developing in MAY. (Annual Special Tax - Developed Property.)

Examples:

1. **Calculation of the special tax on an UNDEVELOPED parcel for fiscal year 2011-12. (Annual Special Tax - Undeveloped Property.)**

Facts:

Date of Participation:	May 7, 1991	Net Developable Acres:	6.35
Improvement Area:	I	General Plan Land Use:	Commercial

Calculation:

Step One:	Look up in the tax table the appropriate Annual Special Tax - Undevelopable Property Tax Rate (Appendix E, Page 3).
ANNUAL SPECIAL TAX - UNDEVELOPED PROPERTY TAX RATE PER NET ACRE (Improvement Area I, Land Use Commercial, FY 2011-12, Actual Levy.)	\$0.0000

Step Two: Multiply the net developable acres by the Annual Special Tax - Undeveloped Property Tax Rate.

Net Developable Acres:	6.35
Annual Special Tax - Undeveloped Property Tax Rate Per Net Acre:	<u>\$0.0000</u>
Annual Special Tax - Undeveloped Property:	\$0.00

2. Calculation of the special tax due at building permit issuance for a non-residential parcel that has opted to pay off the obligation at building permit issuance and develops in JANUARY. (Special Development Tax - One-Time.)

Facts:

Date of Participation:	May 7, 1991	Developed Use:	Shopping Center
Improvement Area:	II	Square Feet of Building:	32,000
		Date Permit Issued:	January 2012

Calculation:

Step One: Look up in the tax table the appropriate Special Development Tax - One-Time per dwelling unit (Appendix E, Page 8).

SPECIAL DEVELOPMENT TAX - ONE-TIME PER SQUARE FOOT (Improvement Area II, Neighborhood Shopping Center, FY 2011-12.)	\$0.7296
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Step Two: Multiply the square feet being built by the Special Development Tax – One-Time per square foot.

Square Feet:	32,000
Special Development Tax - One-Time per Square Foot:	<u>\$0.7296</u>
Special Development Tax - One-Time:	\$23,347.20

Step Three: At building permit issuance the property owner is required to sign a certificate acknowledging that they understand the option of paying the one-time tax or amortizing the tax over a twenty-five (25) year period. In this example, the election has been made to pay the Special Development Tax - One-Time.

Signature of Property Owner on Non-Residential Certificate Required.

In this example, the building permit is being issued in January. Therefore, half of the current year’s special tax obligation is outstanding and due on April 10, the second installment of county property taxes. This installment must be paid in full when due. The payment of the Special Development Tax - One-Time does not in any way relieve the property owner of this obligation.

If this permit fully develops the parcel, the property will be classified as developed property on March 2 and no Annual Special Tax - Undeveloped Property will be levied against this parcel in fiscal year 2012-13 because the building permit is issued on or prior to March 1.

3. Calculation of the special tax due at building permit issuance for a non-residential parcel that has opted to pay off the obligation at building permit issuance and develops in MAY. (Special Development Tax - One-Time.)

Facts:

Date of Participation:	May 7, 1991	Developed Use:	Commercial Shops
Improvement Area:	II	Square Feet of Building:	13,000
		Date Permit Issued:	May 2012

Calculation:

Step One:	Look up in the tax table the appropriate Special Development Tax - One-Time per square feet (Appendix E, Page 8).	
	SPECIAL DEVELOPMENT TAX - ONE-TIME PER SQUARE FOOT (Improvement Area II, Commercial Shops, Fiscal Year 2011-12)	\$0.5078

Step Two:	Multiply the number of square feet being built by the Special Development Tax - One-Time per square foot.	
Square Feet:		13,000
Special Development Tax - One-Time per Square Foot:		\$0.5078
Special Development Tax - One-Time:		\$6,601.40

Step Three:	At building permit issuance the property owner is required to sign a certificate acknowledging that they understand the option of paying the one-time tax or amortizing the tax over a twenty-five (25) year period. In this example, the election has been made to pay the Special Development Tax - One-Time.	
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Signature of Property Owner on Non-Residential Certificate Required.

In this example, the building permit is being issued in May. Both installments of the current year property tax, which include the annual special tax, have been paid. Because the permits are issued after March 1, the property will be classified as undeveloped property on March 2. This creates an obligation of the Annual Special Tax - Undeveloped Property which will be levied against this parcel in fiscal year 2012-13. The payment of the Special Development Tax - One-Time at building permit issuance does not in any way relieve the property owner of this obligation due December 10 and April 10 of the next fiscal year.

4. Calculation of the maximum annual developed special tax on a non-residential parcel that made the option to amortize the special development tax - one-time and is developing in JANUARY. (Annual Special Tax - Developed Property.)

Facts:

Date of Participation:	May 7, 1991	Developed Use:	Shopping Center
Improvement Area:	II	Square Feet of Building:	32,000
		Date Permit Issued:	January 2012

Calculation:

Step One: Look up in the tax table the appropriate Special Development Tax - One-Time per square feet (Appendix E, Page 8).

SPECIAL DEVELOPMENT TAX - ONE-TIME PER SQUARE FOOT (Improvement Area II, Neighborhood Shopping Center, Fiscal Year 2011-12.)	\$0.7296
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Step Two: Multiply the number of square feet being built by the Special Development Tax - One-Time per square foot.

Square Feet:	32,000
Special Development Tax - One-Time per Square Foot:	<u>\$0.7296</u>
Special Development Tax - One-Time:	\$23,347.20

Step Three: The Maximum Annual Special Tax - Developed Property is calculated by multiplying the Special Development tax - One-Time by 13.81%.

Special Development Tax - One-Time	\$23,347.20
Maximum Amortization Percent:	<u>13.81%</u>
Maximum Annual Special Tax - Developed Property	\$3,224.25

Step Four: At building permit issuance the property owner is required to sign a certificate acknowledging that they understand the option of paying the one-time tax or amortizing the tax over a twenty-five (25) year period. In this example, the election has been made to amortize the Special Development Tax - One-Time and pay the Annual Special Tax - Developed Property.

Signature of Property Owner on Non-Residential Certificate Required.

In this example, the building permit is being issued in January. Therefore, half of the current year's special tax obligation is outstanding and due on April 10, the second installment of county property taxes. This installment must be paid in full when due. The election to pass through the Special Development Tax - One-Time and pay the Annual Special Tax - Developed Property does not relieve the property owner of this obligation.

The first payment of the Annual Special Tax - Developed Property will begin in fiscal year 2012-13 and will be levied annual for a period not to exceed twenty-five (25) years. The obligation will be paid through the County property tax bill, installments due December and April 10.

- 6. Calculation of the maximum annual developed special tax on a non-residential parcel that made the option to amortize the special development tax - one-time and is developing in MAY. (Annual Special Tax - Developed Property.)**

Facts:

Date of Participation:	May 7, 1991	Developed Use:	Commercial Shops
Improvement Area:	II	Square Feet of Building:	13,000
		Date Permit Issued:	May 2012

Calculation:

Step One:	Look up in the tax table the appropriate Special Development Tax - One-Time per square feet (Appendix E, Page 8). SPECIAL DEVELOPMENT TAX - ONE-TIME PER SQUARE FOOT (Improvement Area II, Commercial Shops, Fiscal Year 2011-12.)	\$0.5078
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Step Two:	Multiply the number of square feet being built by the Special Development Tax - One-Time per square foot.	
Square Feet:		13,000
Special Development Tax - One-Time per Square Foot:		\$0.5078
Special Development Tax - One-Time:		\$6,601.40

Step Three:	The Maximum Annual Special Tax - Developed Property is calculated by multiplying the Special Development tax - One-Time by 13.81%.	
Special Development Tax - One-Time		\$6,601.40
Maximum Amortization Percent:		13.81%
Maximum Annual Special Tax - Developed Property		\$911.65

Step Four:	At building permit issuance the property owner is required to sign a certificate acknowledging that they understand the option of paying the one-time tax or amortizing the tax over a twenty-five (25) year period. In this example, the election has been made to amortize the Special Development Tax - One-Time and pay the Annual Special Tax - Developed Property.
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Signature of Property Owner on Non-Residential Certificate Required.

In this example, the building permit is being issued in May. Both installments of the current year property tax, which include the annual special tax, have been paid. Because the permits are issued after March 1, the property will be classified as undeveloped property on March 2. This creates an obligation of the Annual Special Tax - Undeveloped Property which will be levied against this parcel in fiscal year 2012-13. The payment of the Special Development Tax - One-Time at building permit issuance does not in any way relieve the property owner of this obligation due December 10 and April 10 of the next fiscal year.

