

**ENGINEER'S REPORT  
ANNEXATION NO. 12 TO  
ASSESSMENT DISTRICT NO. 2003-1  
OF THE  
CITY OF SAN JACINTO**

**February 7, 2005**

**ENGINEER'S REPORT  
ANNEXATION NO. 12 TO  
ASSESSMENT DISTRICT NO. 2003-1**

**CITY OF SAN JACINTO**

**Prepared for**

**CITY OF SAN JACINTO  
201 East Main Street  
San Jacinto, CA 92583  
(951) 654-7337**

**Prepared by**

**DAVID TAUSSIG & ASSOCIATES, INC.  
1301 Dove Street, Suite 600  
Newport Beach, CA 92660  
(949) 955-1500**

**TABLE OF CONTENTS**

<b><i>Part</i></b>	<b><i>Page</i></b>
Introduction.....	1
Part I: Description of the Services to be Financed .....	2
Part II: Description of Assessment District.....	3
Part III: Amount of the Prepared Assessment and Assessment Roll.....	4
Part IV: Basis and Schedule of Assessment .....	6

**Exhibits**

- A-1: Assessment Diagram
- A-2: Tract Map for Zone 19
- B: Assessment Roll
- C: Detailed Cost Estimate: Zone 19
- D: Cost of Services Summary
- E: Cash Flow Model: Zone 19

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## **INTRODUCTION**

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In accordance with the Resolution of the City Council of the City of San Jacinto, California, initiating the annexation of certain real property to Assessment District No. 2003-01 (hereinafter referred to as the "Assessment District or AD No. 2003-1"), pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the "Resolution of Initiation"), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the "Council"), in connection with the proceedings for Annexation No. 12 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer's Report for Annexation No. 12 to AD No. 2003-1 (the "Report"), consisting of four (4) parts as follows:

### **PART I – DESCRIPTION OF THE SERVICES TO BE FINANCED**

A description of the street maintenance services to be provided by the Assessment District for Annexation No. 12 is discussed in this part.

### **PART II – DESCRIPTION OF ASSESSMENT DISTRICT**

A description of the property within each zone of benefit within Annexation No. 12 is contained in this part of the Report.

### **PART III – AMOUNT OF THE PROPOSED ASSESSMENT AND ASSESSMENT ROLL**

This part includes the amount of the proposed assessment.

### **PART IV – BASIS AND SCHEDULE OF ASSESSMENT**

This part discusses the methodology used to allocate the assessment based on the benefit received by property within Annexation No. 12.

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## **PART I. DESCRIPTION OF THE SERVICES TO BE FINANCED**

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The Assessment District is intended to finance the costs associated with the maintenance of interior streets within the boundaries of Annexation No. 12, including street sweeping, slurry seal, grind and overlay of existing pavement, and replacement of damaged curb, sidewalk, and pavement. Each type of service is described below.

### **Street Sweeping**

This service shall consist of cleaning the streets within Annexation No. 12 by City of San Jacinto ("City") forces or by contract with outside forces. The streets will be cleaned on a monthly basis, consistent with the current level of service for existing streets within the City limits.

### **Slurry Seal**

This service shall consist of providing a slurry seal, or asphaltic coating over pavement areas within Annexation No. 12 on an average interval of four years. The service shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work. Slurry seal operations will not occur in interval years where grind and overlay or replacement activities, as described below, are scheduled.

### **Grind and Overlay**

This service shall consist of grinding out the upper 2 inches (approximately) of asphalt paving and replacing with a new layer of asphalt, on an average interval of twelve years. The service shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work. Grinding and overlay operations shall not occur within interval years where Remove and Reconstruct operations, as described below, are scheduled.

### **Remove and Reconstruct**

It is estimated that approximately every 36 years the asphaltic layer of the pavement structural section will need to be removed and replaced. In addition it is assumed that 10% of curb and sidewalk improvements will need to be repaired or replaced, due to normal damage and deterioration. This service shall consist of such removals and replacements and shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work.

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## **PART II. DESCRIPTION OF ASSESSMENT DISTRICT**

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For purposes of determining the benefits associated with the costs of services provided by the Assessment District, Annexation No. 12 has been divided into one zone of benefit ("Zone") based on location as described below and shown on the assessment diagram located in Exhibit A-1.

