

# PDGHAD PAJARO DUNES GEOLOGIC HAZARD ABATEMENT DISTRICT

3/24/24

Dear Pajaro Dunes Property Owner,

Your Pajaro Dunes Geologic Hazard Abatement District (PDGHAD), after many years of working for a viable property protection plan, have successfully developed a collaborate approach with Santa Cruz County to secure areas of greatest risk of failure in our seawall.

The attached background information piece is intended to answer property owners' questions regarding the Project, timeline and costs. We have also scheduled three information sessions—April 6<sup>th</sup> at 10am, and May 18<sup>th</sup> and June 1<sup>st</sup> at 9am for homeowners to learn more about these items. The final assessment hearing will be scheduled in July. You can join us in person or via Zoom for any of these sessions:

Join Zoom Meeting

<https://us02web.zoom.us/j/82232811149?pwd=WWlvcUkwQlBpb1hULzlEUEV4UXV5UT09>

Meeting ID: 822 3281 1149

Passcode: 608360

The funding for the Project will require an assessment of all Zone 1 homeowners (Cypress, Pelican, Pajaro Dunes Association owned properties, and single-family homes). Cost shares per property are part of this information piece and will be discussed at the information sessions. We encourage you to attend one of the above sessions via Zoom or in person. While no one likes an assessment, we need to recognize that this is an opportunity for us to finally secure risk areas of our seawall for the protection of our entire community.

Sincerely,  
John Cullen  
President, PDGHAD

# **Pajaro Dunes Geologic Hazard Abatement District Proposed Seawall Maintenance and Repair Project and Assessment**

## **NOTICE OF 1<sup>ST</sup> PUBLIC MEETING**

**April 6<sup>th</sup>, 2024 at 10am  
Meadow Room  
Sandpiper Ln.**

### **Information Sheet**

#### **What is the Pajaro Dunes Geologic Hazard Abatement District and what is its mission?**

The Pajaro Dunes Geologic Hazard Abatement District (GHAD) was formed in October 1998 to maintain and repair improvements that protect properties within the District and is comprised of two zones. Zone 1 is responsible for the maintenance of the rock revetment seawall, and all associated costs and expenses, and includes all members of the District. Zone 2 is responsible for maintenance of the sheet pile river wall, and all associated costs and expenses, and includes all members of the Pelican Homeowners Association, a subdivision of the larger Pajaro Dunes development. The Zone 1 seawall was designed to reduce potential damage to homes and related infrastructure due to coastal erosion and coastal flooding from a 30-year storm event. While the initial construction costs for the seawall were paid by the front-row lot owners, the Pelican Condominium owners and Cypress Townhouse owners, Zone 1 of the GHAD now has responsibility for maintaining and repairing the seawall, to the extent that District property owners approve funding for such maintenance and repair activities. The affairs of the GHAD are managed by a five-person Board of Directors, which currently includes John Cullen, David Ferrari, Raphael Kraw, Michael Butner and Patrick Dobbins.

#### **Why is a new District assessment necessary?**

The only means by which the District can obtain funds for ongoing operation, maintenance and repair expenses is through assessments imposed on property owners within the District's boundaries. Current assessments on District properties address administrative and operating costs for Zone 1 and Zone 2, the creation and maintenance of a fund for emergency seawall repairs, and the repayment of existing District costs and debt.

#### **What is the purpose of the proposed new assessment?**

The District will be seeking approval of a new assessment to fund the long-needed repair and restoration of portions of the seawall. The seawall has been repeatedly damaged by coastal erosion occurring during severe winter storms since its construction in 1986-88. After years of effort, the District has been able to obtain approval from Santa Cruz County of a Seawall Maintenance and Repair Plan prepared by Cal Engineering and Geology, Inc (the "Project") that allows the District to pull a grading permit for repair and restoration activities. The Project proposes to rebuild and restack portions of the seawall to essentially restore and preserve the

original seawall configuration using rock previously placed for emergency seawall repair on California State Parks property in 2003 as well as rock that has been displaced over time within and adjacent to the seawall itself. The Project is planned to impact a 1,900 foot long segment of the seawall. Unless the involved repair and restoration work is performed, there is an ongoing risk that weakened portions of the wall will be breached during upcoming storms, causing flooding and possible structural damage to homes throughout the District. Once completed, the Project will provide reasonable coastal protection to homes at a significantly lower cost than other major repair and replacement projects considered by previous District Boards. Although final Project costs have not been determined, the District is estimating that the Project will cost around 3.5 Million dollars. (Project Cost-\$2,000,252; 15% Contingency-\$300,038; Annual Loan Interest of 9%/10-year term- \$1,236,303= total Estimated Cost of \$3,536,592.) In addition, the Project will also have the benefit of eliminating the potential imposition of thousands of dollars of fines associated with the ongoing unauthorized presence of repair rock on State Parks property.