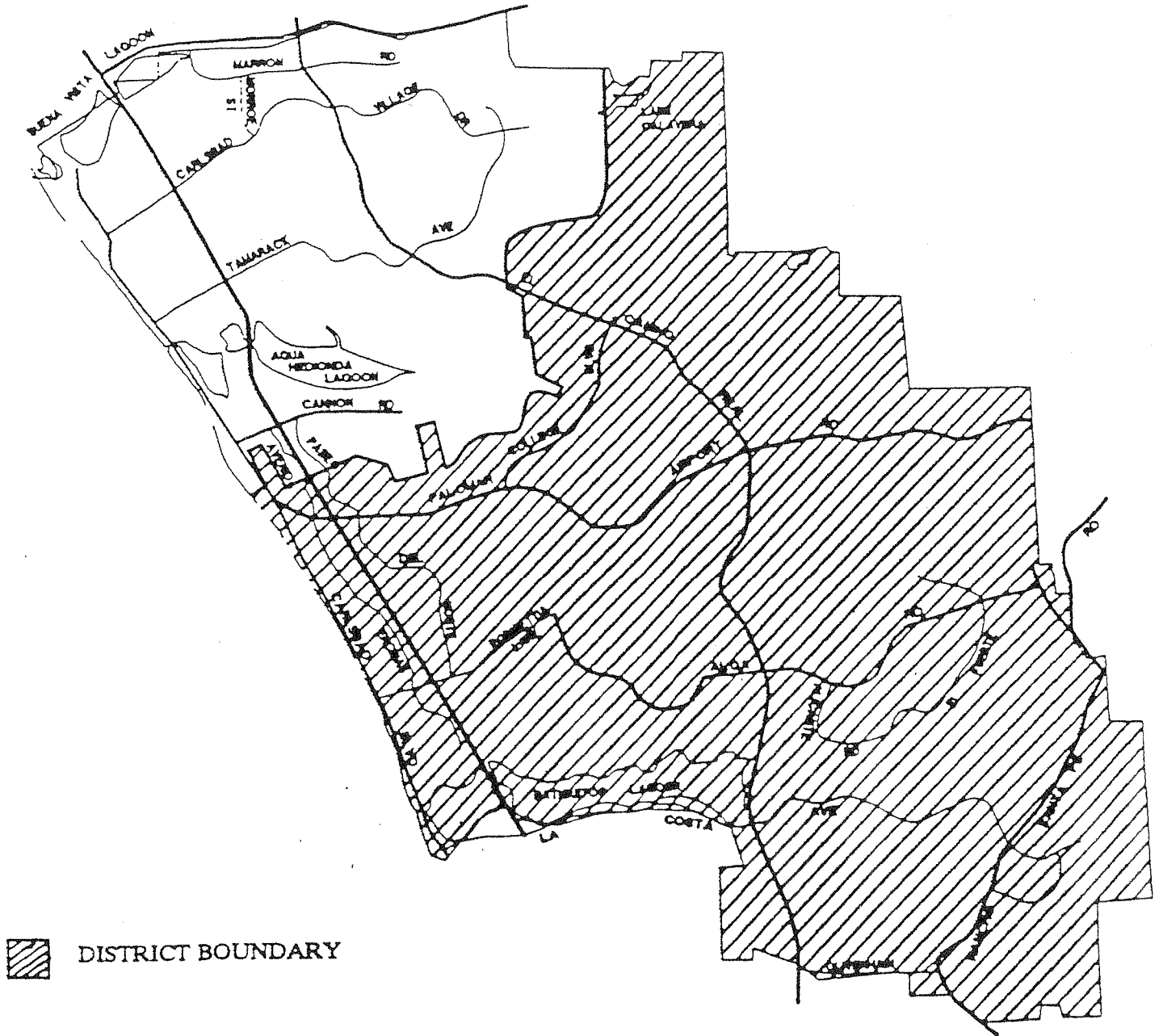
The first payment of the Annual Special Tax - Developed Property will begin in fiscal year 2013-14 and will be levied annual for a period not to exceed twenty-five (25) years. The obligation will be paid through the County property tax bill, installments due December and April 10.

CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1

APPENDIX D
BOUNDARY MAPS

Appendix D
Boundary Map

Bridge and Thoroughfare Benefit District No. 1



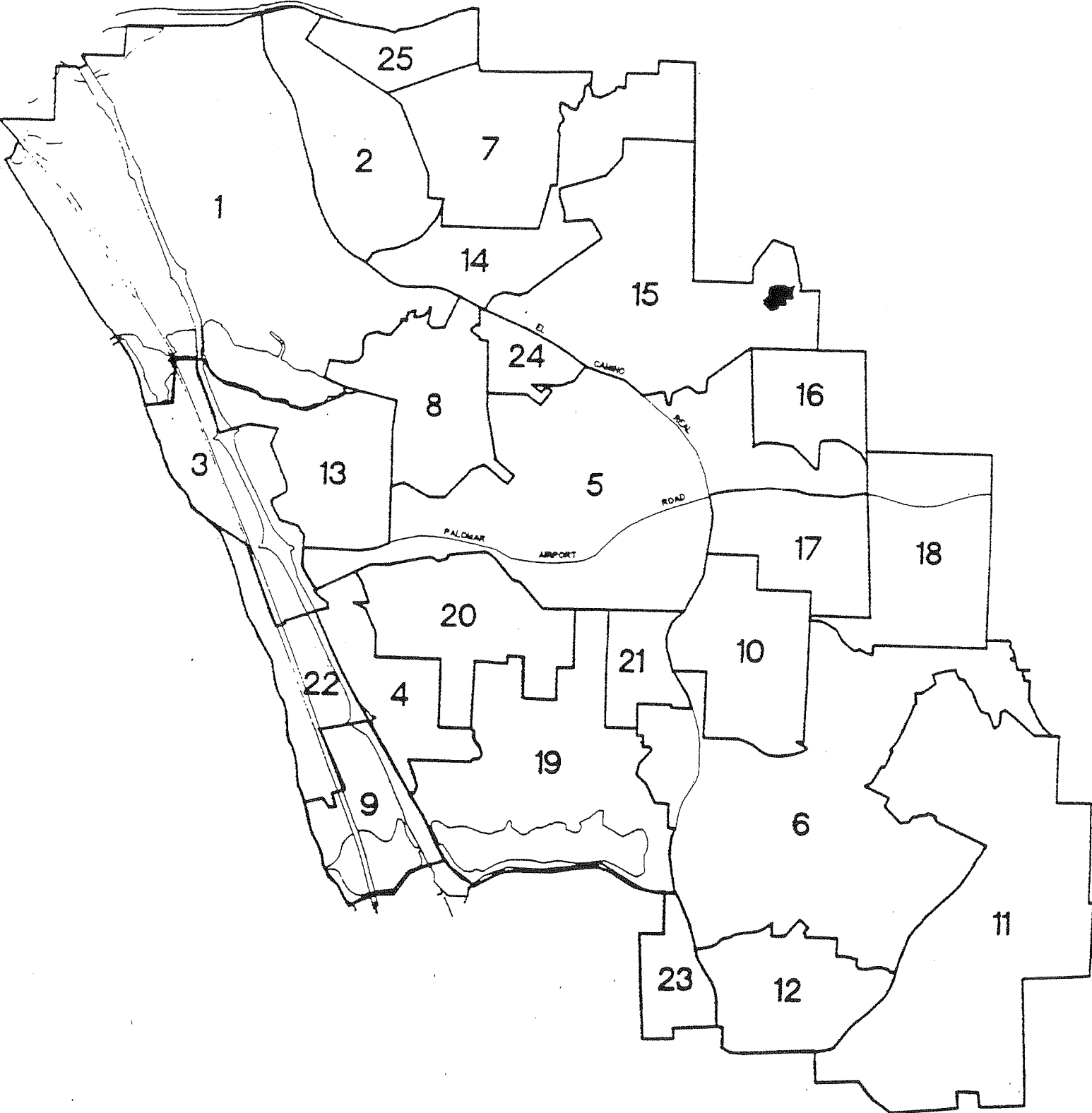
 DISTRICT BOUNDARY

Improvement Area I includes all property within the Bridge and Thoroughfare District.
Improvement Area II includes all property outside the Bridge and Thoroughfare District.

Please contact the Community Facilities District No. 1 Administrator, Barbara Hale-Carter, at 760-233-2630 if you have any questions about which improvement area a property is in.

Appendix D
Boundary Map

Local Facility Management Zones



CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1

APPENDIX E
SPECIAL TAX RATES

**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
ANNUAL SPECIAL TAX UNDEVELOPED
PROPERTY (4 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I (Page 1 of 4)

**MAXIMUM LEVY FOR FISCAL YEAR
FISCAL YEAR 2011-12**

FORMATION OR ANNEXATION DATE:	MAY 7, 1991	FY 1993-94	FY 1994-95	FY 1995-96	FY 1996-97	FY 1997-98	FY 1998-99	FY 1999-00	FY 2000-01	FY 2001-02
RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$361.2618	\$374.1850	\$378.2562	\$378.2562	\$378.6341	\$380.8923	\$383.1641	\$387.5204	\$393.8107	\$399.6305
RESIDENTIAL LOW MEDIUM (RLM)	\$992.5057	\$1,028.0099	\$1,039.1950	\$1,039.1950	\$1,040.2332	\$1,046.4373	\$1,052.6785	\$1,064.6467	\$1,081.9282	\$1,097.9173
RESIDENTIAL MEDIUM (RM)	\$1,663.6041	\$1,723.1151	\$1,741.8631	\$1,741.8631	\$1,743.6032	\$1,754.0025	\$1,764.4637	\$1,784.5244	\$1,813.4911	\$1,840.2914
RESIDENTIAL MEDIUM HIGH (RMH)	\$2,550.6882	\$2,641.9323	\$2,670.6773	\$2,670.6773	\$2,673.3453	\$2,689.2897	\$2,705.3292	\$2,736.0868	\$2,780.4994	\$2,821.5905
RESIDENTIAL HIGH (RH)	\$3,590.7621	\$3,719.2121	\$3,759.6783	\$3,759.6783	\$3,763.4342	\$3,785.8801	\$3,808.4599	\$3,851.7593	\$3,914.2817	\$3,972.1282
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$3,085.5099	\$3,195.8858	\$3,230.6580	\$3,230.6580	\$3,233.8855	\$3,253.1731	\$3,272.5757	\$3,309.7824	\$3,363.5074	\$3,413.2144
INDUSTRIAL PROPERTY	\$1,542.7549	\$1,597.9429	\$1,615.3290	\$1,615.3290	\$1,616.9427	\$1,626.5865	\$1,636.2878	\$1,654.8912	\$1,681.7537	\$1,706.6072
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

IMPROVEMENT AREA II (Page 1 of 4)

