SPECIAL TAX REPORT

FOR

COMMUNITY FACILITIES DISTRICT NO. 98-3

(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])

CITY OF CHULA VISTA
JULY 1998

Prepared by:

DICK JACOBS ASSOCIATES
in association
with
JEROME P. FOURNIER - PUBLIC FINANCE CONSULTANT

COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])

CITY OF CHULA VISTA

CITY COUNCIL

Shirley A. Horton, Mayor
John S. Moot
Stephen C. Padilla
Jerry R. Rindone
Mary Salas

CITY STAFF

David D. Rowlands, Jr., City Manager
John M. Kaheny, City Attorney
Beverly A. Authelet, City Clerk
John P. Lippitt, Director of Public Works

PROFESSIONAL SERVICES

Dick Jacobs Associates - Special Tax Consultant
Jerome P. Fournier, Public Finance Consultant
Brown, Diven, Hessell & Brewer - Special Counsel

COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])

CITY OF CHULA VISTA

TABLE OF CONTENTS

Page

Introduction 1

Part I. Description of District Boundary 2

Part II. Description of Maintenance Services 3

1. Street Medians and Parkways 3

2. Landscaped and Irrigated Slopes 4

3. Natural Non-Irrigated Open Space Areas 4

4. Poggi Canyon Channel and Desilting Basins 4

5. Telegraph Canyon Drainage Channel 4

6. Community Walls 4

Part III. Cost Estimate 6

Part IV. Rate and Method of Apportionment of Special Taxes 7

Definitions 7

Property Categories 9

Maximum Special Tax Rate 10

Increasing the Maximum Special Tax Rate 11

Levy and Apportionment of Special Taxes 11

TABLE OF CONTENTS
(Continued)

Extraordinary Special Tax 12

List of Tables Page

Table 1 - Summary of Facility Maintenance Costs at Build Out 6

Table 2 - Maximum Special Tax Rate 10

List of Exhibits

Exhibit A - Boundary Map 14

Exhibit B - Facility Maintenance Costs and Spread Methodology 15

Exhibit C - Special Tax Revenue by SPA Planning Area at Build Out 16

Exhibit D - Assessor's Parcels at Formation of District 17

Exhibit E - Location Map of Maintained Facilities 18

COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])
CITY OF CHULA VISTA

INTRODUCTION

The City of Chula Vista (City) has been requested to initiate proceedings to establish a Community Facilities District to include that property commonly known as Sunbow II for the purpose of providing maintenance and services of medians and parkways, community walls, landscaped and irrigated slopes, natural non-irrigated open space and certain drainage channels and detention basins which will be constructed with the Sunbow II development. Creation of the Community Facilities District will provide funding to meet increased demand upon the City as a result of development within the boundaries of the proposed Community Facilities District (District).

The proposed District is located in the City of Chula Vista, County of San Diego, State of California, as depicted on a reduced map of the boundaries thereof, Exhibit A, Boundary Map, included herein.

The City adopted Resolution No.19063 declaring its intention to form Community Facilities District No. 98-3 (Open Space Maintenance District No. 35 [Sunbow II]) and ordered the preparation of a report describing the proposed services to be financed by the District. The proceedings are being conducted in accordance with the provisions of the "Mello Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5, commencing with Section 53311, of the Government Code of the State of California (the Act) and the City of Chula Vista Community Facilities District Ordinance. The report has been prepared by, or under the direction of the Director of Public Works and other such officers responsible for the providing of the services to be financed by the proposed District. The report has been prepared in accordance with Section 53321.5 of the Act and includes:

I) A description of the area to be served, said area being the boundaries of the District.

II) A description of the maintenance services which are required to adequately meet the needs of the District.

III) A cost estimate, setting fourth the fair and reasonable costs and expenses for providing the public services to serve the properties and residents within the boundaries of the District.

IV) The rate and method of apportionment of the special tax in sufficient detail to allow each landowner or resident within the proposed District to estimate the maximum amount of payment.

Part I - Description of District Boundary

The proposed Community Facilities District No. 98-3, (Open Space Maintenance District No. 35 [Sunbow II]), is generally described as lands within Chula Vista Tract 90-07.

The boundaries of the District are described in Exhibit A of this report. Reference is hereby made to the full scale Boundary Map for Community Facilities District No. 98-3 on file in the office of the City Engineer of the City of Chula Vista.

A full listing of all parcels included in this Mello-Roos formation, as they existed at the time the District was formed, can be found in Exhibit D.

Part II - Description of Maintenance Services

Section 53311.5 of the Act provides for alternate financing of certain services in developing areas. Since there are no other means of financing these services available to the City, and since the services are required to meet additional demands on the City as a result of development occurring within the proposed District, the financing of the proposed services is in accordance with Section 53313.5 of the Act and the City of Chula Vista Community Facilities District Ordinance.

The proposed services include all direct, administrative, and incidental annual costs and expenses related to providing for the maintenance and servicing of facilities including irrigation, cultivation, installation and replacement of plant material, tree trimming and necessary supplies; personnel, utility and equipment costs; contract services where applicable; maintenance and servicing of parkway and median, landscaping, drainage facilities, and open space slopes, trails and walls.

Maintenance and services to include but not be limited to the improvements listed below. Reference is made to the Map included as Exhibit E which more fully identifies the locations of the improvements to be maintained within Open Space Maintenance District No. 35 - Sunbow II.

1. STREET MEDIANS AND PARKWAYS

Landscaping and irrigation system improvements in the street median and parkway areas and in subdivision entries and intersection zones, buffers and edges including but not limited to the following landscaped corridors:

A. East Palomar Street from Oleander Avenue to the eastern Sunbow II CFD boundary;
B. Medical Center / Brandywine Drive from its intersection with the Sunbow II CFD boundary at the north to its intersection with the Sunbow II CFD boundary at the south;
C. Paseo Ladera from Telegraph Canyon Road to approximately 1,300 feet south of East Palomar Street;
D. Olympic Parkway from its intersection with Brandywine Drive at the west to its intersection with the Sunbow II CFD boundary at the east;
E. Medical Center Court from the Sunbow II CFD boundary at the north to East Palomar Street;
F. Telegraph Canyon Road (south parkway and ½ median) that fronts the Sunbow II CFD boundary at the north.

2. LANDSCAPED AND IRRIGATED SLOPES

Landscaping and irrigation system improvements located on landscaped and irrigated slopes in open space lots to include but not be limited to those within or adjacent to the following SPA Planning Areas (Identified as P.A.s on Exhibit E):

A. SPA Planning Area 12
B. SPA Planning Area 13
C. SPA Planning Area 14
D. SPA Planning Area 15
E. SPA Planning Area 16
F. SPA Planning Area 17
G. SPA Planning Area 18
H. SPA Planning Area 19
I. SPA Planning Area 20
J. SPA Planning Area 21
K. SPA Planning Area 22(On and off site)
L. SPA Planning Area 11
M. SPA Planning Area 23

3. NATURAL NON- IRRIGATED OPEN SPACE AREAS

Natural open space lands and slopes containing temporary irrigation systems to create indigenous plant growth and habitat as mitigation for direct and indirect impacts to native plants and animals; and natural open space lands including the restored wetlands.

The natural open space lands and slopes are located generally north and south of Olympic Parkway and east of Medical Center Drive in the Poggi Canyon dedicated open space area.

4. POGGI CANYON CHANNEL AND DESILTING BASINS

Maintenance to assure continued hydraulic capacity and silt containment to include removal of sediment from three (3) detention basins located in Poggi Canyon, south of Olympic Parkway.

5. TELEGRAPH CANYON DRAINAGE CHANNEL

The Sunbow II development, per City Resolution 17588, is required to participate through contribution of its proportionate share (3.1%) of the cost of maintaining the Telegraph Canyon Drainage Channel. The Telegraph Canyon Drainage Channel is located adjacent to Telegraph Canyon Road and extends from the Eastlake development in the east to the western boundary of the Rancho Del Rey development east of Paseo Ladera.

6. COMMUNITY WALLS

Community Walls located generally along internal circulation streets that separate the circulation streets from the individual developed SPA areas.