### **Why is this process so complicated?**

The District's ability to impose assessments is subject to both the provisions of the California Public Resources Code and Proposition 218, a statewide Constitutional initiative, which was approved by the voters at the November 5, 1996 general election. Proposition 218 added Article XIII D to the California Constitution, and that Article requires that all new or increased assessments in any special district must be approved by a weighted majority vote of the property owners within the district. Ballot and election procedures will be sent with the ballots mailed to all property owners.

### **What is the effective date and duration of the increased assessments?**

The new assessments to cover the District's Seawall Maintenance and Repair Plan Project would be initiated by submitting an amended assessment roll to the County in August 2024 and would appear on your property tax bill, due in December of 2024. The increased tax revenues would be available to the District in March of 2025. Thereafter, on an annual basis for a period of not to exceed nine additional years, the District will provide notice of its intent to collect assessments for the Project in accordance with an approved assessment schedule.

### **What is the amount of the new assessment on each property?**

The new assessments, as calculated by the District's consulting engineer Hayley & Aldrich, Inc, are set forth in the Draft Table attached hereto as Exhibit A. Assessments would be subject to collection on an annual basis for a total period not to exceed ten years. The assessments have been calculated for a payback period of ten years based on an estimated project cost of 3.5 million. Assessments will be subject to reduction if the actual Project costs are less than 3.5 Million.

## **How were the assessments calculated?**

The District has obtained an Engineer's Report from Hayley & Aldrich, Inc., which allocates the costs of the Project to all properties in the District in proportion to the benefit received. A copy of the Engineer's report may be obtained on the District's website: [pdghad.org](http://pdghad.org) or from the District's Clerk, Sarah Mansergh, at (831) 818-9253 or [pdghad@gmail.com](mailto:pdghad@gmail.com). The schedule for allocating costs was adopted by the Board for the initial assessment election in 1999 and is described below.

For Zone 1, all costs for the seawall are allocated between three major groups, the house owners, the Cypress Townhouse owners and the Pelican Condominium owners in proportion to the length of the seawall in front of those respective properties. (Houses 75.45%, Cypress 11.84%, Pelican 10.18%; the Pajaro Dunes Homeowners Association pays 2.5% for the stairways property.) All members of the Cypress Project and the Pelican Project share the costs of the seawall in front of their respective project areas equally. For the portion of the total costs allocated to the house owners, 75.45%, the basis for the allocation is calculated on property proximity to the ocean hazard (85% to front-row houses, 10% to second-row houses and 5% to back-row houses). In addition, the shares of the front-row houses vary by a factor of two to one, depending on the width of the lot.

The District is not proposing Project financing via a separate Zone 2 assessment.

## **Will there be public meetings concerning the proposed assessment?**

The District Board is proposing to take action initiating the proposed assessment election on May 18th, 2024 at a public hearing at a GHAD Board meeting at 9:00 a.m. at Pajaro Dunes, 2661 Beach Road, Watsonville, California. The District will hold the final noticed public hearing concerning the proposed assessment at a special GHAD Board meeting in July of 2024. The Board will consider assessment protests, accept assessment ballots, and determine the voting results on the proposed assessment at this final hearing. All interested persons are encouraged to attend the hearing and to speak or submit written comments about the proposed assessments. Additional meetings are noted below.

## **How can I learn more about the Project and the proposed assessment?**

The GHAD Board plans to hold a special public meeting on April 6, 2024 at 10:00 a.m. in the Meadow Room at Pajaro Dunes, Sandpiper Ln., Watsonville, California, to discuss the Project in detail and will present and provide specific information/schematics/diagrams concerning the repair and restoration plan, affected lots, proposed Project timing, and the assessment proposed for each lot. Relevant documents will also be made available on the GHAD website ([www.pdghad.org](http://www.pdghad.org)). Information concerning the proposed Project and assessment will also be presented at the Board's regular meeting dates on May 18 and June 1, 2024. Additional informational meetings may be scheduled and noticed as necessary.