**MAXIMUM LEVY FOR FISCAL YEAR
FISCAL YEAR 2011-12**

FORMATION OR ANNEXATION DATE:	MAY 7, 1991	FY 1993-94	FY 1994-95	FY 1995-96	FY 1996-97	FY 1997-98	FY 1998-99	FY 1999-00	FY 2000-01	FY 2001-02
RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$356.1193	\$368.8585	\$372.8718	\$372.8718	\$373.2443	\$375.4704	\$377.7098	\$382.0041	\$388.2048	\$393.9418
RESIDENTIAL LOW MEDIUM (RLM)	\$977.0781	\$1,012.0305	\$1,023.0417	\$1,023.0417	\$1,024.0637	\$1,030.1715	\$1,036.3156	\$1,048.0978	\$1,065.1107	\$1,080.8512
RESIDENTIAL MEDIUM (RM)	\$1,564.6106	\$1,620.5804	\$1,638.2128	\$1,638.2128	\$1,639.8494	\$1,649.6298	\$1,659.4686	\$1,678.3355	\$1,705.5785	\$1,730.7841
RESIDENTIAL MEDIUM HIGH (RMH)	\$2,401.5552	\$2,487.4644	\$2,514.5288	\$2,514.5288	\$2,517.0409	\$2,532.0530	\$2,547.1547	\$2,576.1140	\$2,617.9299	\$2,656.6185
RESIDENTIAL HIGH (RH)	\$3,521.3382	\$3,647.3047	\$3,686.9885	\$3,686.9885	\$3,690.6718	\$3,712.6837	\$3,734.8270	\$3,777.2892	\$3,838.6028	\$3,895.3309
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$2,057.0066	\$2,130.5905	\$2,153.7720	\$2,153.7720	\$2,155.9236	\$2,168.7820	\$2,181.7171	\$2,206.5216	\$2,242.3382	\$2,275.4762
INDUSTRIAL PROPERTY	\$1,234.2040	\$1,278.3543	\$1,292.2632	\$1,292.2632	\$1,293.5542	\$1,301.2692	\$1,309.0303	\$1,323.9130	\$1,345.4029	\$1,365.2857
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
ANNUAL SPECIAL TAX - DEVELOPED PROPERTY**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I AND II

TAX ON DEVELOPED PROPERTY	% OF ONE TIME TAX
MAXIMUM PERCENTAGE OF THE SPECIAL DEVELOPMENT TAX - ONE-TIME	13.81%
ACTUAL % OF THE SPECIAL DEVELOPMENT TAX - ONE-TIME FOR 2011-12	7.50%

**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
ANNUAL SPECIAL TAX UNDEVELOPED
PROPERTY (4 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I (Page 2 of 4)

**MAXIMUM LEVY FOR FISCAL YEAR
FISCAL YEAR 2011-12**

**ANNEXATION
MAXIMUM
FY 2011-12**

FORMATION OR ANNEXATION DATE:	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12
RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$403.5873	\$407.1871	\$413.0070	\$425.6194	\$432.9396	\$440.8035	\$448.8103	\$462.7269	\$455.6803	\$461.9717
RESIDENTIAL LOW MEDIUM (RLM)	\$1,108.7878	\$1,118.6778	\$1,134.6668	\$1,169.3173	\$1,189.4284	\$1,211.0332	\$1,233.0304	\$1,271.2639	\$1,251.9045	\$1,269.1892
RESIDENTIAL MEDIUM (RM)	\$1,858.5121	\$1,875.0895	\$1,901.8897	\$1,959.9697	\$1,993.6793	\$2,029.8924	\$2,066.7633	\$2,130.8490	\$2,098.3995	\$2,127.3715
RESIDENTIAL MEDIUM HIGH (RMH)	\$2,849.5271	\$2,874.9441	\$2,916.0350	\$3,005.0850	\$3,056.7695	\$3,112.2925	\$3,168.8241	\$3,267.0822	\$3,217.3297	\$3,261.7504
RESIDENTIAL HIGH (RH)	\$4,011.4562	\$4,047.2373	\$4,105.0835	\$4,230.4447	\$4,303.2042	\$4,381.3675	\$4,460.9505	\$4,599.2745	\$4,529.2348	\$4,591.7686
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$3,447.0086	\$3,477.7549	\$3,527.4616	\$3,635.1834	\$3,697.7050	\$3,764.8700	\$3,833.2550	\$3,952.1156	\$3,891.9311	\$3,945.6659
INDUSTRIAL PROPERTY	\$1,723.5043	\$1,738.8775	\$1,763.7308	\$1,817.5917	\$1,848.8525	\$1,882.4350	\$1,916.6275	\$1,976.0578	\$1,945.9656	\$1,972.8329
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

IMPROVEMENT AREA II (Page 2 of 4)

**MAXIMUM LEVY FOR FISCAL YEAR
FISCAL YEAR 2011-12**

**ANNEXATION
MAXIMUM
FY 2011-12**

FORMATION OR ANNEXATION DATE:	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12
RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$397.8422	\$401.3909	\$407.1279	\$419.5608	\$426.7768	\$434.5287	\$442.4215	\$456.1400	\$449.1937	\$455.3956
RESIDENTIAL LOW MEDIUM (RLM)	\$1,091.5527	\$1,101.2891	\$1,117.0295	\$1,151.1414	\$1,170.9399	\$1,192.2088	\$1,213.8641	\$1,251.5033	\$1,232.4448	\$1,249.4609
RESIDENTIAL MEDIUM (RM)	\$1,747.9206	\$1,763.5116	\$1,788.7170	\$1,843.3409	\$1,875.0446	\$1,909.1028	\$1,943.7797	\$2,004.0520	\$1,973.5334	\$2,000.7814
RESIDENTIAL MEDIUM HIGH (RMH)	\$2,682.9217	\$2,706.8526	\$2,745.5410	\$2,829.3844	\$2,878.0471	\$2,930.3238	\$2,983.5501	\$3,076.0633	\$3,029.2197	\$3,071.0433
RESIDENTIAL HIGH (RH)	\$3,933.8985	\$3,968.9878	\$4,025.7156	\$4,148.6531	\$4,220.0059	\$4,296.6579	\$4,374.7023	\$4,510.3519	\$4,441.6664	\$4,502.9912
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$2,298.0057	\$2,318.5033	\$2,351.6411	\$2,423.4556	\$2,465.1367	\$2,509.9133	\$2,555.5033	\$2,634.7437	\$2,594.6207	\$2,630.4439
INDUSTRIAL PROPERTY	\$1,378.8034	\$1,391.1020	\$1,410.9847	\$1,454.0734	\$1,479.0820	\$1,505.9480	\$1,533.3020	\$1,580.8462	\$1,556.7724	\$1,578.2663
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
ANNUAL SPECIAL TAX UNDEVELOPED
PROPERTY (4 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I (Page 3 of 4)

**ACTUAL LEVY FOR FISCAL YEAR
FISCAL YEAR 2011-12**

FORMATION OR ANNEXATION DATE:	MAY 7, 1991	FY 1993-94	FY 1994-95	FY 1995-96	FY 1996-97	FY 1997-98	FY 1998-99	FY 1999-00	FY 2000-01
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RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL LOW MEDIUM (RLM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM (RM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM HIGH (RMH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL HIGH (RH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
INDUSTRIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

IMPROVEMENT AREA II (Page 3 of 4)

**ACTUAL LEVY FOR FISCAL YEAR
FISCAL YEAR 2011-12**

FORMATION OR ANNEXATION DATE:	MAY 7, 1991	FY 1993-94	FY 1994-95	FY 1995-96	FY 1996-97	FY 1997-98	FY 1998-99	FY 1999-00	FY 2000-01
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RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL LOW MEDIUM (RLM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM (RM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM HIGH (RMH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL HIGH (RH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
INDUSTRIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
ANNUAL SPECIAL TAX - DEVELOPED PROPERTY**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I AND II

TAX ON DEVELOPED PROPERTY	% OF ONE TIME TAX
MAXIMUM PERCENTAGE OF THE SPECIAL DEVELOPMENT TAX - ONE-TIME	13.81%
ACTUAL % OF THE SPECIAL DEVELOPMENT TAX - ONE-TIME FOR 2011-12	7.50%

CITY OF CARLSBAD
 COMMUNITY FACILITIES DISTRICT NO. 1
 ANNUAL SPECIAL TAX UNDEVELOPED
 PROPERTY (4 PAGES)

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I (Page 4 of 4)

ACTUAL LEVY FOR FISCAL YEAR
 FISCAL YEAR 2011-12

FORMATION OR ANNEXATION DATE:	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11
RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL LOW MEDIUM (RLM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM (RM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM HIGH (RMH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL HIGH (RH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
INDUSTRIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

IMPROVEMENT AREA II (Page 4 of 4)

ACTUAL LEVY FOR FISCAL YEAR
 FISCAL YEAR 2011-12

FORMATION OR ANNEXATION DATE:	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11
RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
RESIDENTIAL LOW (RL)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL LOW MEDIUM (RLM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM (RM)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL MEDIUM HIGH (RMH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
RESIDENTIAL HIGH (RH)	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
NON-RESIDENTIAL UNDEVELOPED LAND USE:	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE	PER NET ACRE
COMMERCIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
INDUSTRIAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
AGRICULTURAL PROPERTY	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000

**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
SPECIAL DEVELOPMENT TAX -
ONE-TIME
IMPROVEMENT AREA I (3 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I (Page 1 of 3)

ACTUAL TAX RATE FOR FY 2011-12
(55% OF THE MAXIMUM FOR RESIDENTIAL -
25% OF THE MAXIMUM FOR NONRESIDENTIAL)

FORMATION OR ANNEXATION DATE:	MAY 7, 1991	FY 1993-94	FY 1994-95	FY 1995-96	FY 1996-97	FY 1997-98
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RESIDENTIAL DEVELOPED LAND USE:	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.
NET DENSITY (0 - 1.5 DU/AC)	\$3,147.9915	\$3,260.6025	\$3,296.0789	\$3,296.0789	\$3,299.3716	\$3,319.0498
NET DENSITY (1.51 TO 4.0 DU/AC)	\$3,147.9915	\$3,260.6025	\$3,296.0789	\$3,296.0789	\$3,299.3716	\$3,319.0498
NET DENSITY (4.1 TO 8.0 DU/AC)	\$1,986.9398	\$2,058.0173	\$2,080.4092	\$2,080.4092	\$2,082.4875	\$2,094.9079
NET DENSITY (8.1 TO 15.0 DU/AC)	\$1,986.9398	\$2,058.0173	\$2,080.4092	\$2,080.4092	\$2,082.4875	\$2,094.9079
NET DENSITY (15.1 TO 23.0 DU/AC)	\$1,986.9398	\$2,058.0173	\$2,080.4092	\$2,080.4092	\$2,082.4875	\$2,094.9079