OPERATIONS AND MAINTENANCE EXPENSES

Maintenance of the foregoing improvements means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of any improvement or appurtenant facilities, including repair, removal or replacement of all or any part of the improvement or appurtenant facilities, providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste. Maintenance also means the furnishing of water for the irrigation of the landscaping, the installation of planting or landscaping, or the installation or construction of supplemental facilities including any facilities which are necessary or convenient for the maintenance of eligible facilities.

The foregoing services shall be provided by the City, either with its own forces or by contract with third parties, or any combination thereof, as determined by the City.

ADMINISTRATIVE EXPENSES

The direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of its counsel, any fees of the County related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City.

INCIDENTAL EXPENSES

The incidental expenses to include: (I) all costs associated with the administration of the proposed community facilities district, the determination of the amount of and collection of taxes, the payment of taxes, and costs otherwise incurred in order to carry out the authorized purposes of the community facilities district, and (ii) any other expenses incidental to the maintenance and inspection of such facilities, including the establishment of a reserve fund equal to up to 100% of the estimated annual maintenance costs.

Part III - Cost Estimate

The estimate of the fair and reasonable annual cost of the proposed maintenance services for Open Space Maintenance District No. 35 - Sunbow II including incidental expenses in connection with providing said services, and all other related costs is shown in Table 1 below. The total annual cost is estimated to be $798,776 (1998 Dollars) and is based on build out of the Sunbow II community with all the facilities that will be maintained complete and in place.

TABLE 1

OPEN SPACE MAINTENANCE DISTRICT NO. 35 - SUNBOW II

SUMMARY OF FACILITY MAINTENANCE COSTS AT BUILD OUT

MAINTAINED FACILITY	ESTIMATED QUANTITY	UNIT	COST PER UNIT/YR	TOTAL COST PER YR
1. Street Medians and Parkways	621,400	Sq. Foot	$0.298	$185,177
2. Landscaped and Irrigated Slopes	2,519,800	Sq. Foot	$0.207	$521,599
3. Natural non irrigated open space				
A. Biological Monitoring and Reporting	1	Lump Sum	$17,500	$17,500
B. Revegetated Non-Irrigated Slopes	621,900	Sq. Foot	$0.0217	$13,495
C. Native Open Space Land	5,176,670	Sq. Foot	$0.00844	$43,691
4. Poggi Canyon Drainage Channels and Basins	1	Lump Sum	$2,000	$2,000
5. Telegraph Canyon Drainage Channel	1	Lump Sum	$1,350	$1,350
6. Community Walls	16,824	Linear Feet	$0.83	$13,964
			Total Cost	**$798,776**

For a more detailed presentation of facility maintenance costs and the method used to distribute the costs for each type of maintained facility, please refer to Exhibit B of this report.

Part IV - Rate and Method of Apportionment of Special Taxes

A Special Tax shall be levied annually on land within Community Facilities District No. 98-3 (Open Space Maintenance District No. 35 [Sunbow II]) of the City of Chula Vista (the "District"), and collected according to the Special Tax Liability determined by the City of Chula Vista (the "City") through the application of the following procedures. All of the property within the District, unless otherwise exempted by law or the express provisions of the rate and method of apportionment expressed below, shall be taxed to the extent and in the manner provided below.

It is intended that all Special Taxes applicable to Parcels be collected in the same manner and at the same time as ordinary ad valorem property taxes, and that Special Taxes so levied will be subject to the same penalties and procedures, sale and lien priority in case of delinquency as is provided for ad valorem taxes.

DEFINITIONS

Acre or Acreage: The area of a Parcel as shown on the latest maps of the Assessor of the County of San Diego, or a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Parcel. If the preceding maps are not available, the area shall be determined by the City Engineer.

Administrative Expenses: The direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the Special Taxes) including the fees and expenses of its counsel, fees of the County related to the District or the collection of Special Taxes, an allocable share of the salaries of City staff directly related thereto, any amounts paid by the City from its general fund with respect to the District, and expenses incurred by the City in undertaking actions to foreclose on properties for which the payment of Special Taxes is delinquent, and all other costs and expenses of the City related to the District.

Assessor's Parcel: Any San Diego County Assessor's Parcel or portion thereof that is within the boundaries of the District designated on a map of the San Diego County Assessor and which has been assigned a discrete identifying number on the equalized tax rolls of the County.

City: The City of Chula Vista.

Developed Property: Non-exempt Property Assessor's Parcels in the District that have been included within a recorded Final Map, in the case of Single Family detached land use, or an approved Site Development Plan, in the case of other land uses, as of March 1 of the preceding Fiscal Year.

District: Community Facilities District No. 98-3 (Open Space Maintenance District No. 35 [Sunbow II]) of the City of Chula Vista.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, for no more than one family, or a congregated residence for 10 or fewer persons.

Equivalent Dwelling Unit: A unit of measurement whereby a single family detached dwelling unit is equal to one basic unit and all other land uses are a ratio relative to this measure.

Exempt Property: Assessor's parcels of property existing at the time of the establishment of the District or which will be conveyed, dedicated or irrevocably offered for dedication to a public agency pursuant to a City plan or agreement which are exempt for the levy of special taxes, including property owned by a public agency which is in public use; property which is utilized for public utility purposes and which is not occupied on a regular basis by employees of the public utility; property irrevocably offered for dedication to a public agency, or land which is in the public right-of-way, unmanned utility easements which make utilization for other than the purpose set forth in the easement impractical, common areas, private streets and parks, and open space lots.

Extraordinary Special Tax: That tax over and in addition to any Special Tax authorized to be collected in conjunction with a reduction in the special tax revenue that could be collected upon full development of the land in the District.

Extraordinary Special Tax Account: A special City account established for holding and administrating Extraordinary Special Tax funds received, including interest earnings thereon.

Fiscal Year: The period starting on July 1 and ending the following June 30.

Maximum Special Tax: The maximum special tax that can be levied within CFD No. 98-3 by the City Council in any Fiscal Year for each Parcel of Taxable Property.

Operating Fund: A fund that shall be maintained for the District for any Fiscal year to pay for the actual maintenance, repair, and replacement, and the Administrative Expenses.

Operating Fund Balance: The amount of funds in the Operating Fund at the end of the

preceding Fiscal Year.

Operating Fund Requirement: For any Fiscal Year an amount equal to the budget costs of the maintenance, repair and replacement of eligible facilities which have been accepted and maintained by the District or are reasonably expected to be accepted and maintained by the District during the current Fiscal Year plus the budgeted Administrative Expenses of the District for the current Fiscal Year in which Special Taxes are levied.

Reserve Fund: A fund that shall be maintained for the District to provide necessary cash flow for operations and maintenance for the first six months of each Fiscal Year, working capital to cover maintenance and repair cost overruns and delinquencies that may arise in connection with the collection of Special Taxes and a reasonable buffer against large variations in annual special tax amounts.

Reserve Fund Balance: The amount of funds in the Reserve Fund at the end of the preceding Fiscal Year.

Reserve Fund Requirement: The required balance in the Reserve Fund equal to up to 100% of the Operating Fund Requirement.

Special Tax: The special tax or special taxes actually levied for a fiscal year within CFD No. 98-3.

Special Tax Liability: For any Fiscal Year, an amount determined to be sufficient to pay the costs of the District, including: (I) the amount required to be deposited into the Operating Fund to meet the Operating Fund Requirement, less the operating Fund Balance, and (ii) an amount, if any, required to be deposited into the Reserve Fund to meet the Reserve Fund Requirement, less the Reserve Fund Balance.

Taxable Property: All real property or Parcels within the boundaries of the District which are not exempt from the Special Tax pursuant to law, or Parcels which are classified or assigned to the Exempt Category as defined herein.

Undeveloped Property: An Assessor's Parcel in the District not classified as Developed Property or Exempt Property.