# Exhibit A: Draft Assessment Values

## 4. Cost Allocation

This section presents the assessments for costs to each benefited parcel of land within assessment district Zones 1 for Fiscal Years 2024/2025 to 2034/2035, a 10-year annual assessment. A list of the Assessor’s Parcel Numbers for the individual lots and condominiums at the development is shown in Table 3. If approved, the lien date for the described assessments will be that prescribed by the law. This table apportions the proposed assessment for Fiscal Years 2024/2025 to 2034/2035.

**Table 3. Summary of Annual Assessments – Fiscal Years 2024/2025 to 2034/2035 (10 years)**

House #	Unit Type	Assessor’s Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
H1	Row 1 Houses	052-281-05	0.00969	34,269.58	\$ 3,426.96
H2	Row 1 Houses	052-281-06	0.00992	35,083.00	\$ 3,508.30
H3	Row 1 Houses	052-281-07	0.00992	35,083.00	\$ 3,508.30
H4	Row 1 Houses	052-281-08	0.01199	42,403.74	\$ 4,240.37
H5	Row 1 Houses	052-281-09	0.00999	35,330.56	\$ 3,533.06
H6	Row 1 Houses	052-281-10	0.00992	35,083.00	\$ 3,508.30
H7	Row 1 Houses	052-281-11	0.01063	37,593.98	\$ 3,759.40
H8	Row 1 Houses	052-281-12	0.00922	32,607.38	\$ 3,260.74
H9	Row 1 Houses	052-281-13	0.00922	32,607.38	\$ 3,260.74
H10	Row 1 Houses	052-281-14	0.00992	35,083.00	\$ 3,508.30
H11	Row 1 Houses	052-281-15	0.01063	37,593.98	\$ 3,759.40
H12	Row 1 Houses	052-281-16	0.01134	40,104.96	\$ 4,010.50
H13	Row 1 Houses	052-281-17	0.01092	38,619.59	\$ 3,861.96
H14	Row 1 Houses	052-281-18	0.01248	44,136.67	\$ 4,413.67
H15	Row 1 Houses	052-281-19	0.01418	50,148.88	\$ 5,014.89
H16	Row 2 Houses	052-281-20	0.00172	6,082.94	\$ 608.29
H17	Row 3,4 & 5 Houses	052-281-21	0.00094	3,324.40	\$ 332.44
H18	Row 2 Houses	052-281-22	0.00172	6,082.94	\$ 608.29
H19	Row 2 Houses	052-281-24	0.00172	6,082.94	\$ 608.29
H20	Row 2 Houses	052-281-25	0.00172	6,082.94	\$ 608.29
H21	Row 3,4 & 5 Houses	052-281-26	0.00094	3,324.40	\$ 332.44

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
H22	Row 3,4 & 5 Houses	052-281-27	0.00094	3,324.40	\$ 332.44
H23	Row 3,4 & 5 Houses	052-281-28	0.00094	3,324.40	\$ 332.44
H24	Row 3,4 & 5 Houses	052-281-29	0.00094	3,324.40	\$ 332.44
H25	Row 3,4 & 5 Houses	052-281-30	0.00094	3,324.40	\$ 332.44
H26	Row 3,4 & 5 Houses	052-281-32	0.00094	3,324.40	\$ 332.44
H27	Row 3,4 & 5 Houses	052-281-33	0.00094	3,324.40	\$ 332.44
H28	Row 2 Houses	052-281-34	0.00172	6,082.94	\$ 608.29
H29	Row 3,4 & 5 Houses	052-281-39	0.00094	3,324.40	\$ 332.44
H30	Row 3,4 & 5 Houses	052-281-38	0.00094	3,324.40	\$ 332.44
H31	Row 3,4 & 5 Houses	052-281-37	0.00094	3,324.40	\$ 332.44
H32	Row 2 Houses	052-281-36	0.00172	6,082.94	\$ 608.29
H33	Row 2 Houses	052-281-35	0.00172	6,082.94	\$ 608.29
H34	Row 3,4 & 5 Houses	052-281-02	0.00094	3,324.40	\$ 332.44
H35	Row 3,4 & 5 Houses	052-281-03	0.00094	3,324.40	\$ 332.44
H36	Row 2 Houses	052-281-04	0.00172	6,082.94	\$ 608.29
H37	Row 2 Houses	052-291-17	0.00172	6,082.94	\$ 608.29
H38	Row 2 Houses	052-291-01	0.00172	6,082.94	\$ 608.29
H39	Row 2 Houses	052-291-02	0.00172	6,082.94	\$ 608.29
H40	Row 1 Houses	052-291-03	0.00851	30,096.40	\$ 3,009.64
H41	Row 1 Houses	052-291-04	0.00851	30,096.40	\$ 3,009.64
H42	Row 1 Houses	052-291-05	0.00851	30,096.40	\$ 3,009.64
H43	Row 1 Houses	052-291-06	0.00851	30,096.40	\$ 3,009.64
H44	Row 1 Houses	052-291-07	0.00851	30,096.40	\$ 3,009.64
H45	Row 1 Houses	052-291-08	0.00851	30,096.40	\$ 3,009.64
H46	Row 1 Houses	052-291-09	0.00851	30,096.40	\$ 3,009.64
H47	Row 1 Houses	052-291-10	0.00851	30,096.40	\$ 3,009.64
H48	Row 1 Houses	052-291-11	0.00851	30,096.40	\$ 3,009.64