NON-RESIDENTIAL LAND USE:	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.
AUTO - GASOLINE	\$2.6066	\$2.6999	\$2.7292	\$2.7292	\$2.7320	\$2.7483
AUTO - REPAIR & SALES	\$1.0960	\$1.1352	\$1.1476	\$1.1476	\$1.1487	\$1.1556
AUTO CAR WASH	\$2.0281	\$2.1006	\$2.1235	\$2.1235	\$2.1256	\$2.1383
BANK - WALK IN	\$4.1237	\$4.2712	\$4.3176	\$4.3176	\$4.3220	\$4.3477
BANK - WITH DRIVE THRU	\$5.8046	\$6.0123	\$6.0777	\$6.0777	\$6.0837	\$6.1200
BOWLING ALLEY	\$2.1309	\$2.2072	\$2.2312	\$2.2312	\$2.2334	\$2.2467
CAMPGROUND	\$5.6278	\$5.8292	\$5.8926	\$5.8926	\$5.8985	\$5.9337
CHURCH	\$0.9610	\$0.9954	\$1.0062	\$1.0062	\$1.0072	\$1.0132
COMMERCIAL SHOPS	\$0.9321	\$0.9654	\$0.9759	\$0.9759	\$0.9769	\$0.9827
COMMUNITY SHOPPING CENTER	\$1.3628	\$1.4115	\$1.4269	\$1.4269	\$1.4283	\$1.4368
CONVENIENCE MARKET	\$8.7776	\$9.0916	\$9.1905	\$9.1905	\$9.1997	\$9.2546
DISCOUNT STORE	\$1.0349	\$1.0720	\$1.0836	\$1.0836	\$1.0847	\$1.0912
GOLF COURSE	\$0.9835	\$1.0187	\$1.0298	\$1.0298	\$1.0308	\$1.0369
GROCERY STORE	\$2.5005	\$2.5900	\$2.6182	\$2.6182	\$2.6208	\$2.6364
HEALTH CLUB	\$0.9289	\$0.9621	\$0.9726	\$0.9726	\$0.9735	\$0.9793
HELIPORTS	\$3.4166	\$3.5388	\$3.5773	\$3.5773	\$3.5809	\$3.6022
HOSPITAL - CONVALESCENT	\$0.7489	\$0.7757	\$0.7841	\$0.7841	\$0.7849	\$0.7896
HOSPITAL - GENERAL	\$1.2471	\$1.2917	\$1.3057	\$1.3057	\$1.3070	\$1.3148
HOTEL - CONV. FAC/COMM.	\$1.1153	\$1.1552	\$1.1677	\$1.1677	\$1.1689	\$1.1759
INDOOR SPORTS ARENA	\$0.7489	\$0.7757	\$0.7841	\$0.7841	\$0.7849	\$0.7896
INDUSTRIAL - COMMERCIAL BUSINESS PARK (NOTE 1)	\$0.6878	\$0.7124	\$0.7202	\$0.7202	\$0.7209	\$0.7252
JUNIOR COLLEGE	\$0.7039	\$0.7291	\$0.7370	\$0.7370	\$0.7377	\$0.7421
LIBRARY	\$1.3692	\$1.4182	\$1.4336	\$1.4336	\$1.4350	\$1.4436
LUMBER/HARDWARE STORE	\$0.7939	\$0.8223	\$0.8312	\$0.8312	\$0.8321	\$0.8370
MARINA	\$4.7729	\$4.9436	\$4.9974	\$4.9974	\$5.0024	\$5.0323
MOTEL	\$0.8646	\$0.8955	\$0.9053	\$0.9053	\$0.9062	\$0.9116
NEIGHBORHOOD SHOPPING CENTER	\$2.0763	\$2.1506	\$2.1740	\$2.1740	\$2.1761	\$2.1891
OFFICE - COMMERCIAL (< 100,000 SF)	\$0.8228	\$0.8522	\$0.8615	\$0.8615	\$0.8624	\$0.8675
OFFICE - GOVERNMENT	\$0.9417	\$0.9754	\$0.9860	\$0.9860	\$0.9870	\$0.9929
OFFICE - HIGH RISE	\$0.8582	\$0.8889	\$0.8985	\$0.8985	\$0.8994	\$0.9048
OFFICE - MEDICAL	\$0.7778	\$0.8056	\$0.8144	\$0.8144	\$0.8152	\$0.8201
OUTDOOR TENNIS COURT	\$9.0444	\$9.3679	\$9.4699	\$9.4699	\$9.4793	\$9.5359
RACE TRACK	\$1.6392	\$1.6978	\$1.7163	\$1.7163	\$1.7180	\$1.7282
REGIONAL SHOPPING CENTER	\$1.0767	\$1.1152	\$1.1274	\$1.1274	\$1.1285	\$1.1352
RESORT HOTEL	\$0.7392	\$0.7657	\$0.7740	\$0.7740	\$0.7748	\$0.7794
RESTAURANT - FAST FOOD	\$9.1473	\$9.4745	\$9.5776	\$9.5776	\$9.5871	\$9.6443
RESTAURANT - QUALITY	\$2.1116	\$2.1872	\$2.2110	\$2.2110	\$2.2132	\$2.2264
RESTAURANT - SIT DOWN	\$4.8757	\$5.0502	\$5.1051	\$5.1051	\$5.1102	\$5.1407
S & L - WALK IN	\$1.7710	\$1.8343	\$1.8543	\$1.8543	\$1.8561	\$1.8672
S & L - WITH DRIVE THRU	\$2.4395	\$2.5267	\$2.5542	\$2.5542	\$2.5568	\$2.5720
UNIVERSITY	\$0.7264	\$0.7524	\$0.7606	\$0.7606	\$0.7613	\$0.7659
ALL OTHER COMMERCIAL USES NOT IDENTIFIED ABOVE	\$0.6878	\$0.7124	\$0.7202	\$0.7202	\$0.7209	\$0.7252
ALL OTHER INDUSTRIAL USES NOT IDENTIFIED ABOVE (NOTE 2)	\$0.5592	\$0.5793	\$0.5856	\$0.5856	\$0.5861	\$0.5896

NOTE 1: THIS CATEGORY OF LAND USE
CONTAINS PM AND CM ZONED
PROPERTY.

NOTE 2: THIS CATEGORY OF LAND USE
CONTAINS M AND PU ZONED PROPERTY.

CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
**SPECIAL DEVELOPMENT TAX -
ONE-TIME
IMPROVEMENT AREA I (3 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA I (Page 2 of 3)
ACTUAL TAX RATE FOR FY 2011-12
(55% OF THE MAXIMUM FOR RESIDENTIAL -
25% OF THE MAXIMUM FOR NONRESIDENTIAL)

FORMATION OR ANNEXATION DATE:	FY 1998-99	FY 1999-00	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05
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RESIDENTIAL DEVELOPED LAND USE:	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.
NET DENSITY (0 - 1.5 DU/AC)	\$3,338.8453	\$3,376.8055	\$3,431.6184	\$3,482.3320	\$3,516.8105	\$3,548.1795	\$3,598.8927
NET DENSITY (1.51 TO 4.0 DU/AC)	\$3,338.8453	\$3,376.8055	\$3,431.6184	\$3,482.3320	\$3,516.8105	\$3,548.1795	\$3,598.8927
NET DENSITY (4.1 TO 8.0 DU/AC)	\$2,107.4024	\$2,131.3620	\$2,165.9586	\$2,197.9678	\$2,219.7299	\$2,239.5293	\$2,271.5383
NET DENSITY (8.1 TO 15.0 DU/AC)	\$2,107.4024	\$2,131.3620	\$2,165.9586	\$2,197.9678	\$2,219.7299	\$2,239.5293	\$2,271.5383
NET DENSITY (15.1 TO 23.0 DU/AC)	\$2,107.4024	\$2,131.3620	\$2,165.9586	\$2,197.9678	\$2,219.7299	\$2,239.5293	\$2,271.5383