### **Zone 19**

Zone 19 consists solely of Assessor Parcel Numbers ("APN") 431-050-021 (portion) 431-060-009, 431-060-010, 431-060-013, 431-060-016, 431-060-020, and 431-060-026 (portion), and encompasses Tract No. 31154. Zone 19 is approximately 30.52 acres. There are 88 residential lots located in Tract No. 31154. A map of Tract No. 31154 is provided in Exhibit A-2.

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### **PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL.**

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WHEREAS, the City Council pursuant to Resolution No. 2485, dated November 6, 2003, formed AD No. 2003-1 pursuant to the Benefit Assessment District Act of 1982 (the "Act") for the purpose of annually levying assessments on all land within the Assessment District to pay the costs of street, road and highway maintenance within said district; and

WHEREAS, the City Council has now determined that certain property that will receive the benefit of such maintenance should be annexed to the Assessment District; and

WHEREAS, previously the City Council of the City of San Jacinto, California, did, pursuant to the provisions of the Benefit Assessment Act of 1982, adopt its Resolution of Initiation, for the purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 12, and,

WHEREAS, said Resolution of Initiation, as required by law, did direct the City Engineer to prepare or cause to be prepared and file a Report, regarding the proposed Annexation No. 12 to AD No. 2003-1 and the assessments to be levied on the land therein to pay the estimated annual costs of the street, road and highway maintenance.

For particulars, reference is made to the resolution forming AD No. 2003-1 and the Resolution of Initiation as previously adopted, and

NOW, THEREFORE, David Taussig and Associates, Inc., at the direction of the City Engineer, pursuant to the Benefit Assessment Act of 1982, does hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Initiation, the costs and expenses of the street maintenance to be performed in Annexation No. 12 to the Assessment District have been assessed upon the parcels of land in Annexation No. 12 to the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels.
2. A diagram is attached in Exhibit A-1, showing Annexation No. 12 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 12 to the Assessment District as the same existed at the time of the passage of said Resolution of Initiation, each of which subdivisions of land or parcels or lots respectively have been identified by Assessor Parcel Number upon said Diagram and in said Assessment Roll.
3. An Assessment Roll is attached in Exhibit B, containing the maximum assessment per lot for fiscal year 2005-2006. Notwithstanding the above, the City will not levy an assessment for services related to road facilities that have not been accepted for maintenance by the City.

4. By virtue of the authority contained in said Benefit Assessment Act of 1982 and by further direction and order of the legislative body, the following assessment is hereby made to cover the costs and expenses of the street maintenance for Annexation No. 12 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2005-06 Total Annual Assessment	No. of Residential Lots [1]	FY 2005-06 Assessment per Residential Lot [1]
19	\$23,480	88	\$266.82
[1] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.			

The maximum amount of such annual assessment for the Assessment District shall increase annually beginning July 1, 2006, by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index for Los Angeles, measured as of the month of December in the calendar year which ends in the previous fiscal year, with a maximum annual increase of six percent (6.00%) and a minimum annual increase of zero percent (0.00%) of the amount in effect in the previous fiscal year.

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## **PART IV. BASIS AND SCHEDULE OF ASSESSMENT**

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Assessments levied pursuant to the Benefit Assessment Act of 1982 must be based on the benefit to the parcel, which will be derived from the provision of the services. The services to be financed by the assessments levied within each Zone are the maintenance of interior streets within such Zone. Therefore, the services financed by a given Zone provide direct and special benefit to property within such Zone.

Typically, identification of the benefits associated with maintenance services is the first step in developing the assessment spread methodology. The Assessment District will provide short term and long term maintenance of the streets within each Zone. The resulting benefits to the residential lots within each Zone consist of, but are not limited to:

1. Safe vehicular and pedestrian access; and
2. Clean and presentable streets and gutters.

In order to allocate the assessments in proportion to the direct benefits that each parcel will receive from the services, an in-depth analysis was performed for each Zone since each Zone has its own interior street facilities. The analysis entailed three component tasks: (1) identification of service costs, (2) allocation of costs, and (3) calculation of assessments, as described below.

### **Costs of Services**

Maintenance costs for each type of service were calculated for each Zone based on the paving area, length of curb, and area of sidewalk within such Zone as determined from available maps and improvement plans, and unit prices as discussed below.

The unit price per curb-mile per year was calculated using the City's current annual budget for street sweeping divided by the monthly service (in curb-miles). This unit price is applied to the total curb-miles for the annexed Zone.

Weighted average unit prices were applied to construction items such as slurry seal, asphalt paving, concrete curb, and concrete sidewalk based on data from recent projects of similar size within the same geographic area. Other items such as traffic control, striping, and mobilization were added as lump sum items to more closely approximate total bid prices. A summary of the cost estimates for the annexed Zone is provided in Exhibit C.