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
H49	Row 2 Houses	052-291-12	0.00172	6,082.94	\$ 608.29
H50	Row 2 Houses	052-291-13	0.00172	6,082.94	\$ 608.29
H51	Row 2 Houses	052-291-14	0.00172	6,082.94	\$ 608.29
H52	Row 2 Houses	052-291-16	0.00172	6,082.94	\$ 608.29
H53	Row 3,4 & 5 Houses	052-291-15	0.00094	3,324.40	\$ 332.44
H54	Row 1 Houses	052-601-11	0.0095	33,597.63	\$ 3,359.76
H55	Row 1 Houses	052-601-10	0.00851	30,096.40	\$ 3,009.64
H56	Row 1 Houses	052-601-09	0.00922	32,607.38	\$ 3,260.74
H57	Row 1 Houses	052-601-08	0.01007	35,613.48	\$ 3,561.35
H58	Row 1 Houses	052-601-07	0.0099	35,012.26	\$ 3,501.23
H59	Row 1 Houses	052-301-15	0.00993	35,118.36	\$ 3,511.84
H60	Row 1 Houses	052-301-16	0.00993	35,118.36	\$ 3,511.84
H61	Row 2 Houses	052-301-02	0.00172	6,082.94	\$ 608.29
H62	Row 2 Houses	052-301-03	0.00172	6,082.94	\$ 608.29
H63	Row 2 Houses	052-601-02	0.00172	6,082.94	\$ 608.29
H64	Row 2 Houses	052-601-03	0.00172	6,082.94	\$ 608.29
H65	Row 3,4 & 5 Houses	052-601-04	0.00094	3,324.40	\$ 332.44
H66	Row 3,4 & 5 Houses	052-601-05	0.00094	3,324.40	\$ 332.44
H67	Row 2 Houses	052-601-06	0.00172	6,082.94	\$ 608.29
H68	Row 1 Houses	052-291-20	0.00851	30,096.40	\$ 3,009.64
H69	Row 1 Houses	052-291-21	0.00851	30,096.40	\$ 3,009.64
H70	Row 1 Houses	052-291-22	0.00851	30,096.40	\$ 3,009.64
H71	Row 1 Houses	052-291-24	0.00851	30,096.40	\$ 3,009.64
H72	Row 1 Houses	052-291-25	0.00851	30,096.40	\$ 3,009.64
H73	Row 1 Houses	052-291-26	0.00851	30,096.40	\$ 3,009.64
H74	Row 1 Houses	052-291-27	0.00851	30,096.40	\$ 3,009.64
H75	Row 1 Houses	052-291-29	0.00851	30,096.40	\$ 3,009.64