NON-RESIDENTIAL LAND USE:	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.
AUTO - GASOLINE	\$2.7646	\$2.7961	\$2.8415	\$2.8835	\$2.9120	\$2.9380	\$2.9800
AUTO - REPAIR & SALES	\$1.1624	\$1.1757	\$1.1947	\$1.2124	\$1.2244	\$1.2353	\$1.2530
AUTO CAR WASH	\$2.1510	\$2.1755	\$2.2108	\$2.2435	\$2.2657	\$2.2859	\$2.3186
BANK - WALK IN	\$4.3737	\$4.4234	\$4.4952	\$4.5616	\$4.6068	\$4.6479	\$4.7143
BANK - WITH DRIVE THRU	\$6.1565	\$6.2265	\$6.3276	\$6.4211	\$6.4847	\$6.5425	\$6.6360
BOWLING ALLEY	\$2.2601	\$2.2858	\$2.3229	\$2.3573	\$2.3806	\$2.4018	\$2.4362
CAMPGROUND	\$5.9690	\$6.0369	\$6.1349	\$6.2256	\$6.2872	\$6.3433	\$6.4339
CHURCH	\$1.0193	\$1.0309	\$1.0476	\$1.0631	\$1.0736	\$1.0832	\$1.0987
COMMERCIAL SHOPS	\$0.9886	\$0.9998	\$1.0161	\$1.0311	\$1.0413	\$1.0506	\$1.0656
COMMUNITY SHOPPING CENTER	\$1.4454	\$1.4618	\$1.4855	\$1.5075	\$1.5224	\$1.5360	\$1.5580
CONVENIENCE MARKET	\$9.3098	\$9.4156	\$9.5685	\$9.7099	\$9.8060	\$9.8935	\$10.0349
DISCOUNT STORE	\$1.0977	\$1.1102	\$1.1282	\$1.1448	\$1.1562	\$1.1665	\$1.1832
GOLF COURSE	\$1.0431	\$1.0550	\$1.0721	\$1.0880	\$1.0987	\$1.1085	\$1.1244
GROCERY STORE	\$2.6521	\$2.6823	\$2.7258	\$2.7661	\$2.7935	\$2.8184	\$2.8587
HEALTH CLUB	\$0.9852	\$0.9964	\$1.0126	\$1.0275	\$1.0377	\$1.0469	\$1.0619
HELIPORTS	\$3.6237	\$3.6649	\$3.7244	\$3.7794	\$3.8168	\$3.8509	\$3.9059
HOSPITAL - CONVALESCENT	\$0.7943	\$0.8033	\$0.8164	\$0.8284	\$0.8366	\$0.8441	\$0.8561
HOSPITAL - GENERAL	\$1.3227	\$1.3377	\$1.3594	\$1.3795	\$1.3932	\$1.4056	\$1.4257
HOTEL - CONV. FAC/COMM.	\$1.1829	\$1.1963	\$1.2158	\$1.2337	\$1.2459	\$1.2571	\$1.2750
INDOOR SPORTS ARENA	\$0.7943	\$0.8033	\$0.8164	\$0.8284	\$0.8366	\$0.8441	\$0.8561
INDUSTRIAL - COMMERCIAL BUSINESS PARK (NOTE 1)	\$0.7295	\$0.7378	\$0.7498	\$0.7609	\$0.7684	\$0.7752	\$0.7863
JUNIOR COLLEGE	\$0.7466	\$0.7550	\$0.7673	\$0.7786	\$0.7863	\$0.7934	\$0.8047
LIBRARY	\$1.4522	\$1.4687	\$1.4926	\$1.5146	\$1.5296	\$1.5433	\$1.5653
LUMBER/HARDWARE STORE	\$0.8420	\$0.8516	\$0.8654	\$0.8782	\$0.8869	\$0.8948	\$0.9076
MARINA	\$5.0623	\$5.1198	\$5.2029	\$5.2798	\$5.3321	\$5.3797	\$5.4565
MOTEL	\$0.9170	\$0.9274	\$0.9425	\$0.9564	\$0.9659	\$0.9745	\$0.9884
NEIGHBORHOOD SHOPPING CENTER	\$2.2022	\$2.2272	\$2.2634	\$2.2968	\$2.3195	\$2.3402	\$2.3737
OFFICE - COMMERCIAL (< 100,000 SF)	\$0.8727	\$0.8826	\$0.8969	\$0.9102	\$0.9192	\$0.9274	\$0.9407
OFFICE - GOVERNMENT	\$0.9988	\$1.0102	\$1.0266	\$1.0417	\$1.0521	\$1.0614	\$1.0766
OFFICE - HIGH RISE	\$0.9102	\$0.9205	\$0.9355	\$0.9493	\$0.9587	\$0.9673	\$0.9811
OFFICE - MEDICAL	\$0.8250	\$0.8343	\$0.8479	\$0.8604	\$0.8689	\$0.8767	\$0.8892
OUTDOOR TENNIS COURT	\$9.5927	\$9.7018	\$9.8593	\$10.0050	\$10.1040	\$10.1942	\$10.3399
RACE TRACK	\$1.7386	\$1.7583	\$1.7869	\$1.8133	\$1.8312	\$1.8476	\$1.8740
REGIONAL SHOPPING CENTER	\$1.1420	\$1.1550	\$1.1737	\$1.1911	\$1.2029	\$1.2136	\$1.2309
RESORT HOTEL	\$0.7841	\$0.7930	\$0.8058	\$0.8177	\$0.8258	\$0.8332	\$0.8451
RESTAURANT - FAST FOOD	\$9.7018	\$9.8121	\$9.9714	\$10.1188	\$10.2189	\$10.3101	\$10.4575
RESTAURANT - QUALITY	\$2.2397	\$2.2651	\$2.3019	\$2.3359	\$2.3590	\$2.3801	\$2.4141
RESTAURANT - SIT DOWN	\$5.1714	\$5.2301	\$5.3150	\$5.3936	\$5.4470	\$5.4956	\$5.5741
S & L - WALK IN	\$1.8783	\$1.8997	\$1.9305	\$1.9590	\$1.9784	\$1.9961	\$2.0246
S & L - WITH DRIVE THRU	\$2.5874	\$2.6168	\$2.6593	\$2.6986	\$2.7253	\$2.7496	\$2.7889
UNIVERSITY	\$0.7704	\$0.7792	\$0.7918	\$0.8035	\$0.8115	\$0.8187	\$0.8304
ALL OTHER COMMERCIAL USES NOT IDENTIFIED ABOVE	\$0.7295	\$0.7378	\$0.7498	\$0.7609	\$0.7684	\$0.7752	\$0.7863
ALL OTHER INDUSTRIAL USES NOT IDENTIFIED ABOVE (NOTE 2)	\$0.5932	\$0.5999	\$0.6096	\$0.6186	\$0.6248	\$0.6303	\$0.6394

NOTE 1: THIS CATEGORY OF LAND USE
CONTAINS PM AND CM ZONED
PROPERTY.

NOTE 2: THIS CATEGORY OF LAND USE
CONTAINS M AND PU ZONED PROPERTY.

CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
**SPECIAL DEVELOPMENT TAX -
ONE-TIME
IMPROVEMENT AREA I (3 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012	IMPROVEMENT AREA I (Page 3 of 3)						
ACTUAL TAX RATE FOR FY 2011-12 (55% OF THE MAXIMUM FOR RESIDENTIAL - 25% OF THE MAXIMUM FOR NONRESIDENTIAL)							RATE IF ANNEXED FY 2011-12

FORMATION OR ANNEXATION DATE:	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12
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RESIDENTIAL DEVELOPED LAND USE:	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.	PER DU.
NET DENSITY (0 - 1.5 DU/AC)	\$3,708.7959	\$3,772.5835	\$3,841.1086	\$3,910.8784	\$4,032.1459	\$3,970.7427	\$4,025.5656
NET DENSITY (1.51 TO 4.0 DU/AC)	\$3,708.7959	\$3,772.5835	\$3,841.1086	\$3,910.8784	\$4,032.1459	\$3,970.7427	\$4,025.5656
NET DENSITY (4.1 TO 8.0 DU/AC)	\$2,340.9067	\$2,381.1680	\$2,424.4194	\$2,468.4565	\$2,544.9978	\$2,506.2415	\$2,540.8444
NET DENSITY (8.1 TO 15.0 DU/AC)	\$2,340.9067	\$2,381.1680	\$2,424.4194	\$2,468.4565	\$2,544.9978	\$2,506.2415	\$2,540.8444
NET DENSITY (15.1 TO 23.0 DU/AC)	\$2,340.9067	\$2,381.1680	\$2,424.4194	\$2,468.4565	\$2,544.9978	\$2,506.2415	\$2,540.8444