Ten percent was added to the estimated maintenance costs for construction administration. An additional \$21.65 per single-family residential lot was added for annual administration of Annexation No. 12 to the Assessment District. The cost of services is summarized in Exhibit D.

### Allocation of Cost

Zone 19 is expected to be developed with single-family residential lots only, all of which receive similar benefit from the maintenance of interior street facilities within such zone. Therefore the cost of services for such Zone is allocated equally to each single-family residential lot within the Zone.

### Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 19 (see Exhibit E). The cash flow sets forth the expected annual assessment revenue along with the projected annual cost for each type of service based on the costs identified in Part IV above and the service intervals described in Part I, assuming that the revenues and costs escalate by an average rate of 3.1% per year. As not all services are provided each year, the amount of funds required from a particular Zone will vary from year to year. The fiscal year 2005-06 annual assessment was calculated such that the annual assessment revenues in any year plus the expected fund balance remaining from previous annual assessments will provide sufficient revenue to fund the services required in any given year, assuming that revenues and costs escalate by an average rate of 3.1% per year.

The following table sets forth the total fiscal year 2005-06 assessment for the annexed Zone as well as the fiscal year 2005-06 maximum assessment per residential lot.

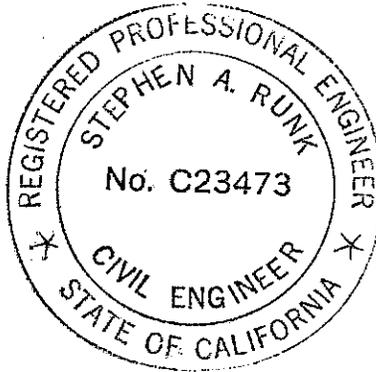
### Schedule of Assessments

<b>Zone</b>	<b>FY 2005-06 Total Annual Assessment [1]</b>	<b>No. of Residential Lots [2]</b>	<b>FY 2005-06 Assessment per Residential Lot [1, 2]</b>
<b>19</b>	<b>\$23,480</b>	<b>88</b>	<b>\$266.82</b>

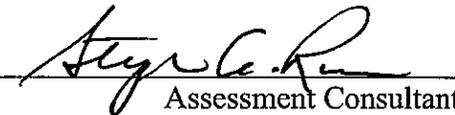
[1] Annual Assessments are subject to annual escalations between 0% and 6% per year.  
[2] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.

In conclusion, it is my opinion that the assessments for the above-referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the street maintenance services.

Dated: February 7, 2005.



David Taussig and Associates, Inc.

  
Assessment Consultant  
City of San Jacinto  
County of Riverside  
State of California

I, Dorothy L. Chouinard, City Clerk of the City of San Jacinto, California do hereby certify that the foregoing assessment, together with the Diagram attached thereto, was filed in my office on the 8<sup>th</sup> day of February 2005.

  
Dorothy L. Chouinard  
City Clerk of the City of San Jacinto  
County of Riverside  
State of California

K:\Clients2\San Jacinto\roadmaint\Annex No. 12\cngprt\_annex12.doc

**EXHIBIT A-1**

**ENGINEER'S REPORT**

**ASSESSMENT DIAGRAM**

ASSESSMENT DIAGRAM  
ANNEXATION NO. 12 TO  
ASSESSMENT DISTRICT NO. 2003-1  
CITY OF SAN JACINTO  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

Filed in the office of the City Clerk of the City of San Jacinto  
this \_\_\_\_ day of \_\_\_\_\_, 2005.

Reference is hereby made to that certain map entitled "Assessment Diagram, Assessment District No. 2003-1, City of San Jacinto, County of Riverside, State of California," filed the 23rd day of December, 2003, at the hour of 8 o'clock a.m. in Book 55 at page 64, and as instrument number 2003-998200 in the office of the County Recorder of the County of Riverside, State of California, which this Annexation Diagram affects.

Dorothy L. Chouinard, San Jacinto City Clerk

An assessment was levied by the City Council of the City of San Jacinto on the lots, pieces, and parcels of land shown on this assessment diagram. Said assessment was levied on the \_\_\_\_th day of \_\_\_\_\_, 2005. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the \_\_\_\_ day of \_\_\_\_\_ 2005. Reference is made to the assessment roll recorded in the office of the San Jacinto City Clerk for the exact amount of each assessment levied against each parcel of land shown on this assessment diagram.