PROPERTY CATEGORIES

The property categories to which Assessor's parcels in the District shall be assigned are as follows:

Class 1 - Developed Property

Class 2 - Undeveloped Property
Class 3 - Exempt Property

On or about July 1 of each year, but in any event in sufficient time to include the levy of the Special Taxes on the County's secured tax roll, the City shall assign each Parcel within the District to one of the three property categories as defined above. Parcels subject to levy shall be determined based upon the records of the San Diego County Assessor as of the March 1 preceding such July 1.

MAXIMUM SPECIAL TAX RATE

Class 1 - Developed Property

The maximum special tax rate for Class 1 - Developed Properties per Equivalent Dwelling Unit (EDU) or acre for the various land uses within the District commencing with July 1, 1998 are specified in Table 2 below:

TABLE 2

OPEN SPACE MAINTENANCE DISTRICT NO. 35 - SUNBOW II

MAXIMUM SPECIAL TAX RATE - CLASS 1 - DEVELOPED PROPERTY

MAINTAINED FACILITY	RESIDENTIAL COST/EDU/YR	INDUSTRIAL COST/ACRE/YR	COMMERCIAL COST/ACRE/YR	TOTAL COST PER YR
1. Street Medians and Parkways	$63.48	$1,269.60	$1,587.00	$185,177
2. Landscaped and Irrigated slopes	$240.26	$1,201.30	$1,201.30	$521,599
3. Natural non irrigated open space	$34.40	$172.00	$172.00	$74,686
4. Poggi Canyon drainage channels and basins	$0.92	$4.60	$4.60	$2,000
5. Telegraph Canyon drainage channel	$0.62	$3.10	$3.10	$1,350
6. Community Walls	$6.43	$32.15	$32.15	$13,964
Max Special Tax Rate	$346.11	$2,682.75	$3,000.15	$798,776

Class 2 - Undeveloped Property

The maximum special tax rate that may be levied within the District commencing with July 1, 1998 for Class 2 - Undeveloped Property is as follows:

Maximum Special Tax Rate Equals $2,066.16 per Acre

INCREASING THE MAXIMUM SPECIAL TAX RATE

Beginning with Fiscal Year 1998-99, the Maximum Special Tax Rates shall be increased or decreased each Fiscal Year thereafter by a factor which shall be the lesser of the January to January San Diego Metropolitan Area All Urban Consumer Price Index (CPI) or the annual change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

LEVY AND APPORTIONMENT OF SPECIAL TAXES

The City shall determine the Special Tax Liability in each Fiscal Year on or about every July 1. The Special Tax Liability shall be then levied on each Parcel in the Class 1 - Developed Category and Class 2 - Undeveloped Category in the following order of priority:

Step 1: Determine the maximum revenue which could be generated in the District by multiplying the total Equivalent Dwelling Units (EDU's) of all Developed Parcels assigned to the Class 1 - Developed Category by the Maximum Special Tax per EDU.

Step 2: If the total revenue as calculated in Step 1 is greater than the Special Tax Liability for the District, reduce the Special Tax for each Parcel proportionately so that the Special Tax levy for the Fiscal Year is equal to the Special Tax Liability for the Fiscal Year.

Step 3: If the total revenue as calculated in Step 1 is less than the Special Tax Liability of such Special Tax Area, a Special Tax shall be levied upon each Parcel assigned to the Class 2 - Undeveloped Category.

The Special Tax for the Class 2 - Undeveloped Category shall be calculated as the lessor of:

(I) The Special Tax Liability for the District, less the total of funds generated for all Parcels under Step 1 above, divided by the total Acres for all Parcels

assigned to the "Class 2 - Undeveloped Category" within the District.

OR,

(ii) the Maximum Special Tax rate for Class 2 - Undeveloped Category Parcels.

Step 4: The total Special Tax Liability for each Parcel shall be the sum of the Special Tax Liability for each of the type of maintained facilities as defined in Table 2.

EXTRAORDINARY SPECIAL TAX

At the beginning of each Fiscal Year, the City shall determine whether the levy and collection of the Extraordinary Special Tax is required to protect against any changes in density or development that would result in the generation of insufficient Special Tax revenues within the District. The Extraordinary Special Tax shall be in addition to any annual Special Tax levied upon the Parcel for that year.

Step 1: The City will determine the Maximum Special Tax Revenue that can be collected from the Class 1 - Developed Category at build out for each of the SPA Planning Areas as shown in Exhibit C. Exhibit C shall be modified each Fiscal Year to reflect changes in land use, number of units, total acres and total EDU's within the planning areas within the District.

Step 2: If the amount calculated in Step 1 for any of the SPA Planning Areas is less than the Special Tax Liability for that SPA Planning Area, the difference between the amount calculated above and the Special Tax Liability is the "Special Tax Deficiency." The first time a Special Tax Deficiency applies to a SPA Planning Area, the amount of Extraordinary Special Tax shall be determined by calculating the present value of the Special Tax Deficiency using an interest rate of 5.5% and a term of 50 years. The Extraordinary Special Tax as determined above shall be proportionately levied to all Parcels assigned to the Class 2 - Undeveloped Category, provided, however prior to June 1 of each year in which there is a Special Tax Deficiency, the owner of Class 2 - Undeveloped Land may, at its election, post security in lieu of the Extraordinary Special Tax that would otherwise be levied plus an amount sufficient to compensate for lost earnings on investment of the Extraordinary Special Tax if it were to be levied.

Step 3: Any Extraordinary Special Taxes collected by the City shall be deposited in the Extraordinary Special Tax Account, including interest earnings thereon. Monies held in the Extraordinary Special Tax Account may be used annually to the extent that the Special Taxes to be collected from Developed Parcels and Parcels assigned to the Class 2 - Undeveloped Category are insufficient to fund the Special Tax Liability of the District; provided, however, that under no circumstance shall the City use monies in the Extraordinary Special Tax Account to fund Special Tax Delinquencies.

Step 4: In each Fiscal Year subsequent to the first time a Special Tax Deficiency applies to the District, the City shall calculate the Extraordinary Special Tax as provided for in Step 3 (i.e., using an interest rate of 5.5% and a term of 50 years) and apply one of the following procedures:

(I) if the amount of Extraordinary Special Tax is greater than the balance in the Extraordinary Special Tax Account, then the difference shall be proportionately levied to all Parcels assigned to the Class 2 - Undeveloped Category within the District;

(ii) if the amount of Extraordinary Special Tax is equal to the balance in the Extraordinary Special Tax Account, then no Extraordinary Special Tax shall be levied for the Fiscal Year;