NON-RESIDENTIAL LAND USE:	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.
AUTO - GASOLINE	\$3.0710	\$3.1238	\$3.1805	\$3.2383	\$3.3387	\$3.2879	\$3.3333
AUTO - REPAIR & SALES	\$1.2912	\$1.3135	\$1.3373	\$1.3616	\$1.4038	\$1.3824	\$1.4015
AUTO CAR WASH	\$2.3894	\$2.4305	\$2.4746	\$2.5196	\$2.5977	\$2.5581	\$2.5935
BANK - WALK IN	\$4.8583	\$4.9418	\$5.0316	\$5.1230	\$5.2818	\$5.2014	\$5.2732
BANK - WITH DRIVE THRU	\$6.8387	\$6.9563	\$7.0827	\$7.2113	\$7.4349	\$7.3217	\$7.4228
BOWLING ALLEY	\$2.5105	\$2.5537	\$2.6001	\$2.6473	\$2.7294	\$2.6879	\$2.7250
CAMPGROUND	\$6.6304	\$6.7445	\$6.8670	\$6.9917	\$7.2085	\$7.0987	\$7.1967
CHURCH	\$1.1322	\$1.1517	\$1.1726	\$1.1939	\$1.2309	\$1.2122	\$1.2289
COMMERCIAL SHOPS	\$1.0981	\$1.1170	\$1.1373	\$1.1580	\$1.1939	\$1.1757	\$1.1919
COMMUNITY SHOPPING CENTER	\$1.6055	\$1.6332	\$1.6628	\$1.6930	\$1.7455	\$1.7189	\$1.7427
CONVENIENCE MARKET	\$10.3413	\$10.5192	\$10.7103	\$10.9048	\$11.2429	\$11.0717	\$11.2246
DISCOUNT STORE	\$1.2193	\$1.2403	\$1.2628	\$1.2857	\$1.3256	\$1.3054	\$1.3234
GOLF COURSE	\$1.1587	\$1.1786	\$1.2001	\$1.2219	\$1.2597	\$1.2406	\$1.2577
GROCERY STORE	\$2.9460	\$2.9967	\$3.0511	\$3.1065	\$3.2029	\$3.1541	\$3.1976
HEALTH CLUB	\$1.0943	\$1.1132	\$1.1334	\$1.1540	\$1.1898	\$1.1716	\$1.1878
HELIPORTS	\$4.0252	\$4.0944	\$4.1688	\$4.2445	\$4.3761	\$4.3095	\$4.3690
HOSPITAL - CONVALESCENT	\$0.8823	\$0.8975	\$0.9138	\$0.9304	\$0.9592	\$0.9446	\$0.9576
HOSPITAL - GENERAL	\$1.4692	\$1.4945	\$1.5216	\$1.5493	\$1.5973	\$1.5730	\$1.5947
HOTEL - CONV. FAC/COMM.	\$1.3140	\$1.3366	\$1.3608	\$1.3856	\$1.4285	\$1.4068	\$1.4262
INDOOR SPORTS ARENA	\$0.8823	\$0.8975	\$0.9138	\$0.9304	\$0.9592	\$0.9446	\$0.9576
INDUSTRIAL - COMMERCIAL BUSINESS PARK (NOTE 1)	\$0.8103	\$0.8243	\$0.8393	\$0.8545	\$0.8810	\$0.8676	\$0.8796
JUNIOR COLLEGE	\$0.8293	\$0.8435	\$0.8589	\$0.8745	\$0.9016	\$0.8878	\$0.9001
LIBRARY	\$1.6131	\$1.6409	\$1.6707	\$1.7010	\$1.7538	\$1.7270	\$1.7509
LUMBER/HARDWARE STORE	\$0.9353	\$0.9514	\$0.9687	\$0.9863	\$1.0168	\$1.0014	\$1.0152
MARINA	\$5.6232	\$5.7199	\$5.8238	\$5.9296	\$6.1134	\$6.0203	\$6.1035
MOTEL	\$1.0186	\$1.0361	\$1.0549	\$1.0741	\$1.1074	\$1.0906	\$1.1056
NEIGHBORHOOD SHOPPING CENTER	\$2.4462	\$2.4882	\$2.5334	\$2.5795	\$2.6594	\$2.6189	\$2.6551
OFFICE - COMMERCIAL (< 100,000 SF)	\$0.9694	\$0.9861	\$1.0040	\$1.0222	\$1.0539	\$1.0378	\$1.0522
OFFICE - GOVERNMENT	\$1.1095	\$1.1286	\$1.1491	\$1.1699	\$1.2062	\$1.1878	\$1.2043
OFFICE - HIGH RISE	\$1.0110	\$1.0284	\$1.0471	\$1.0661	\$1.0992	\$1.0824	\$1.0974
OFFICE - MEDICAL	\$0.9164	\$0.9321	\$0.9491	\$0.9663	\$0.9963	\$0.9811	\$0.9946
OUTDOOR TENNIS COURT	\$10.6556	\$10.8389	\$11.0358	\$11.2362	\$11.5846	\$11.4082	\$11.5657
RACE TRACK	\$1.9312	\$1.9644	\$2.0001	\$2.0364	\$2.0996	\$2.0676	\$2.0961
REGIONAL SHOPPING CENTER	\$1.2685	\$1.2903	\$1.3138	\$1.3376	\$1.3791	\$1.3581	\$1.3769
RESORT HOTEL	\$0.8709	\$0.8859	\$0.9020	\$0.9184	\$0.9469	\$0.9324	\$0.9453
RESTAURANT - FAST FOOD	\$10.7768	\$10.9622	\$11.1613	\$11.3640	\$11.7164	\$11.5380	\$11.6973
RESTAURANT - QUALITY	\$2.4878	\$2.5306	\$2.5766	\$2.6234	\$2.7047	\$2.6635	\$2.7003
RESTAURANT - SIT DOWN	\$5.7443	\$5.8431	\$5.9493	\$6.0573	\$6.2452	\$6.1501	\$6.2350
S & L - WALK IN	\$2.0864	\$2.1223	\$2.1609	\$2.2001	\$2.2683	\$2.2338	\$2.2646
S & L - WITH DRIVE THRU	\$2.8741	\$2.9235	\$2.9766	\$3.0307	\$3.1246	\$3.0771	\$3.1195
UNIVERSITY	\$0.8558	\$0.8705	\$0.8863	\$0.9024	\$0.9304	\$0.9162	\$0.9289
ALL OTHER COMMERCIAL USES NOT IDENTIFIED ABOVE	\$0.8103	\$0.8243	\$0.8393	\$0.8545	\$0.8810	\$0.8676	\$0.8796
ALL OTHER INDUSTRIAL USES NOT IDENTIFIED ABOVE (NOTE 2)	\$0.6589	\$0.6702	\$0.6824	\$0.6948	\$0.7163	\$0.7054	\$0.7152

NOTE 1: THIS CATEGORY OF LAND USE
CONTAINS PM AND CM ZONED
PROPERTY.
NOTE 2: THIS CATEGORY OF LAND USE
CONTAINS M AND PU ZONED PROPERTY.

**CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
SPECIAL DEVELOPMENT TAX -
ONE-TIME
IMPROVEMENT AREA II (3 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA II (Page 1 of 3)

ACTUAL TAX RATE FOR FISCAL YEAR 2011-12
(55% OF THE MAXIMUM FOR RESIDENTIAL -
25% OF THE MAXIMUM FOR NONRESIDENTIAL)

FORMATION OR ANNEXATION DATE:	MAY 7, 1991	FY 1993-94	FY 1994-95	FY 1995-96	FY 1996-97	FY 1997-98
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RESIDENTIAL DEVELOPED LAND USE:	PER DU	PER DU	PER DU	PER DU	PER DU	PER DU
NET DENSITY (0 - 1.5 DU/AC)	\$2,711.7132	\$2,808.7175	\$2,839.2773	\$2,839.2773	\$2,842.1137	\$2,859.0647
NET DENSITY (1.51 TO 4.0 DU/AC)	\$2,711.7132	\$2,808.7175	\$2,839.2773	\$2,839.2773	\$2,842.1137	\$2,859.0647
NET DENSITY (4.1 TO 8.0 DU/AC)	\$1,634.8060	\$1,693.2868	\$1,711.7103	\$1,711.7103	\$1,713.4203	\$1,723.6395
NET DENSITY (8.1 TO 15.0 DU/AC)	\$1,634.8060	\$1,693.2868	\$1,711.7103	\$1,711.7103	\$1,713.4203	\$1,723.6395
NET DENSITY (15.1 TO 23.0 DU/AC)	\$1,634.8060	\$1,693.2868	\$1,711.7103	\$1,711.7103	\$1,713.4203	\$1,723.6395

NON-RESIDENTIAL LAND USE:	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.
AUTO - GASOLINE	\$0.9289	\$0.9621	\$0.9726	\$0.9726	\$0.9735	\$0.9793
AUTO - REPAIR & SALES	\$0.5078	\$0.5260	\$0.5317	\$0.5317	\$0.5322	\$0.5354
AUTO CAR WASH	\$0.8099	\$0.8389	\$0.8480	\$0.8480	\$0.8489	\$0.8540
BANK - WALK IN	\$1.4785	\$1.5314	\$1.5480	\$1.5480	\$1.5496	\$1.5588
BANK - WITH DRIVE THRU	\$1.8384	\$1.9042	\$1.9249	\$1.9249	\$1.9269	\$1.9383
BOWLING ALLEY	\$0.9096	\$0.9421	\$0.9524	\$0.9524	\$0.9533	\$0.9590
CAMPGROUND	\$1.6038	\$1.6612	\$1.6793	\$1.6793	\$1.6809	\$1.6910
CHURCH	\$0.6235	\$0.6458	\$0.6529	\$0.6529	\$0.6535	\$0.6574
COMMERCIAL SHOPS	\$0.5078	\$0.5260	\$0.5317	\$0.5317	\$0.5322	\$0.5354
COMMUNITY SHOPPING CENTER	\$0.5785	\$0.5992	\$0.6057	\$0.6057	\$0.6064	\$0.6100
CONVENIENCE MARKET	\$2.1663	\$2.2438	\$2.2682	\$2.2682	\$2.2705	\$2.2840
DISCOUNT STORE	\$0.5078	\$0.5260	\$0.5317	\$0.5317	\$0.5322	\$0.5354
GOLF COURSE	\$0.6878	\$0.7124	\$0.7202	\$0.7202	\$0.7209	\$0.7252
GROCERY STORE	\$0.8228	\$0.8522	\$0.8615	\$0.8615	\$0.8624	\$0.8675
HEALTH CLUB	\$0.5946	\$0.6159	\$0.6226	\$0.6226	\$0.6232	\$0.6269
HELIPORTS	\$1.1796	\$1.2218	\$1.2351	\$1.2351	\$1.2363	\$1.2437
HOSPITAL - CONVALESCENT	\$0.7167	\$0.7424	\$0.7505	\$0.7505	\$0.7512	\$0.7557
HOSPITAL - GENERAL	\$1.0221	\$1.0586	\$1.0702	\$1.0702	\$1.0712	\$1.0776
HOTEL - CONV. FAC/COMM.	\$0.8099	\$0.8389	\$0.8480	\$0.8480	\$0.8489	\$0.8540
INDOOR SPORTS ARENA	\$0.7167	\$0.7424	\$0.7505	\$0.7505	\$0.7512	\$0.7557
INDUSTRIAL - COMMERCIAL BUSINESS PARK (NOTE 1)	\$0.4853	\$0.5027	\$0.5082	\$0.5082	\$0.5087	\$0.5117
JUNIOR COLLEGE	\$0.6107	\$0.6325	\$0.6394	\$0.6394	\$0.6400	\$0.6439
LIBRARY	\$0.9192	\$0.9521	\$0.9625	\$0.9625	\$0.9634	\$0.9692
LUMBER/HARDWARE STORE	\$0.5078	\$0.5260	\$0.5317	\$0.5317	\$0.5322	\$0.5354
MARINA	\$1.4174	\$1.4681	\$1.4841	\$1.4841	\$1.4856	\$1.4944
MOTEL	\$0.6621	\$0.6858	\$0.6932	\$0.6932	\$0.6939	\$0.6981
NEIGHBORHOOD SHOPPING CENTER	\$0.7296	\$0.7557	\$0.7639	\$0.7639	\$0.7647	\$0.7692
OFFICE - COMMERCIAL (< 100,000 SF)	\$0.5625	\$0.5826	\$0.5889	\$0.5889	\$0.5895	\$0.5930
OFFICE - GOVERNMENT	\$0.6042	\$0.6259	\$0.6327	\$0.6327	\$0.6333	\$0.6371
OFFICE - HIGH RISE	\$0.5914	\$0.6125	\$0.6192	\$0.6192	\$0.6198	\$0.6235
OFFICE - MEDICAL	\$0.6653	\$0.6891	\$0.6966	\$0.6966	\$0.6973	\$0.7015
OUTDOOR TENNIS COURT	\$2.3334	\$2.4169	\$2.4432	\$2.4432	\$2.4456	\$2.4602
RACE TRACK	\$0.7489	\$0.7757	\$0.7841	\$0.7841	\$0.7849	\$0.7896
REGIONAL SHOPPING CENTER	\$0.5175	\$0.5360	\$0.5418	\$0.5418	\$0.5423	\$0.5456
RESORT HOTEL	\$0.6364	\$0.6592	\$0.6663	\$0.6663	\$0.6670	\$0.6710
RESTAURANT - FAST FOOD	\$2.4363	\$2.5234	\$2.5509	\$2.5509	\$2.5534	\$2.5687
RESTAURANT - QUALITY	\$0.9931	\$1.0287	\$1.0399	\$1.0399	\$1.0409	\$1.0471
RESTAURANT - SIT DOWN	\$1.5203	\$1.5746	\$1.5918	\$1.5918	\$1.5934	\$1.6029
S & L - WALK IN	\$0.9739	\$1.0087	\$1.0197	\$1.0197	\$1.0207	\$1.0268
S & L - WITH DRIVE THRU	\$1.1185	\$1.1585	\$1.1711	\$1.1711	\$1.1723	\$1.1793
UNIVERSITY	\$0.6139	\$0.6358	\$0.6428	\$0.6428	\$0.6434	\$0.6472
ALL OTHER COMMERCIAL USES NOT IDENTIFIED ABOVE	\$0.4628	\$0.4794	\$0.4846	\$0.4846	\$0.4851	\$0.4880
ALL OTHER INDUSTRIAL USES NOT IDENTIFIED ABOVE (NOTE 2)	\$0.4564	\$0.4727	\$0.4779	\$0.4779	\$0.4783	\$0.4812

