

EXHIBIT A
MANAGEMENT DISTRICT PLAN SUMMARY

- Location:** The Downtown Oceanside Property and Business Improvement District (DTOPBID) generally includes parcels in the downtown area of the City of Oceanside. A detailed map is attached herein.
- Purpose:** The purpose of the DTOBID is to provide improvements, maintenance, and activities which constitute and convey a special benefit to assessed parcels. The DTOBID will provide maintenance and safety, destination development and economic enhancement, and advocacy and administration services directly and only to assessed parcels within its boundaries.
- Budget:** The DTOBID annual assessment budget for the initial year of its ten (10) year operation is anticipated to be \$751,412.94. The annual assessment budget may be subject to an increase in assessment rates of no more than six percent (6%) per year, which shall not exceed the San Diego Area Consumer Price Index (SDCPI) for the year the increase occurs. The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial year is estimated at \$776,349.82. The amount of non-assessment funds is the minimum amount necessary to pay for the general benefit provided by DTOBID programs.
- Cost:** The assessment rate (cost to the parcel owner) is based on parcel type, parcel size, and building square footage. Assessment rates may be subject to an increase of no more than six percent (6%) per year. The assessment methodology has been created to ensure that the assessment paid by each parcel is commensurate with the benefit received.

To determine a commercial, public, religious or non-profit parcel's assessment, the applicable square and building footage rates in the table below are applied to the parcels within the DTOBID. The initial annual rate to each parcel is shown in the table below. The initial assessment rates for commercial, public, and religious parcels are:

Parcel Type	Lot Square Footage
Commercial	\$0.25
Public	\$0.1875
Religious/Non-Profit	\$0.125

To determine a condominium parcel's assessment, the applicable building square footage rates in the table below are applied to the parcels within the DTOBID. The initial assessment rates for condominium parcels are:

Parcel Type	Building Square Footage
Condos	\$0.125

- Renewal:** DTOBID renewal requires submittal of petitions from property owners representing more than 50% of the total assessment. The "Right to Vote on Taxes Act" requires a ballot vote in which more than fifty percent (50%) of the ballots received, weighted by assessment, be in support of the DTOBID.

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Duration: The DTOPBID will have a ten (10) year life, beginning on January 1, 2025, or as soon as possible thereafter, and ending ten (10) years from the start date. Near the end of the term, the petition, ballot, and City Council hearing process must be repeated for the DTOPBID to be renewed. Once per year, beginning on the anniversary of DTOPBID renewal, there is a thirty (30) day period in which owners paying fifty percent (50%) or more of the assessment may protest and initiate a jurisdiction hearing on DTOPBID termination.

Management: Mainstreet Oceanside (MSO) will continue to serve as the Owners' Association for the DTOPBID. The "Downtown Oceanside PBID Governing Committee," a standing advisory committee formed by the MSO Board of Directors, shall possess the authority to manage DTOPBID assessment funds and full decision-making authority regarding DTOPBID programs.

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Boundary Map



A complete copy of the Management District Plan will be furnished upon request. Requests for a complete copy of the Management District Plan should be submitted to:

Gumaro Escarcega
Chief Executive Officer
Main Street Oceanside
(760) 754-4512
gumaro@mainstreetoceanside.com