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
H76	Row 1 Houses	052-291-30	0.00851	30,096.40	\$ 3,009.64
H77	Row 1 Houses	052-291-31	0.00851	30,096.40	\$ 3,009.64
H78	Row 1 Houses	052-291-32	0.00851	30,096.40	\$ 3,009.64
H79	Row 1 Houses	052-291-34	0.00851	30,096.40	\$ 3,009.64
H80	Row 1 Houses	052-291-35	0.00851	30,096.40	\$ 3,009.64
H81	Row 2 Houses	052-292-01	0.00172	6,082.94	\$ 608.29
H82	Row 2 Houses	052-292-02	0.00172	6,082.94	\$ 608.29
H83	Row 2 Houses	052-292-03	0.00172	6,082.94	\$ 608.29
H84	Row 2 Houses	052-292-04	0.00172	6,082.94	\$ 608.29
H85	Row 2 Houses	052-292-05	0.00172	6,082.94	\$ 608.29
H86	Row 2 Houses	052-292-06	0.00172	6,082.94	\$ 608.29
H87	Row 2 Houses	052-292-07	0.00172	6,082.94	\$ 608.29
H88	Row 2 Houses	052-292-08	0.00172	6,082.94	\$ 608.29
H89	Row 2 Houses	052-292-09	0.00172	6,082.94	\$ 608.29
H90	Row 1 Houses	052-321-01	0.01035	36,603.73	\$ 3,660.37
H91	Row 1 Houses	052-321-02	0.00907	32,076.89	\$ 3,207.69
H92	Row 1 Houses	052-321-03	0.01049	37,098.85	\$ 3,709.89
H93	Row 1 Houses	052-321-04	0.00879	31,086.65	\$ 3,108.66
H94	Row 1 Houses	052-321-05	0.01035	36,603.73	\$ 3,660.37
H95	Row 1 Houses	052-321-06	0.00978	34,587.87	\$ 3,458.79
H96	Row 1 Houses	052-321-07	0.00992	35,083.00	\$ 3,508.30
H97	Row 1 Houses	052-321-08	0.00992	35,083.00	\$ 3,508.30
H98	Row 1 Houses	052-321-09	0.00888	31,404.94	\$ 3,140.49
H99	Row 1 Houses	052-321-10	0.00907	32,076.89	\$ 3,207.69
H100	Row 1 Houses	052-321-11	0.00992	35,083.00	\$ 3,508.30
H101	Row 1 Houses	052-321-12	0.0100	35,365.92	\$ 3,536.59
H102	Row 1 Houses	052-321-13	0.00918	32,465.92	\$ 3,246.59



House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
H103	Row 1 Houses	052-321-14	0.00936	33,102.50	\$ 3,310.25
H104	Row 1 Houses	052-321-15	0.00992	35,083.00	\$ 3,508.30
H105	Row 1 Houses	052-321-16	0.01021	36,108.61	\$ 3,610.86
H106	Row 1 Houses	052-321-17	0.00936	33,102.50	\$ 3,310.25
H107	Row 1 Houses	052-321-18	0.00879	31,086.65	\$ 3,108.66
H108	Row 2 Houses	052-321-19	0.00172	6,082.94	\$ 608.29
H109	Row 2 Houses	052-321-20	0.00172	6,082.94	\$ 608.29
H110	Row 2 Houses	052-321-21	0.00172	6,082.94	\$ 608.29
H111	Row 2 Houses	052-321-22	0.00172	6,082.94	\$ 608.29
H112	Row 2 Houses	052-321-23	0.00172	6,082.94	\$ 608.29
H113	Row 3,4 & 5 Houses	052-321-24	0.00094	3,324.40	\$ 332.44
H114	Row 2 Houses	052-321-25	0.00172	6,082.94	\$ 608.29
H115	Row 2 Houses	052-321-26	0.00172	6,082.94	\$ 608.29
H116	Row 2 Houses	052-321-27	0.00172	6,082.94	\$ 608.29
H117	Row 2 Houses	052-321-28	0.00172	6,082.94	\$ 608.29
H118	Row 2 Houses	052-321-29	0.00172	6,082.94	\$ 608.29
H119	Row 2 Houses	052-321-30	0.00172	6,082.94	\$ 608.29
H120	Row 2 Houses	052-321-31	0.00172	6,082.94	\$ 608.29
H121	Row 2 Houses	052-321-32	0.00172	6,082.94	\$ 608.29
H122	Row 3,4 & 5 Houses	052-321-33	0.00094	3,324.40	\$ 332.44
H123	Row 3,4 & 5 Houses	052-321-34	0.00094	3,324.40	\$ 332.44
H124	Row 3,4 & 5 Houses	052-321-35	0.00094	3,324.40	\$ 332.44
H125	Row 3,4 & 5 Houses	052-321-36	0.00094	3,324.40	\$ 332.44
H126	Row 3,4 & 5 Houses	052-321-37	0.00094	3,324.40	\$ 332.44
H127	Row 3,4 & 5 Houses	052-321-38	0.00094	3,324.40	\$ 332.44
H128	Row 3,4 & 5 Houses	052-321-39	0.00094	3,324.40	\$ 332.44
H129	Row 3,4 & 5 Houses	052-321-40	0.00094	3,324.40	\$ 332.44