NOTE 1: THIS CATEGORY OF LAND USE
CONTAINS PM AND CM ZONED PROPERTY.
NOTE 2: THIS CATEGORY OF LAND USE
CONTAINS M AND PU ZONED PROPERTY.

CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
**SPECIAL DEVELOPMENT TAX -
ONE-TIME
IMPROVEMENT AREA II (3 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA II (Page 2 of 3)

ACTUAL TAX RATE FOR FISCAL YEAR 2011-12
(55% OF THE MAXIMUM FOR RESIDENTIAL -
25% OF THE MAXIMUM FOR NONRESIDENTIAL)

FORMATION OR ANNEXATION DATE:	FY 1998-99	FY 1999-00	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05
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RESIDENTIAL DEVELOPED LAND USE:	PER DU	PER DU	PER DU	PER DU	PER DU	PER DU	PER DU
NET DENSITY (0 - 1.5 DU/AC)	\$2,876.1168	\$2,908.8161	\$2,956.0325	\$2,999.7177	\$3,029.4178	\$3,056.4394	\$3,100.1244
NET DENSITY (1.51 TO 4.0 DU/AC)	\$2,876.1168	\$2,908.8161	\$2,956.0325	\$2,999.7177	\$3,029.4178	\$3,056.4394	\$3,100.1244
NET DENSITY (4.1 TO 8.0 DU/AC)	\$1,733.9197	\$1,753.6331	\$1,782.0983	\$1,808.4347	\$1,826.3400	\$1,842.6305	\$1,868.9668
NET DENSITY (8.1 TO 15.0 DU/AC)	\$1,733.9197	\$1,753.6331	\$1,782.0983	\$1,808.4347	\$1,826.3400	\$1,842.6305	\$1,868.9668
NET DENSITY (15.1 TO 23.0 DU/AC)	\$1,733.9197	\$1,753.6331	\$1,782.0983	\$1,808.4347	\$1,826.3400	\$1,842.6305	\$1,868.9668

NON-RESIDENTIAL LAND USE:	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.
AUTO - GASOLINE	\$0.9852	\$0.9964	\$1.0126	\$1.0275	\$1.0377	\$1.0469	\$1.0619
AUTO - REPAIR & SALES	\$0.5386	\$0.5447	\$0.5536	\$0.5618	\$0.5673	\$0.5724	\$0.5806
AUTO CAR WASH	\$0.8591	\$0.8688	\$0.8829	\$0.8960	\$0.9048	\$0.9129	\$0.9260
BANK - WALK IN	\$1.5681	\$1.5859	\$1.6117	\$1.6355	\$1.6517	\$1.6664	\$1.6902
BANK - WITH DRIVE THRU	\$1.9499	\$1.9721	\$2.0041	\$2.0337	\$2.0538	\$2.0722	\$2.1018
BOWLING ALLEY	\$0.9647	\$0.9757	\$0.9915	\$1.0062	\$1.0161	\$1.0252	\$1.0399
CAMPGROUND	\$1.7011	\$1.7204	\$1.7483	\$1.7742	\$1.7917	\$1.8077	\$1.8335
CHURCH	\$0.6613	\$0.6689	\$0.6797	\$0.6898	\$0.6966	\$0.7028	\$0.7128
COMMERCIAL SHOPS	\$0.5386	\$0.5447	\$0.5536	\$0.5618	\$0.5673	\$0.5724	\$0.5806
COMMUNITY SHOPPING CENTER	\$0.6136	\$0.6206	\$0.6307	\$0.6400	\$0.6463	\$0.6521	\$0.6614
CONVENIENCE MARKET	\$2.2976	\$2.3237	\$2.3615	\$2.3964	\$2.4201	\$2.4417	\$2.4766
DISCOUNT STORE	\$0.5386	\$0.5447	\$0.5536	\$0.5618	\$0.5673	\$0.5724	\$0.5806
GOLF COURSE	\$0.7295	\$0.7378	\$0.7498	\$0.7609	\$0.7684	\$0.7752	\$0.7863
GROCERY STORE	\$0.8727	\$0.8826	\$0.8969	\$0.9102	\$0.9192	\$0.9274	\$0.9407
HEALTH CLUB	\$0.6307	\$0.6378	\$0.6482	\$0.6578	\$0.6643	\$0.6702	\$0.6798
HELIPORTS	\$1.2511	\$1.2653	\$1.2858	\$1.3048	\$1.3178	\$1.3295	\$1.3485
HOSPITAL - CONVALESCENT	\$0.7602	\$0.7688	\$0.7813	\$0.7929	\$0.8007	\$0.8079	\$0.8194
HOSPITAL - GENERAL	\$1.0840	\$1.0964	\$1.1142	\$1.1306	\$1.1418	\$1.1520	\$1.1685
HOTEL - CONV. FAC/COMM.	\$0.8591	\$0.8688	\$0.8829	\$0.8960	\$0.9048	\$0.9129	\$0.9260
INDOOR SPORTS ARENA	\$0.7602	\$0.7688	\$0.7813	\$0.7929	\$0.8007	\$0.8079	\$0.8194
INDUSTRIAL - COMMERCIAL BUSINESS PARK (NOTE 1)	\$0.5147	\$0.5206	\$0.5291	\$0.5369	\$0.5422	\$0.5470	\$0.5548
JUNIOR COLLEGE	\$0.6477	\$0.6551	\$0.6657	\$0.6755	\$0.6822	\$0.6883	\$0.6981
LIBRARY	\$0.9750	\$0.9860	\$1.0020	\$1.0169	\$1.0269	\$1.0361	\$1.0509
LUMBER/HARDWARE STORE	\$0.5386	\$0.5447	\$0.5536	\$0.5618	\$0.5673	\$0.5724	\$0.5806
MARINA	\$1.5033	\$1.5204	\$1.5451	\$1.5679	\$1.5835	\$1.5976	\$1.6204
MOTEL	\$0.7022	\$0.7102	\$0.7218	\$0.7324	\$0.7397	\$0.7463	\$0.7569
NEIGHBORHOOD SHOPPING CENTER	\$0.7738	\$0.7826	\$0.7953	\$0.8071	\$0.8151	\$0.8223	\$0.8341
OFFICE - COMMERCIAL (< 100,000 SF)	\$0.5966	\$0.6033	\$0.6131	\$0.6222	\$0.6284	\$0.6340	\$0.6430
OFFICE - GOVERNMENT	\$0.6409	\$0.6482	\$0.6587	\$0.6684	\$0.6750	\$0.6811	\$0.6908
OFFICE - HIGH RISE	\$0.6272	\$0.6344	\$0.6447	\$0.6542	\$0.6607	\$0.6666	\$0.6761
OFFICE - MEDICAL	\$0.7056	\$0.7137	\$0.7253	\$0.7360	\$0.7433	\$0.7499	\$0.7606
OUTDOOR TENNIS COURT	\$2.4749	\$2.5030	\$2.5437	\$2.5812	\$2.6068	\$2.6301	\$2.6676
RACE TRACK	\$0.7943	\$0.8033	\$0.8164	\$0.8284	\$0.8366	\$0.8441	\$0.8561
REGIONAL SHOPPING CENTER	\$0.5488	\$0.5551	\$0.5641	\$0.5724	\$0.5781	\$0.5832	\$0.5916
RESORT HOTEL	\$0.6750	\$0.6826	\$0.6937	\$0.7040	\$0.7109	\$0.7173	\$0.7275
RESTAURANT - FAST FOOD	\$2.5840	\$2.6133	\$2.6558	\$2.6950	\$2.7217	\$2.7460	\$2.7852
RESTAURANT - QUALITY	\$1.0534	\$1.0653	\$1.0826	\$1.0986	\$1.1095	\$1.1194	\$1.1354
RESTAURANT - SIT DOWN	\$1.6124	\$1.6308	\$1.6572	\$1.6817	\$1.6984	\$1.7135	\$1.7380
S & L - WALK IN	\$1.0329	\$1.0447	\$1.0616	\$1.0773	\$1.0880	\$1.0977	\$1.1134
S & L - WITH DRIVE THRU	\$1.1863	\$1.1998	\$1.2193	\$1.2373	\$1.2495	\$1.2607	\$1.2787
UNIVERSITY	\$0.6511	\$0.6585	\$0.6692	\$0.6791	\$0.6858	\$0.6919	\$0.7018
ALL OTHER COMMERCIAL USES NOT IDENTIFIED ABOVE	\$0.4909	\$0.4965	\$0.5045	\$0.5120	\$0.5171	\$0.5217	\$0.5291
ALL OTHER INDUSTRIAL USES NOT IDENTIFIED ABOVE (NOTE 2)	\$0.4841	\$0.4896	\$0.4975	\$0.5049	\$0.5099	\$0.5144	\$0.5218

NOTE 1: THIS CATEGORY OF LAND USE
CONTAINS PM AND CM ZONED PROPERTY.
NOTE 2: THIS CATEGORY OF LAND USE
CONTAINS M AND PU ZONED PROPERTY.