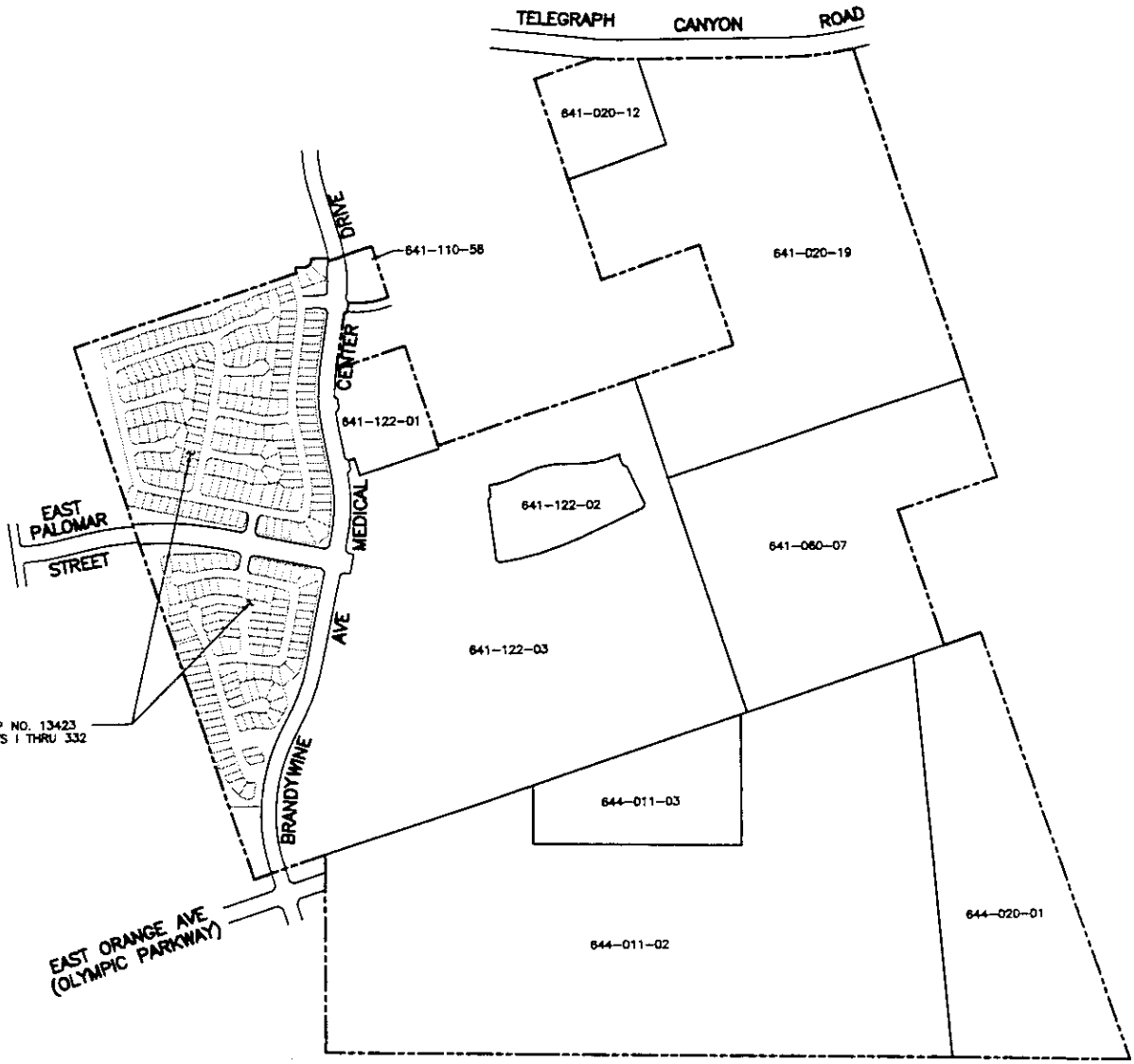
(iii) if the amount of Extraordinary Special Tax is less than the balance in the Extraordinary Special Tax Account, then the difference shall be refunded to the property owner that previously paid such Extraordinary Special Tax.

COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])
CITY OF CHULA VISTA

EXHIBIT A
BOUNDARY MAP

BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])

CITY OF CHULA VISTA
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA



N.T.S.

LEGEND

-·-·-·- DISTRICT BOUNDARY

——— ASSESSOR'S PARCEL LINE

641-122-03 ASSESSOR'S PARCEL NUMBER

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CHULA VISTA, THIS _____ DAY OF _____, 199_.

BY: _____
CITY CLERK BEVERLY A. AUTHELET
CITY OF CHULA VISTA
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE BOUNDARY MAP SHOWING PROPOSED BOUNDARIES OF CFD NO. 98-3 IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA AT A REGULAR MEETING HEREOF, HELD ON THE _____ DAY OF _____, 199_, BY ITS RESOLUTION NO. _____.

BY: _____
CITY CLERK BEVERLY A. AUTHELET
CITY OF CHULA VISTA
STATE OF CALIFORNIA

FILED THIS _____ DAY OF _____, 199_, AT THE HOUR OF _____ O'CLOCK ___M. IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

BY: _____
COUNTY RECORDER
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])
CITY OF CHULA VISTA

EXHIBIT B

FACILITY MAINTENANCE COSTS AND SPREAD METHODOLOGY

The estimated annual budget amounts for each of the types of facilities that will be maintained, operated and managed and to which services will be furnished must be distributed to the parcels within the boundary of the District based on an equitable methodology. There are a number of different methods for apportioning the costs including size of parcel, number of people being served, traffic trips generated by parcel, etc. The method that most equitably distributes the costs taking into account the type of facility and how it serves the population is the method that is used.

In each case, the method that is used is converted to a basic unit called an Equivalent Dwelling Unit (EDU). The single family detached dwelling unit is one EDU and other land uses are a ratio relative to this base measure. The value of an EDU is based on EDU factors for which support data is available from the City of Chula Vista and/or SANDAG.

For the Sunbow II Open Space District, two spread methods were utilized to distribute the costs of the services provided. For the Landscaped Medians and Parkways, the spread method utilized was the Trip Generation Method. For all other types of services, the Population Method was utilized. Equivalent Dwelling Unit factors for each of the methods are presented in the subsequent tables.

Following is a summary of the facility maintenance costs and spread methodology used to distribute the cost to the parcels and the various land uses for each of the types of facilities.

CITY OF CHULA VISTA

SUNBOW II OPEN SPACE MAINTENANCE DISTRICT

FACILITY MAINTENANCE COSTS AND SPREAD METHODOLOGY

I. STREET MEDIANS AND PARKWAYS

A. FACILITY MAINTENANCE COSTS

BENEFIT BOUNDARY	TOTAL AREA SQ FT	COST PER SQ FT/YR	TOTAL COST/YEAR	TOTAL EDU'S	COST PER EDU/YEAR
Sunbow II	621,400	$0.298	$185,177	2,917	$63.48

B. SPREAD METHOD - TRIP GENERATION

LAND USE	EQUIVALENT DWELLING UNITS (EDU'S) (PER UNIT OR ACRE)
1. Single Family	1.0 per unit
2. Multi-family	0.8 per unit
3. Commercial	25.0 per acre
4. Industrial	20.0 per acre

C. DESCRIPTION OF FACILITIES TO BE MAINTAINED

Landscaping and irrigation system improvements in the street median and parkway areas and in subdivision entries and intersection zones, buffers and edges of the following landscaped corridors:

A. East Palomar Street from Oleander Avenue to the eastern Sunbow II CFD boundary;

B. Medical Center / Brandywine Drive from its intersection with the Sunbow II CFD boundary at the north to its intersection with the Sunbow II CFD boundary at the south;

C. Paseo Ladera from Telegraph Canyon Road to approximately 1,300 feet south of East Palomar Street;

D. Olympic Parkway from its intersection with Brandywine Drive at the west to its intersection with the Sunbow II CFD boundary at the east;

E. Medical Center Court from the Sunbow II CFD boundary at the north to East Palomar Street;

F. Telegraph Canyon Road (south parkway and ½ median) that fronts the Sunbow II CFD boundary at the north.

D. MAJOR ACTIVITY

Weeding, mowing and irrigation of medians and parkways.

CITY OF CHULA VISTA

SUNBOW II OPEN SPACE MAINTENANCE DISTRICT

FACILITY MAINTENANCE COSTS AND SPREAD METHODOLOGY

II. LANDSCAPED AND IRRIGATED SLOPES

A. FACILITY MAINTENANCE COSTS

BENEFIT BOUNDARY	TOTAL AREA SQ FT	COST PER SQ FT/YR	TOTAL COST/YEAR	TOTAL EDU'S	COST PER EDU/YEAR
Sunbow II	2,519,800	$0.207	$521,599	2,171	$240.26

B. SPREAD METHOD - POPULATION METHOD (AVERAGE PERSONS PER UNIT OR ACRE)

LAND USE	EQUIVALENT DWELLING UNITS (EDU'S) (PER UNIT OR ACRE)
1. Single Family	1.00 per unit
2. Multi-family	1.00 per unit
3. Commercial	5.00 per acre
4. Industrial	5.00 per acre

C. DESCRIPTION OF FACILITIES TO BE MAINTAINED

Landscaping and permanent irrigation system improvements for graded slopes initially planted with hydroseed mix and shrubs and trees located in the open space lots throughout the Sunbow II community.

D. MAJOR ACTIVITY

Weeding, and irrigation of manufactured slopes.