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
H130	Row 3,4 & 5 Houses	052-321-41	0.00094	3,324.40	\$ 332.44
H131	Row 3,4 & 5 Houses	052-321-42	0.00094	3,324.40	\$ 332.44
H132	Row 3,4 & 5 Houses	052-321-43	0.00094	3,324.40	\$ 332.44
H133	Row 3,4 & 5 Houses	052-321-50	0.00094	3,324.40	\$ 332.44
H134	Row 3,4 & 5 Houses	052-321-49	0.00094	3,324.40	\$ 332.44
H135	Row 3,4 & 5 Houses	052-321-48	0.00094	3,324.40	\$ 332.44
H136	Row 3,4 & 5 Houses	052-321-47	0.00094	3,324.40	\$ 332.44
H137	Row 3,4 & 5 Houses	052-321-46	0.00094	3,324.40	\$ 332.44
H138	Row 3,4 & 5 Houses	052-321-45	0.00094	3,324.40	\$ 332.44
H139	Row 3,4 & 5 Houses	052-321-44	0.00094	3,324.40	\$ 332.44
H140	Row 1 Houses	052-591-07	0.00851	30,096.40	\$ 3,009.64
H141	Row 1 Houses	052-591-08	0.00904	31,970.79	\$ 3,197.08
H142	Row 2 Houses	052-591-06	0.00172	6,082.94	\$ 608.29
H143	Row 2 Houses	052-591-05	0.00172	6,082.94	\$ 608.29
H144	Row 1 Houses	052-301-70	0.01714	60,617.19	\$ 6,061.72
H145	Row 1 Houses	052-301-69	0.00994	35,153.73	\$ 3,515.37
H146/CY21	Row 1 Houses	052-301-68	0.00978	34,587.87	\$ 3,458.79
1147	Row 3,4 & 5 Houses	052-301-62	0.00094	3,324.40	\$ 332.44
1148	Row 3,4 & 5 Houses	PDA Common area	0.00094	3,324.40	\$ 332.44
1149	Row 3,4 & 5 Houses	PDA Common area	0.00094	3,324.40	\$ 332.44
1150	Row 3,4 & 5 Houses	PDA Common area	0.00094	3,324.40	\$ 332.44
1151	Row 3,4 & 5 Houses	PDA Common area	0.00094	3,324.40	\$ 332.44
P1	Pelican Point Condominiums	052-341-10	0.00117	4,137.81	\$ 413.78
P2	Pelican Point Condominiums	052-341-02	0.00117	4,137.81	\$ 413.78
P3	Pelican Point Condominiums	052-341-03	0.00117	4,137.81	\$ 413.78
P4	Pelican Point Condominiums	052-341-04	0.00117	4,137.81	\$ 413.78
P5	Pelican Point Condominiums	052-341-05	0.00117	4,137.81	\$ 413.78

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
P6	Pelican Point Condominiums	052-341-06	0.00117	4,137.81	\$ 413.78
P7	Pelican Point Condominiums	052-341-07	0.00117	4,137.81	\$ 413.78
P8	Pelican Point Condominiums	052-341-08	0.00117	4,137.81	\$ 413.78
P9	Pelican Point Condominiums	052-341-09	0.00117	4,137.81	\$ 413.78
P10	Pelican Point Condominiums	052-352-01	0.00117	4,137.81	\$ 413.78
P11	Pelican Point Condominiums	052-352-02	0.00117	4,137.81	\$ 413.78
P12	Pelican Point Condominiums	052-352-03	0.00117	4,137.81	\$ 413.78
P13	Pelican Point Condominiums	052-352-04	0.00117	4,137.81	\$ 413.78
P14	Pelican Point Condominiums	052-362-01	0.00117	4,137.81	\$ 413.78
P15	Pelican Point Condominiums	052-362-02	0.00117	4,137.81	\$ 413.78
P16	Pelican Point Condominiums	052-362-03	0.00117	4,137.81	\$ 413.78
P17	Pelican Point Condominiums	052-362-04	0.00117	4,137.81	\$ 413.78
P18	Pelican Point Condominiums	052-362-05	0.00117	4,137.81	\$ 413.78
P19	Pelican Point Condominiums	052-362-06	0.00117	4,137.81	\$ 413.78
P20	Pelican Point Condominiums	052-362-07	0.00117	4,137.81	\$ 413.78
P21	Pelican Point Condominiums	052-342-01	0.00117	4,137.81	\$ 413.78
P22	Pelican Point Condominiums	052-342-02	0.00117	4,137.81	\$ 413.78
P23	Pelican Point Condominiums	052-342-03	0.00117	4,137.81	\$ 413.78
P24	Pelican Point Condominiums	052-342-04	0.00117	4,137.81	\$ 413.78
P25	Pelican Point Condominiums	052-343-01	0.00117	4,137.81	\$ 413.78
P26	Pelican Point Condominiums	052-343-02	0.00117	4,137.81	\$ 413.78
P27	Pelican Point Condominiums	052-343-03	0.00117	4,137.81	\$ 413.78
P28	Pelican Point Condominiums	052-343-05	0.00117	4,137.81	\$ 413.78
P29	Pelican Point Condominiums	052-343-06	0.00117	4,137.81	\$ 413.78
P30	Pelican Point Condominiums	052-343-07	0.00117	4,137.81	\$ 413.78
P31	Pelican Point Condominiums	052-343-08	0.00117	4,137.81	\$ 413.78
P32	Pelican Point Condominiums	052-343-09	0.00117	4,137.81	\$ 413.78