CITY OF CARLSBAD
COMMUNITY FACILITIES DISTRICT NO. 1
**SPECIAL DEVELOPMENT TAX -
ONE-TIME
IMPROVEMENT AREA II (3 PAGES)**

VALID JULY 1, 2011 TO JUNE 30, 2012

IMPROVEMENT AREA II (Page 3 of 3)

ACTUAL TAX RATE FOR FISCAL YEAR 2011-12
(55% OF THE MAXIMUM FOR RESIDENTIAL -
25% OF THE MAXIMUM FOR NONRESIDENTIAL)

RATE IF
ANNEXED
FY 2011-12

FORMATION OR ANNEXATION DATE:	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12
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RESIDENTIAL DEVELOPED LAND USE:	PER DU	PER DU	PER DU	PER DU	PER DU	PER DU	PER DU
NET DENSITY (0 - 1.5 DU/AC)	\$3,194.7961	\$3,249.7435	\$3,308.7717	\$3,368.8721	\$3,473.3333	\$3,420.4399	\$3,467.6649
NET DENSITY (1.51 TO 4.0 DU/AC)	\$3,194.7961	\$3,249.7435	\$3,308.7717	\$3,368.8721	\$3,473.3333	\$3,420.4399	\$3,467.6649
NET DENSITY (4.1 TO 8.0 DU/AC)	\$1,926.0414	\$1,959.1674	\$1,994.7536	\$2,030.9863	\$2,093.9626	\$2,062.0748	\$2,090.5453
NET DENSITY (8.1 TO 15.0 DU/AC)	\$1,926.0414	\$1,959.1674	\$1,994.7536	\$2,030.9863	\$2,093.9626	\$2,062.0748	\$2,090.5453
NET DENSITY (15.1 TO 23.0 DU/AC)	\$1,926.0414	\$1,959.1674	\$1,994.7536	\$2,030.9863	\$2,093.9626	\$2,062.0748	\$2,090.5453

NON-RESIDENTIAL LAND USE:	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.	PER SQ.FT.
AUTO - GASOLINE	\$1.0943	\$1.1132	\$1.1334	\$1.1540	\$1.1898	\$1.1716	\$1.1878
AUTO - REPAIR & SALES	\$0.5983	\$0.6086	\$0.6196	\$0.6309	\$0.6505	\$0.6405	\$0.6494
AUTO CAR WASH	\$0.9542	\$0.9706	\$0.9883	\$1.0062	\$1.0374	\$1.0216	\$1.0357
BANK - WALK IN	\$1.7419	\$1.7718	\$1.8040	\$1.8368	\$1.8937	\$1.8649	\$1.8906
BANK - WITH DRIVE THRU	\$2.1660	\$2.2032	\$2.2432	\$2.2840	\$2.3548	\$2.3189	\$2.3510
BOWLING ALLEY	\$1.0716	\$1.0901	\$1.1099	\$1.1300	\$1.1651	\$1.1473	\$1.1631
CAMPGROUND	\$1.8895	\$1.9220	\$1.9569	\$1.9925	\$2.0543	\$2.0230	\$2.0509
CHURCH	\$0.7346	\$0.7472	\$0.7608	\$0.7746	\$0.7987	\$0.7865	\$0.7974
COMMERCIAL SHOPS	\$0.5983	\$0.6086	\$0.6196	\$0.6309	\$0.6505	\$0.6405	\$0.6494
COMMUNITY SHOPPING CENTER	\$0.6816	\$0.6933	\$0.7059	\$0.7187	\$0.7410	\$0.7297	\$0.7398
CONVENIENCE MARKET	\$2.5522	\$2.5961	\$2.6433	\$2.6913	\$2.7747	\$2.7325	\$2.7702
DISCOUNT STORE	\$0.5983	\$0.6086	\$0.6196	\$0.6309	\$0.6505	\$0.6405	\$0.6494
GOLF COURSE	\$0.8103	\$0.8243	\$0.8393	\$0.8545	\$0.8810	\$0.8676	\$0.8796
GROCERY STORE	\$0.9694	\$0.9861	\$1.0040	\$1.0222	\$1.0539	\$1.0378	\$1.0522
HEALTH CLUB	\$0.7005	\$0.7126	\$0.7255	\$0.7387	\$0.7616	\$0.7500	\$0.7604
HELIPORTS	\$1.3897	\$1.4136	\$1.4393	\$1.4654	\$1.5109	\$1.4879	\$1.5084
HOSPITAL - CONVALESCENT	\$0.8444	\$0.8589	\$0.8745	\$0.8904	\$0.9180	\$0.9041	\$0.9165
HOSPITAL - GENERAL	\$1.2042	\$1.2249	\$1.2471	\$1.2698	\$1.3091	\$1.2892	\$1.3070
HOTEL - CONV. FAC/COMM.	\$0.9542	\$0.9706	\$0.9883	\$1.0062	\$1.0374	\$1.0216	\$1.0357
INDOOR SPORTS ARENA	\$0.8444	\$0.8589	\$0.8745	\$0.8904	\$0.9180	\$0.9041	\$0.9165
INDUSTRIAL - COMMERCIAL BUSINESS PARK (NOTE 1)	\$0.5718	\$0.5816	\$0.5922	\$0.6029	\$0.6216	\$0.6122	\$0.6206
JUNIOR COLLEGE	\$0.7195	\$0.7318	\$0.7451	\$0.7587	\$0.7822	\$0.7703	\$0.7809
LIBRARY	\$1.0830	\$1.1016	\$1.1216	\$1.1420	\$1.1774	\$1.1595	\$1.1755
LUMBER/HARDWARE STORE	\$0.5983	\$0.6086	\$0.6196	\$0.6309	\$0.6505	\$0.6405	\$0.6494
MARINA	\$1.6699	\$1.6986	\$1.7295	\$1.7609	\$1.8155	\$1.7879	\$1.8125
MOTEL	\$0.7800	\$0.7935	\$0.8079	\$0.8226	\$0.8481	\$0.8351	\$0.8467
NEIGHBORHOOD SHOPPING CENTER	\$0.8596	\$0.8744	\$0.8902	\$0.9064	\$0.9345	\$0.9203	\$0.9330
OFFICE - COMMERCIAL (< 100,000 SF)	\$0.6627	\$0.6741	\$0.6863	\$0.6988	\$0.7204	\$0.7095	\$0.7193
OFFICE - GOVERNMENT	\$0.7119	\$0.7241	\$0.7373	\$0.7507	\$0.7740	\$0.7622	\$0.7727
OFFICE - HIGH RISE	\$0.6967	\$0.7087	\$0.7216	\$0.7347	\$0.7575	\$0.7460	\$0.7563
OFFICE - MEDICAL	\$0.7838	\$0.7973	\$0.8118	\$0.8265	\$0.8522	\$0.8392	\$0.8508
OUTDOOR TENNIS COURT	\$2.7491	\$2.7964	\$2.8472	\$2.8989	\$2.9888	\$2.9433	\$2.9839
RACE TRACK	\$0.8823	\$0.8975	\$0.9138	\$0.9304	\$0.9592	\$0.9446	\$0.9576
REGIONAL SHOPPING CENTER	\$0.6097	\$0.6201	\$0.6314	\$0.6429	\$0.6628	\$0.6527	\$0.6617
RESORT HOTEL	\$0.7498	\$0.7627	\$0.7765	\$0.7906	\$0.8151	\$0.8027	\$0.8138
RESTAURANT - FAST FOOD	\$2.8703	\$2.9196	\$2.9727	\$3.0267	\$3.1205	\$3.0730	\$3.1154
RESTAURANT - QUALITY	\$1.1701	\$1.1902	\$1.2118	\$1.2338	\$1.2721	\$1.2527	\$1.2700
RESTAURANT - SIT DOWN	\$1.7911	\$1.8219	\$1.8550	\$1.8887	\$1.9472	\$1.9176	\$1.9441
S & L - WALK IN	\$1.1474	\$1.1671	\$1.1883	\$1.2099	\$1.2474	\$1.2284	\$1.2454
S & L - WITH DRIVE THRU	\$1.3178	\$1.3404	\$1.3648	\$1.3896	\$1.4326	\$1.4108	\$1.4303
UNIVERSITY	\$0.7233	\$0.7357	\$0.7491	\$0.7627	\$0.7863	\$0.7743	\$0.7850
ALL OTHER COMMERCIAL USES NOT IDENTIFIED ABOVE	\$0.5453	\$0.5547	\$0.5647	\$0.5750	\$0.5928	\$0.5838	\$0.5918
ALL OTHER INDUSTRIAL USES NOT IDENTIFIED ABOVE (NOTE 2)	\$0.5377	\$0.5470	\$0.5569	\$0.5670	\$0.5846	\$0.5757	\$0.5836

NOTE 1: THIS CATEGORY OF LAND USE
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NOTE 2: THIS CATEGORY OF LAND USE
CONTAINS M AND PU ZONED PROPERTY.