Dorothy L. Chouinard, San Jacinto City Clerk

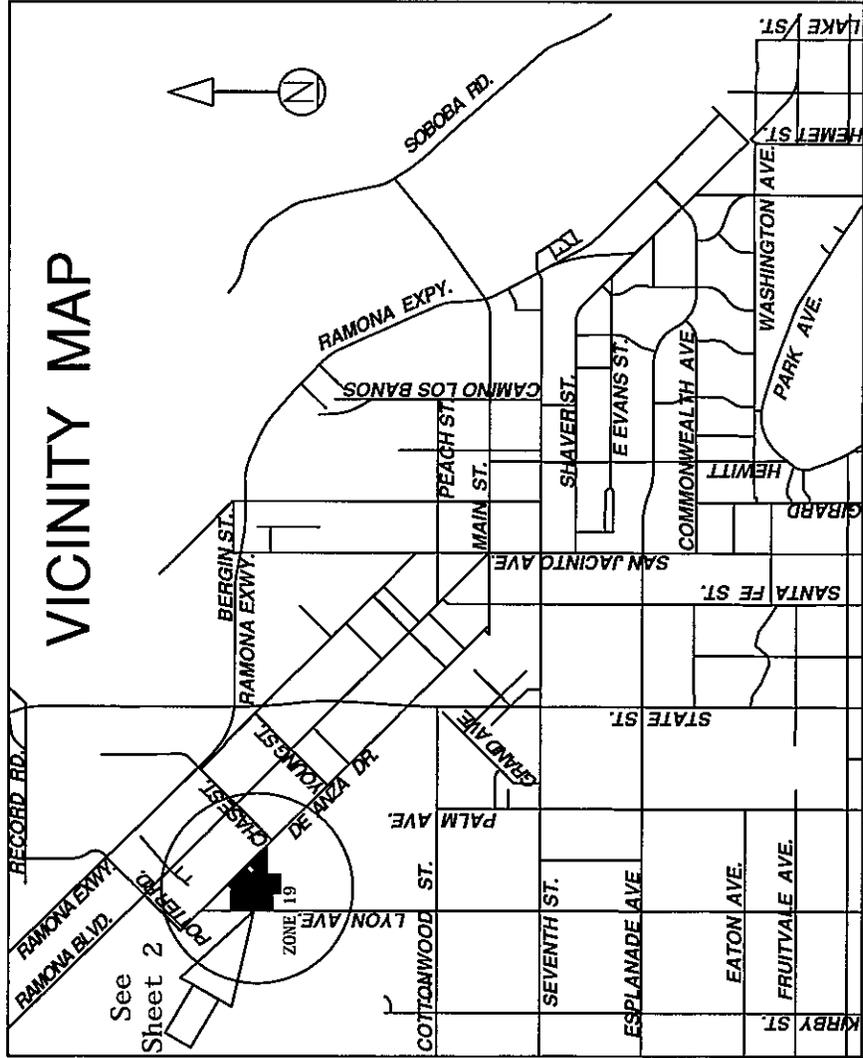
Filed this \_\_\_\_ day of \_\_\_\_\_, 2005, at the hour of \_\_\_\_ o'clock \_\_\_\_ m, in Book \_\_\_\_ of Maps of Assessment and Community Facilities Districts at page \_\_\_\_ and as Instrument No. \_\_\_\_ in the office of the County Recorder of Riverside County, State of California.

Gary L. Orso  
Assessor-County Clerk-Recorder of Riverside County

By \_\_\_\_\_ Deputy

Fee \_\_\_\_\_

Exempt recording requested, per CA Government Code §6103



ASSESSMENT DIAGRAM  
ANNEXATION NO. 12 TO  
ASSESSMENT DISTRICT NO. 2003-1  
CITY OF SAN JACINTO  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

431-050-021  
(portion of)

431-060-026  
(portion of)

431-060-009

ZONE

19

431-060-010

431-060-020

431-060-016

431-060-013

LEGEND

	Zone 19 Boundaries of Annexation No. 12 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
	Assessor Parcel Line
<b>431-0n0-0nn</b>	Assessor Parcel Number

Reference is hereby made to the Assessor maps of the County of Riverside and Lot Line Adjustment 04-02 recorded in Official Records of the County of Riverside as Document # 2004-0434467 on June 7, 2004 for a description of the lines and dimensions of each lot and parcel.

CHASE ST.

LYON AVE.