CITY OF CHULA VISTA

SUNBOW II OPEN SPACE MAINTENANCE DISTRICT

FACILITY MAINTENANCE COSTS AND SPREAD METHODOLOGY

III. NATURAL NON-IRRIGATED OPEN SPACE

A. FACILITY MAINTENANCE COSTS

BENEFIT BOUNDARY	MAINTAINED FACILITY	TOTAL AREA SQ FT	COST PER SQ FT/YR	TOTAL COST /YEAR	TOTAL EDU'S	COST PER EDU/YEAR
Sunbow II	Natural habitat; biological monitoring, management and reporting	--	--	$17,500	2,171	$8.06
Sunbow II	Revegetated, non irrigated slopes	621,900	$0.0217	$13,495	2,171	$6.22
Sunbow II	Native, open space land	5,176,670	$0.00844	$43,691	2,171	$20.12
			Total	$74,686	2,171	$34.40

B. SPREAD METHOD - POPULATION METHOD (AVERAGE PERSONS PER UNIT OR ACRE)

LAND USE	EQUIVALENT DWELLING UNITS (EDU'S) (PER UNIT OR ACRE)
1. Single Family	1.00 per unit
2. Multi-family	1.00 per unit
3. Commercial	5.00 per acre
4. Industrial	5.00 per acre

C. DESCRIPTION OF FACILITIES TO BE MAINTAINED

Natural open space lands and slopes containing temporary irrigation systems to create indigenous plant growth and habitat as mitigation for direct and indirect

impacts to native plants and animals; and natural open space lands including the restored wetlands.

D. MAJOR ACTIVITY

Biological monitoring, maintenance and reporting of condition of both existing and restored habitat.
Exotic species removal. Litter removal of natural open space lands.

CITY OF CHULA VISTA

SUNBOW II OPEN SPACE MAINTENANCE DISTRICT

FACILITY MAINTENANCE COSTS AND SPREAD METHODOLOGY

IV. POGGI CANYON DRAINAGE CHANNEL AND BASINS

A. FACILITY MAINTENANCE COSTS

BENEFIT BOUNDARY	MAINTAINED FACILITY	TOTAL COST/YEAR	TOTAL EDU'S	COST PER EDU/YEAR
Sunbow II	Silt removal from detension basins	$2,000	2,171	$0.92

B. SPREAD METHOD - POPULATION METHOD (AVERAGE PERSONS PER UNIT OR ACRE)

LAND USE	EQUIVALENT DWELLING UNITS (EDU'S) (PER UNIT OR ACRE)
1. Single Family	1.00 per unit
2. Multi-family	1.00 per unit
3. Commercial	5.00 per acre
4. Industrial	5.00 per acre

C. DESCRIPTION OF FACILITIES TO BE MAINTAINED

Poggi Canyon channel and desilting basins at 3 designated locations.

D. MAJOR ACTIVITY

Maintenance to assure continued hydraulic capacity and silt containment to include removal of sediment from detention basins at designated areas.

CITY OF CHULA VISTA

SUNBOW II OPEN SPACE MAINTENANCE DISTRICT

FACILITY MAINTENANCE COSTS AND SPREAD METHODOLOGY

V. TELEGRAPH CANYON DRAINAGE CHANNEL

A. FACILITY MAINTENANCE COSTS

BENEFIT BOUNDARY	MAINTAINED FACILITY	TOTAL COST/YEAR	TOTAL EDU'S	COST PER EDU/YEAR
Sunbow II	Proportionate share of Telegraph Cyn Channel	$1,350	2,171	$0.62

B. SPREAD METHOD - POPULATION METHOD (AVERAGE PERSONS PER UNIT OR ACRE)

LAND USE	EQUIVALENT DWELLING UNITS (EDU'S) (PER UNIT OR ACRE)
1. Single Family	1.00 per unit
2. Multi-family	1.00 per unit
3. Commercial	5.00 per acre
4. Industrial	5.00 per acre

C. DESCRIPTION OF FACILITIES TO BE MAINTAINED

Proportionate share (3.1%) of Telegraph Canyon channel per City Resolution 17588.

D. MAJOR ACTIVITY

Maintenance to assure continued hydraulic capacity.

CITY OF CHULA VISTA

SUNBOW II OPEN SPACE MAINTENANCE DISTRICT

FACILITY MAINTENANCE COSTS AND SPREAD METHODOLOGY

VI. COMMUNITY WALLS

A. FACILITY MAINTENANCE COSTS

BENEFIT BOUNDARY	TOTAL LINEAR FT	COST PER FT/YR	TOTAL COST/YEAR	TOTAL EDU'S	COST PER EDU/YEAR
Sunbow II	16,824	$0.83	$13,964	2,271	$6.43

B. SPREAD METHOD - POPULATION METHOD (AVERAGE PERSONS PER UNIT OR ACRE)

LAND USE	EQUIVALENT DWELLING UNITS (EDU'S) (PER UNIT OR ACRE)
1. Single Family	1.00 per unit
2. Multi-family	1.00 per unit
3. Commercial	5.00 per acre
4. Industrial	5.00 per acre

C. DESCRIPTION OF FACILITIES TO BE MAINTAINED

Community walls located generally along internal circulation streets that separate the individual developed SPA areas from the circulation streets.

D. MAJOR ACTIVITY

Scheduled maintenance including repainting of walls plus repair, graffetti removal, etc., as required.

COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])
CITY OF CHULA VISTA

EXHIBIT C

SPECIAL TAX REVENUE BY SPA PLANNING AREA AT BUILD OUT

Exhibit C presents the proportionate share of the total maintenance cost allocated to each of the SPA Planning Areas at buildout of the Sunbow II Community. In order to provide a contingency for the Extraordinary Special Tax, the units have been reduced from 1,946 to 1,886 (3.1%).

In addition, a portion of the area covered by SPA Planning Area 6 is included in Open Space District No. 18 and is currently being assessed at the rate of 2.55 EDUs in that District. SPA Planning Area 6 will continue to be assessed at the maximum rate of 2.55 EDUs to pay its equitable share in District 18. In addition, when SPA Planning Area 6 converts to a "Developed Property", it will be assessed for the number of multi-family dwelling units constructed (currently 78 units) as its equitable share in District 35.

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit C

Special Tax Revenue by SPA Planning Area At Buildout

Phase	Planning Area	Land Use	Units	Acres	Median & Parkways Factor	Median & Parkways EDUs	Other Facilities Factor	Other Facilities EDUs	Annual Tax at Buildout: Medians & Parkways	Annual Tax at Buildout: Other Facilities	Annual Tax at Buildout: Total
I-A	6	MF	78	5.7	0.80	62.40	1.00	78.00	$ 3,960.73	$ 22,045.47	$ 26,006.21
	7	MF	160	10.8	0.80	128.00	1.00	160.00	$ 8,124.58	$ 45,221.48	$ 53,346.07
	12	SF	218	50.9	1.00	218.00	1.00	218.00	$ 13,837.18	$ 61,614.27	$ 75,451.45
	13	SF	112	30.2	1.00	112.00	1.00	112.00	$ 7,109.01	$ 31,655.04	$ 38,764.05
						-					
						-					
I-B	8	Comm		11	25.00	275.00	5.00	55.00	$ 17,455.16	$ 15,544.88	$ 33,000.04
	14	SF	110	24.8	1.00	110.00	1.00	110.00	$ 6,982.06	$ 31,089.77	$ 38,071.83
	15	SF	93	19	1.00	93.00	1.00	93.00	$ 5,903.02	$ 26,284.99	$ 32,188.00
						-					
						-					
I-C	10A	Condo	214	10.9	0.80	171.20	1.00	214.00	$ 10,866.63	$ 60,483.73	$ 71,350.36
	10	Condo	206	17	0.80	164.80	1.00	206.00	$ 10,460.40	$ 58,222.66	$ 68,683.06
	17	SF	97	24.9	1.00	97.00	1.00	97.00	$ 6,156.91	$ 27,415.52	$ 33,572.43
	16	SF	138	34.5	1.00	138.00	1.00	138.00	$ 8,759.32	$ 39,003.53	$ 47,762.84
						-					
						-					
2-A	11	Condo	160	19.3	0.80	128.00	1.00	160.00	$ 8,124.58	$ 45,221.48	$ 53,346.07
	20	SF	51	13	1.00	51.00	1.00	51.00	$ 3,237.14	$ 14,414.35	$ 17,651.49
	21	SF	73	16	1.00	73.00	1.00	73.00	$ 4,633.55	$ 20,632.30	$ 25,265.85
	22	SF	90	24	1.00	90.00	1.00	90.00	$ 5,712.60	$ 25,437.08	$ 31,149.68
						-					
						-					
2-B	19	SF	86	28.6	1.00	86.00	1.00	86.00	$ 5,458.70	$ 24,306.55	$ 29,765.25
						-					
						-					
3	23	Ind		46	20.00	920.00	5.00	230.00	$ 58,395.43	$ 65,005.88	$ 123,401.32
	Totals		1,886	386.60		2,917.40		2,171.00	$ 185,177.00	$ 613,599.00	$ 798,776.00

COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])
CITY OF CHULA VISTA

EXHIBIT D

ASSESSOR'S PARCELS AT FORMATION OF DISTRICT

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-020-12	9.70	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Por Rem.	II-A	11	MF
641-020-19	91.24	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Por Rem.	II-A	11, 22, 21, 20	MF/SFD
641-060-07	57.53	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Por Rem.	II-A & II-B	10,22, 21, 22, 18	MF/SFD/SCH
641-110-01	0.20	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 1	I-A	12	SFD
641-110-02	0.18	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 2	I-A	12	SFD
641-110-03	0.18	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 3	I-A	12	SFD
641-110-04	0.26	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 4	I-A	12	SFD
641-110-05	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 5	I-A	12	SFD
641-110-06	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 6	I-A	12	SFD
641-110-07	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 7	I-A	12	SFD
641-110-08	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 8	I-A	12	SFD
641-110-09	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 9	I-A	12	SFD
641-110-10	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 10	I-A	12	SFD
641-110-11	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 11	I-A	12	SFD
641-110-12	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 12	I-A	12	SFD
641-110-13	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 13	I-A	12	SFD
641-110-14	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 14	I-A	12	SFD
641-110-15	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 15	I-A	12	SFD
641-110-16	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 67	I-A	12	SFD
641-110-17	0.11	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 68	I-A	12	SFD
641-110-18	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 69	I-A	12	SFD
641-110-19	0.11	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 70	I-A	12	SFD
641-110-20	0.11	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 71	I-A	12	SFD
641-110-21	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 72	I-A	12	SFD
641-110-22	0.11	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 73	I-A	12	SFD
641-110-23	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 74	I-A	12	SFD
641-110-24	0.24	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 75	I-A	12	SFD
641-110-25	0.24	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 76	I-A	12	SFD
641-110-26	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 77	I-A	12	SFD
641-110-27	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 78	I-A	12	SFD
641-110-28	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 79	I-A	12	SFD
641-110-29	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 80	I-A	12	SFD
641-110-30	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 81	I-A	12	SFD
641-110-31	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 82	I-A	12	SFD
641-110-32	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 83	I-A	12	SFD
641-110-33	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 84	I-A	12	SFD
641-110-34	0.16	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 85	I-A	12	SFD
641-110-35	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 86	I-A	12	SFD
641-110-36	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 87	I-A	12	SFD
641-110-37	0.22	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 88	I-A	12	SFD
641-110-38	0.26	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 89	I-A	12	SFD
641-110-39	0.16	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 90	I-A	12	SFD
641-110-40	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 91	I-A	12	SFD
641-110-41	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 92	I-A	12	SFD
641-110-42	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 93	I-A	12	SFD

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-110-43	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 94	I-A	12	SFD
641-110-44	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 103	I-A	12	SFD
641-110-45	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 104	I-A	12	SFD
641-110-46	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 105	I-A	12	SFD
641-110-47	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 106	I-A	12	SFD
641-110-48	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 107	I-A	12	SFD
641-110-49	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 108	I-A	12	SFD
641-110-50	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 109	I-A	12	SFD
641-110-51	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 110	I-A	12	SFD
641-110-52	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 111	I-A	12	SFD
641-110-53	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 112	I-A	12	SFD
641-110-54	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 113	I-A	12	SFD
641-110-55	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 114	I-A	12	SFD
641-110-56	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 115	I-A	12	SFD
641-110-57	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 116	I-A	12	SFD
641-110-58	1.59	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 332	I-A	6	MF
641-110-59	0.17	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot A	I-A	12	OS
641-110-60	1.02	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot D	I-A	12	OS
641-111-01	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 16	I-A	12	SFD
641-111-02	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 17	I-A	12	SFD
641-111-03	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 18	I-A	12	SFD
641-111-04	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 19	I-A	12	SFD
641-111-05	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 20	I-A	12	SFD
641-111-06	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 21	I-A	12	SFD
641-111-07	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 22	I-A	12	SFD
641-111-08	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 23	I-A	12	SFD
641-111-09	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 24	I-A	12	SFD
641-111-10	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 25	I-A	12	SFD
641-111-11	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 26	I-A	12	SFD
641-111-12	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 27	I-A	12	SFD
641-111-13	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 28	I-A	12	SFD
641-111-14	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 29	I-A	12	SFD
641-111-15	0.22	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 30	I-A	12	SFD
641-111-16	0.34	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 31	I-A	12	SFD
641-111-17	0.24	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 32	I-A	12	SFD
641-111-18	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 33	I-A	12	SFD
641-111-19	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 34	I-A	12	SFD
641-111-20	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 35	I-A	12	SFD
641-111-21	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 36	I-A	12	SFD
641-111-22	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 37	I-A	12	SFD
641-111-23	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 95	I-A	12	SFD
641-111-24	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 96	I-A	12	SFD
641-111-25	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 97	I-A	12	SFD
641-111-26	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 98	I-A	12	SFD
641-111-27	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 99	I-A	12	SFD

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-111-28	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 100	I-A	12	SFD
641-111-29	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 101	I-A	12	SFD
641-111-30	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 102	I-A	12	SFD
641-111-31	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 117	I-A	12	SFD
641-111-32	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 118	I-A	12	SFD
641-111-33	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 119	I-A	12	SFD
641-111-34	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 120	I-A	12	SFD
641-111-35	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 121	I-A	12	SFD
641-111-36	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 122	I-A	12	SFD
641-111-37	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 123	I-A	12	SFD
641-111-38	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 124	I-A	12	SFD
641-111-39	0.18	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 125	I-A	12	SFD
641-111-40	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 126	I-A	12	SFD
641-111-41	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 127	I-A	12	SFD
641-111-42	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 128	I-A	12	SFD
641-111-43	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 129	I-A	12	SFD
641-111-44	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 130	I-A	12	SFD
641-111-45	0.16	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 131	I-A	12	SFD
641-111-46	0.28	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 132	I-A	12	SFD
641-111-47	0.17	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 133	I-A	12	SFD
641-111-48	0.18	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 134	I-A	12	SFD
641-111-49	0.27	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 135	I-A	12	SFD
641-111-50	0.23	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 136	I-A	12	SFD
641-111-51	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 137	I-A	12	SFD
641-111-52	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 138	I-A	12	SFD
641-111-53	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 139	I-A	12	SFD
641-111-54	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 140	I-A	12	SFD
641-111-55	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 141	I-A	12	SFD
641-111-56	0.18	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 142	I-A	12	SFD
641-111-57	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 143	I-A	12	SFD
641-111-58	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 144	I-A	12	SFD
641-111-59	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 145	I-A	12	SFD
641-111-60	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 146	I-A	12	SFD
641-111-61	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 147	I-A	12	SFD
641-111-62	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 148	I-A	12	SFD
641-111-63	0.16	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 149	I-A	12	SFD
641-111-64	0.23	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 150	I-A	12	SFD
641-111-65	0.19	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 151	I-A	12	SFD
641-111-66	0.20	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 152	I-A	12	SFD
641-111-67	0.16	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 153	I-A	12	SFD
641-111-68	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 154	I-A	12	SFD
641-111-69	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 155	I-A	12	SFD
641-111-70	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 156	I-A	12	SFD
641-111-71	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 157	I-A	12	SFD
641-111-72	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 158	I-A	12	SFD