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
P33	Pelican Point Condominiums	052-351-26	0.00117	4,137.81	\$ 413.78
P34	Pelican Point Condominiums	052-351-11	0.00117	4,137.81	\$ 413.78
P35	Pelican Point Condominiums	052-343-04	0.00117	4,137.81	\$ 413.78
P36	Pelican Point Condominiums	052-351-22	0.00117	4,137.81	\$ 413.78
P37	Pelican Point Condominiums	052-351-25	0.00117	4,137.81	\$ 413.78
P38	Pelican Point Condominiums	052-351-24	0.00117	4,137.81	\$ 413.78
P39	Pelican Point Condominiums	052-351-12	0.00117	4,137.81	\$ 413.78
P40	Pelican Point Condominiums	052-351-13	0.00117	4,137.81	\$ 413.78
P41	Pelican Point Condominiums	052-363-01	0.00117	4,137.81	\$ 413.78
P42	Pelican Point Condominiums	052-363-02	0.00117	4,137.81	\$ 413.78
P43	Pelican Point Condominiums	052-363-03	0.00117	4,137.81	\$ 413.78
P44	Pelican Point Condominiums	052-363-04	0.00117	4,137.81	\$ 413.78
P45	Pelican Point Condominiums	052-363-05	0.00117	4,137.81	\$ 413.78
P46	Pelican Point Condominiums	052-363-06	0.00117	4,137.81	\$ 413.78
P47	Pelican Point Condominiums	052-363-07	0.00117	4,137.81	\$ 413.78
P48	Pelican Point Condominiums	052-363-08	0.00117	4,137.81	\$ 413.78
P49	Pelican Point Condominiums	052-344-01	0.00117	4,137.81	\$ 413.78
P50	Pelican Point Condominiums	052-344-02	0.00117	4,137.81	\$ 413.78
P51	Pelican Point Condominiums	052-344-03	0.00117	4,137.81	\$ 413.78
P52	Pelican Point Condominiums	052-344-05	0.00117	4,137.81	\$ 413.78
P53	Pelican Point Condominiums	052-344-06	0.00117	4,137.81	\$ 413.78
P54	Pelican Point Condominiums	052-344-07	0.00117	4,137.81	\$ 413.78
P55	Pelican Point Condominiums	052-344-08	0.00117	4,137.81	\$ 413.78
P56	Pelican Point Condominiums	052-344-09	0.00117	4,137.81	\$ 413.78
P57	Pelican Point Condominiums	052-353-01	0.00117	4,137.81	\$ 413.78
P58	Pelican Point Condominiums	052-353-02	0.00117	4,137.81	\$ 413.78
P59	Pelican Point Condominiums	052-344-04	0.00117	4,137.81	\$ 413.78