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-112-01	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 38	I-A	12	SFD
641-112-02	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 39	I-A	12	SFD
641-112-03	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 40	I-A	12	SFD
641-112-04	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 41	I-A	12	SFD
641-112-05	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 42	I-A	12	SFD
641-112-06	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 43	I-A	12	SFD
641-112-07	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 44	I-A	12	SFD
641-112-08	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 45	I-A	12	SFD
641-112-09	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 46	I-A	12	SFD
641-112-10	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 47	I-A	12	SFD
641-112-11	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 48	I-A	12	SFD
641-112-12	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 49	I-A	12	SFD
641-112-13	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 50	I-A	12	SFD
641-112-14	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 51	I-A	12	SFD
641-112-15	0.16	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 52	I-A	12	SFD
641-112-16	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 167	I-A	12	SFD
641-112-17	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 168	I-A	12	SFD
641-112-18	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 169	I-A	12	SFD
641-112-19	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 170	I-A	12	SFD
641-112-20	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 171	I-A	12	SFD
641-112-21	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 172	I-A	12	SFD
641-112-22	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 173	I-A	12	SFD
641-112-23	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 174	I-A	12	SFD
641-112-24	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 175	I-A	12	SFD
641-112-25	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 176	I-A	12	SFD
641-112-26	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 177	I-A	12	SFD
641-112-27	0.17	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 178	I-A	12	SFD
641-112-28	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 179	I-A	12	SFD
641-112-29	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 180	I-A	12	SFD
641-112-30	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 181	I-A	12	SFD
641-112-31	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 182	I-A	12	SFD
641-112-32	0.22	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 183	I-A	12	SFD
641-112-33	0.21	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 184	I-A	12	SFD
641-112-34	0.17	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 185	I-A	12	SFD
641-112-35	0.14	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 186	I-A	12	SFD
641-112-36	0.15	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 187	I-A	12	SFD
641-112-37	0.14	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 188	I-A	12	SFD
641-112-38	0.15	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 189	I-A	12	SFD
641-112-39	0.93	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot F	I-A	12	OS
641-113-01	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 53	I-A	12	SFD
641-113-02	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 54	I-A	12	SFD
641-113-03	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 55	I-A	12	SFD
641-113-04	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 56	I-A	12	SFD
641-113-05	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 57	I-A	12	SFD
641-113-06	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 58	I-A	12	SFD

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-113-07	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 59	I-A	12	SFD
641-113-08	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 60	I-A	12	SFD
641-113-09	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 61	I-A	12	SFD
641-113-10	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 62	I-A	12	SFD
641-113-11	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 63	I-A	12	SFD
641-113-12	0.11	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 64	I-A	12	SFD
641-113-13	0.11	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 65	I-A	12	SFD
641-113-14	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 66	I-A	12	SFD
641-113-15	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 159	I-A	12	SFD
641-113-16	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 160	I-A	12	SFD
641-113-17	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 161	I-A	12	SFD
641-113-18	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 162	I-A	12	SFD
641-113-19	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 163	I-A	12	SFD
641-113-20	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 164	I-A	12	SFD
641-113-21	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 165	I-A	12	SFD
641-113-22	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 166	I-A	12	SFD
641-113-23	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 190	I-A	12	SFD
641-113-24	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 191	I-A	12	SFD
641-113-25	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 192	I-A	12	SFD
641-113-26	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 193	I-A	12	SFD
641-113-27	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 194	I-A	12	SFD
641-113-28	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 195	I-A	12	SFD
641-113-29	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 196	I-A	12	SFD
641-113-30	0.21	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 197	I-A	12	SFD
641-113-31	0.32	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 198	I-A	12	SFD
641-113-32	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 199	I-A	12	SFD
641-113-33	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 200	I-A	12	SFD
641-113-34	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 201	I-A	12	SFD
641-113-35	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 202	I-A	12	SFD
641-113-36	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 203	I-A	12	SFD
641-113-37	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 204	I-A	12	SFD
641-113-38	0.12	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 205	I-A	12	SFD
641-113-39	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 206	I-A	12	SFD
641-113-40	0.18	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 207	I-A	12	SFD
641-113-41	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 208	I-A	12	SFD
641-113-42	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 209	I-A	12	SFD
641-113-43	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 210	I-A	12	SFD
641-113-44	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 211	I-A	12	SFD
641-113-45	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 212	I-A	12	SFD
641-113-46	0.14	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 213	I-A	12	SFD
641-113-47	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 214	I-A	12	SFD
641-113-48	0.15	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 215	I-A	12	SFD
641-113-49	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 216	I-A	12	SFD
641-113-50	0.13	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 217	I-A	12	SFD
641-113-51	0.17	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 218	I-A	12	SFD

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-113-52	4.45	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot B	I-A	12	OS
641-120-01	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 219	I-A	13	SFD
641-120-02	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 220	I-A	13	SFD
641-120-03	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 221	I-A	13	SFD
641-120-04	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 222	I-A	13	SFD
641-120-05	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 223	I-A	13	SFD
641-120-06	0.15	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 224	I-A	13	SFD
641-120-07	0.22	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 225	I-A	13	SFD
641-120-08	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 226	I-A	13	SFD
641-120-09	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 227	I-A	13	SFD
641-120-10	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 228	I-A	13	SFD
641-120-11	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 229	I-A	13	SFD
641-120-12	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 230	I-A	13	SFD
641-120-13	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 231	I-A	13	SFD
641-120-14	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 232	I-A	13	SFD
641-120-15	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 233	I-A	13	SFD
641-120-16	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 234	I-A	13	SFD
641-120-17	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 235	I-A	13	SFD
641-120-18	0.20	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 236	I-A	13	SFD
641-120-19	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 237	I-A	13	SFD
641-120-20	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 238	I-A	13	SFD
641-120-21	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 239	I-A	13	SFD
641-120-22	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 240	I-A	13	SFD
641-120-23	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 241	I-A	13	SFD
641-120-24	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 242	I-A	13	SFD
641-120-25	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 243	I-A	13	SFD
641-120-26	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 273	I-A	13	SFD
641-120-27	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 274	I-A	13	SFD
641-120-28	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 275	I-A	13	SFD
641-120-29	0.19	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 276	I-A	13	SFD
641-120-30	0.19	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 277	I-A	13	SFD
641-120-31	0.23	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 278	I-A	13	SFD
641-120-32	0.20	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 279	I-A	13	SFD
641-120-33	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 280	I-A	13	SFD
641-120-34	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 281	I-A	13	SFD
641-120-35	0.21	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 282	I-A	13	SFD
641-120-36	0.25	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 283	I-A	13	SFD
641-120-37	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 284	I-A	13	SFD
641-120-38	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 285	I-A	13	SFD
641-120-39	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 286	I-A	13	SFD
641-120-40	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 287	I-A	13	SFD
641-120-41	0.15	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 288	I-A	13	SFD
641-120-42	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 289	I-A	13	SFD
641-120-43	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 290	I-A	13	SFD
641-120-44	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 291	I-A	13	SFD