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
P60	Pelican Point Condominiums	052-353-03	0.00117	4,137.81	\$ 413.78
P61	Pelican Point Condominiums	052-353-04	0.00117	4,137.81	\$ 413.78
P62	Pelican Point Condominiums	052-353-05	0.00117	4,137.81	\$ 413.78
P63	Pelican Point Condominiums	052-535-06	0.00117	4,137.81	\$ 413.78
P64	Pelican Point Condominiums	052-353-07	0.00117	4,137.81	\$ 413.78
P65	Pelican Point Condominiums	052-361-27	0.00117	4,137.81	\$ 413.78
P66	Pelican Point Condominiums	052-361-28	0.00117	4,137.81	\$ 413.78
P67	Pelican Point Condominiums	052-361-15	0.00117	4,137.81	\$ 413.78
P68	Pelican Point Condominiums	052-361-16	0.00117	4,137.81	\$ 413.78
P69	Pelican Point Condominiums	052-361-17	0.00117	4,137.81	\$ 413.78
P70	Pelican Point Condominiums	052-361-18	0.00117	4,137.81	\$ 413.78
P71	Pelican Point Condominiums	052-361-19	0.00117	4,137.81	\$ 413.78
P72	Pelican Point Condominiums	052-361-20	0.00117	4,137.81	\$ 413.78
P73	Pelican Point Condominiums	052-345-01	0.00117	4,137.81	\$ 413.78
P74	Pelican Point Condominiums	052-345-02	0.00117	4,137.81	\$ 413.78
P75	Pelican Point Condominiums	052-345-03	0.00117	4,137.81	\$ 413.78
P76	Pelican Point Condominiums	052-345-04	0.00117	4,137.81	\$ 413.78
P77	Pelican Point Condominiums	052-354-01	0.00117	4,137.81	\$ 413.78
P78	Pelican Point Condominiums	052-354-02	0.00117	4,137.81	\$ 413.78
P79	Pelican Point Condominiums	052-354-03	0.00117	4,137.81	\$ 413.78
P80	Pelican Point Condominiums	052-354-04	0.00117	4,137.81	\$ 413.78
P81	Pelican Point Condominiums	052-364-01	0.00117	4,137.81	\$ 413.78
P82	Pelican Point Condominiums	052-364-02	0.00117	4,137.81	\$ 413.78
P83	Pelican Point Condominiums	052-364-03	0.00117	4,137.81	\$ 413.78
P84	Pelican Point Condominiums	052-364-04	0.00117	4,137.81	\$ 413.78
P85	Pelican Point Condominiums	052-332-01	0.00117	4,137.81	\$ 413.78
P86	Pelican Point Condominiums	052-332-02	0.00117	4,137.81	\$ 413.78

House #	Unit Type	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Total Payment	Total Annual Payment <sup>(1)</sup>
P87	Pelican Point Condominiums	052-332-03	0.00117	4,137.81	\$ 413.78
CY01	Cypress Grove Townhomes	052-301-49	0.00515	18,213.45	\$ 1,821.35
CY02	Cypress Grove Townhomes	052-301-48	0.00515	18,213.45	\$ 1,821.35
CY03	Cypress Grove Townhomes	052-301-47	0.00515	18,213.45	\$ 1,821.35
CY04	Cypress Grove Townhomes	052-301-46	0.00515	18,213.45	\$ 1,821.35
CY05	Cypress Grove Townhomes	052-301-45	0.00515	18,213.45	\$ 1,821.35
CY06	Cypress Grove Townhomes	052-301-44	0.00515	18,213.45	\$ 1,821.35
CY07	Cypress Grove Townhomes	052-301-43	0.00515	18,213.45	\$ 1,821.35
CY08	Cypress Grove Townhomes	052-301-42	0.00515	18,213.45	\$ 1,821.35
CY09	Cypress Grove Townhomes	052-301-41	0.00515	18,213.45	\$ 1,821.35
CY10	Cypress Grove Townhomes	052-301-40	0.00515	18,213.45	\$ 1,821.35
CY11	Cypress Grove Townhomes	052-301-38	0.00515	18,213.45	\$ 1,821.35
CY12	Cypress Grove Townhomes	052-301-37	0.00515	18,213.45	\$ 1,821.35
CY13	Cypress Grove Townhomes	052-301-36	0.00515	18,213.45	\$ 1,821.35
CY14	Cypress Grove Townhomes	052-301-31	0.00515	18,213.45	\$ 1,821.35
CY15	Cypress Grove Townhomes	052-301-30	0.00515	18,213.45	\$ 1,821.35
CY16	Cypress Grove Townhomes	052-301-29	0.00515	18,213.45	\$ 1,821.35
CY17	Cypress Grove Townhomes	052-301-28	0.00515	18,213.45	\$ 1,821.35
CY18	Cypress Grove Townhomes	052-301-34	0.00515	18,213.45	\$ 1,821.35
CY19	Cypress Grove Townhomes	052-301-33	0.00515	18,213.45	\$ 1,821.35
CY20	Cypress Grove Townhomes	052-301-26	0.00515	18,213.45	\$ 1,821.35
CY21	Cypress Grove Townhomes	052-301-25	0.00515	18,213.45	\$ 1,821.35
CY22	Cypress Grove Townhomes	052-301-24	0.00515	18,213.45	\$ 1,821.35
CY23	Cypress Grove Townhomes	052-301-23	0.00515	18,213.45	\$ 1,821.35
	PDA Stairs	Common area pay direct to PDGHAD	0.02822	99,802.63	\$ 9,980.26
Total Collected/year				3,549,889.83	354,988.98

(1) Assessments are subject to a 1% County Collection Fee in addition to the listed amounts. Table values provided by PDGHAD.