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-120-45	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 292	I-A	13	SFD
641-120-46	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 293	I-A	13	SFD
641-120-47	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 294	I-A	13	SFD
641-120-48	0.24	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 295	I-A	13	SFD
641-120-49	0.25	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 296	I-A	13	SFD
641-120-50	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 297	I-A	13	SFD
641-120-51	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 298	I-A	13	SFD
641-120-52	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 299	I-A	13	SFD
641-120-53	0.11	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 300	I-A	13	SFD
641-120-54	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 301	I-A	13	SFD
641-120-55	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 302	I-A	13	SFD
641-120-56	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 303	I-A	13	SFD
641-120-57	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 304	I-A	13	SFD
641-120-58	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 305	I-A	13	SFD
641-120-59	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 306	I-A	13	SFD
641-120-60	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 307	I-A	13	SFD
641-120-61	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 308	I-A	13	SFD
641-120-62	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 309	I-A	13	SFD
641-120-63	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 310	I-A	13	SFD
641-120-64	0.15	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 311	I-A	13	SFD
641-120-65	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 312	I-A	13	SFD
641-120-66	0.16	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 313	I-A	13	SFD
641-120-67	0.19	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 314	I-A	13	SFD
641-120-68	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 315	I-A	13	SFD
641-120-69	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 316	I-A	13	SFD
641-120-70	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 317	I-A	13	SFD
641-120-71	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 318	I-A	13	SFD
641-120-72	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 319	I-A	13	SFD
641-120-73	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 320	I-A	13	SFD
641-120-74	0.21	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 321	I-A	13	SFD
641-120-75	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 322	I-A	13	SFD
641-120-76	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 323	I-A	13	SFD
641-120-77	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 324	I-A	13	SFD
641-120-78	0.14	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 325	I-A	13	SFD
641-120-79	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 326	I-A	13	SFD
641-120-80	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 327	I-A	13	SFD
641-120-81	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 328	I-A	13	SFD
641-120-82	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 329	I-A	13	SFD
641-120-83	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 330	I-A	13	SFD
641-120-84	1.68	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot HH	I-A	13	OS
641-121-01	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 244	I-A	13	SFD
641-121-02	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 245	I-A	13	SFD
641-121-03	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 246	I-A	13	SFD
641-121-04	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 247	I-A	13	SFD
641-121-05	0.15	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 248	I-A	13	SFD

Community Facilities District 98-3
(Open Space Maintenance District No. 35 [Sunbow II])
Exhibit D

Assessor's Parcels At Formation of District

APN	Acreage	Property Owner	Legal Description	Phase & Unit	Planning Area	Land Use
641-121-06	0.21	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 249	I-A	13	SFD
641-121-07	0.22	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 250	I-A	13	SFD
641-121-08	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 251	I-A	13	SFD
641-121-09	0.15	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 252	I-A	13	SFD
641-121-10	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 253	I-A	13	SFD
641-121-11	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 254	I-A	13	SFD
641-121-12	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 255	I-A	13	SFD
641-121-13	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 256	I-A	13	SFD
641-121-14	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 257	I-A	13	SFD
641-121-15	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 258	I-A	13	SFD
641-121-16	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 259	I-A	13	SFD
641-121-17	0.15	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 260	I-A	13	SFD
641-121-18	0.12	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 261	I-A	13	SFD
641-121-19	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 262	I-A	13	SFD
641-121-20	0.13	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 263	I-A	13	SFD
641-121-21	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 264	I-A	13	SFD
641-121-22	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 265	I-A	13	SFD
641-121-23	0.16	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 266	I-A	13	SFD
641-121-24	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 267	I-A	13	SFD
641-121-25	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 268	I-A	13	SFD
641-121-26	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 269	I-A	13	SFD
641-121-27	0.17	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 270	I-A	13	SFD
641-121-28	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 271	I-A	13	SFD
641-121-29	0.18	UDC Homes Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 272	I-A	13	SFD
641-121-30	1.53	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot X	I-A	13	OS
641-121-31	1.48	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot G	I-A	13	OS
641-121-32	0.96	Fieldstone Communities Inc.	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot H	I-A	13	OS
641-122-01	7.96	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot 331	I-B	7	MF
641-122-02	9.99	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Y	II-B	9	Park
641-122-03	115.95	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Por Rem.	I-B	14, 15, 16	SFD
644-011-02	161.73	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Por Rem.	III	23	Ind/OS
644-011-03	16.69	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Por Rem.	III	23	Ind/OS
644-020-01	40.00	ACI Sunbow LLC	Map 13423 - Chula Vista Tract 90-07 Sunbow Units 1&2 Lot Por Rem.	III	23	Ind/OS

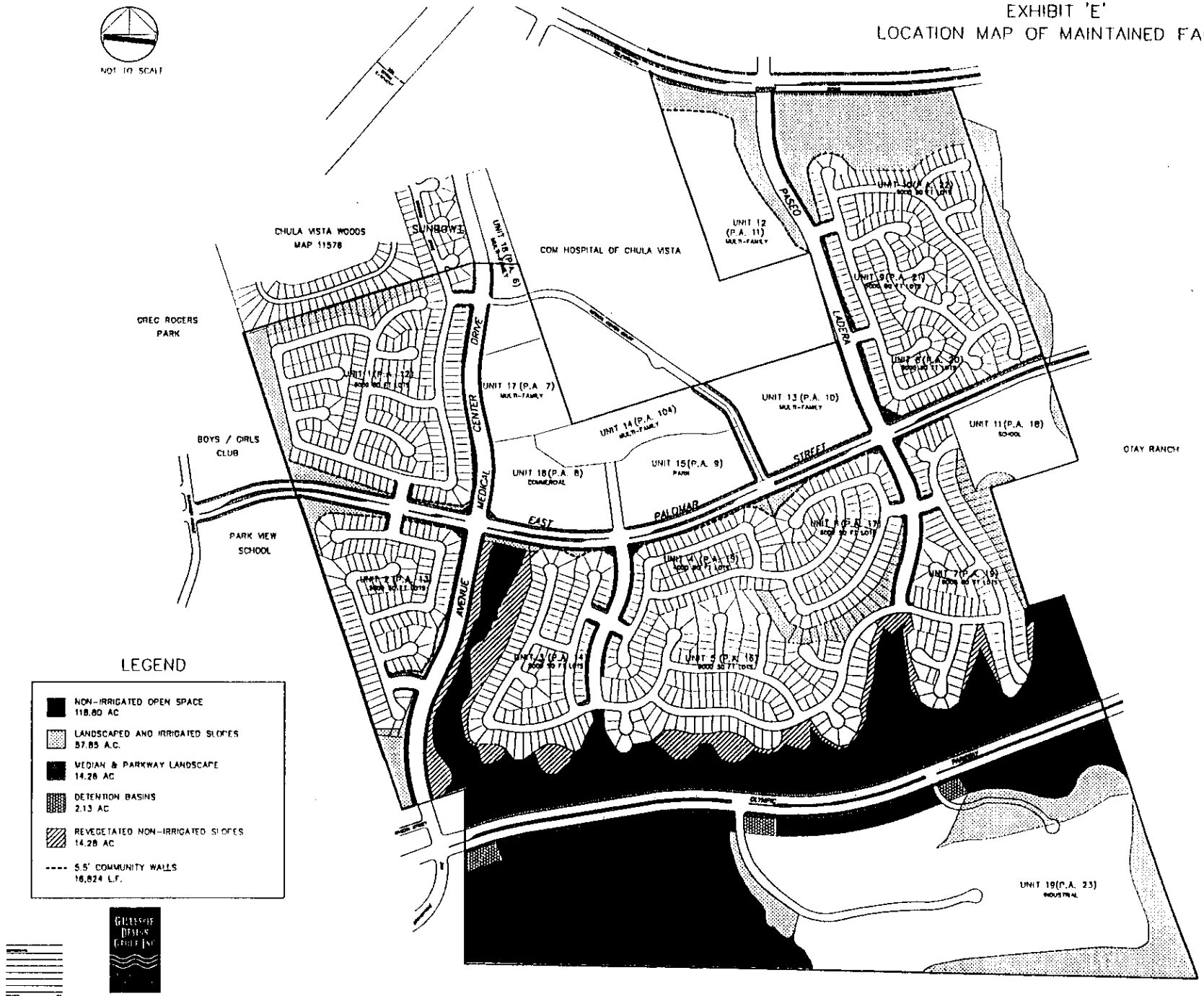
COMMUNITY FACILITIES DISTRICT NO. 98-3
(OPEN SPACE MAINTENANCE DISTRICT NO. 35 [SUNBOW II])
CITY OF CHULA VISTA

EXHIBIT E

LOCATION MAP OF MAINTAINED FACILITIES

SUNBOW II

OPEN SPACE MAINTENANCE DISTRICT # 35

EXHIBIT 'E'

LOCATION MAP OF MAINTAINED FACILITIES