**EXHIBIT A-2**

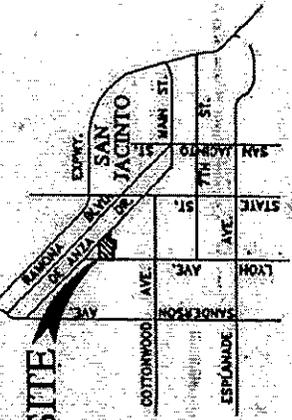
**ENGINEER'S REPORT**

**TRACT MAP FOR ZONE 19**

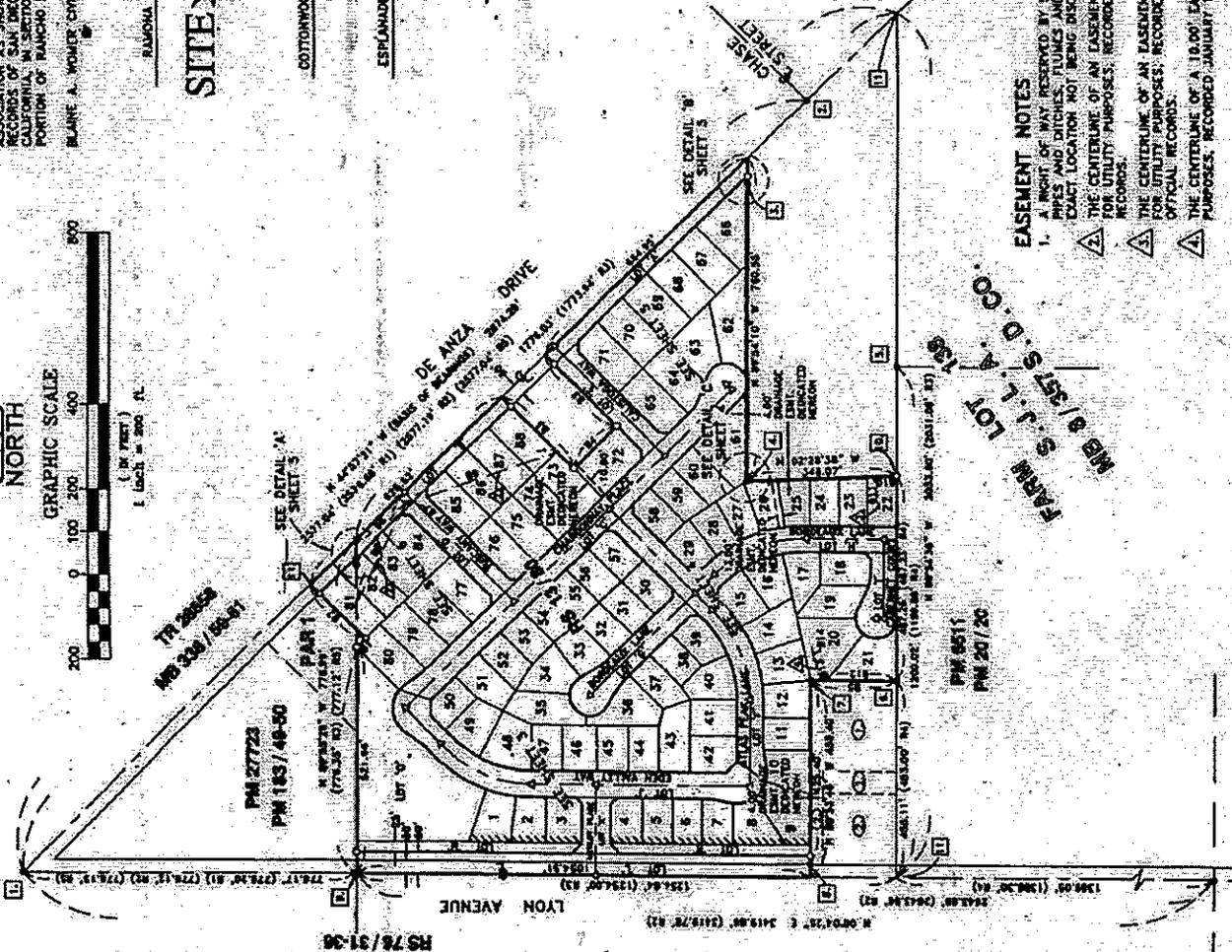
IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 311154**

BEING A DIVISION OF A PORTION OF PARCEL LOT 136 OF THE SAN JACINTO LAND ASSOCIATION AS SHOWN ON MAP NO. 100,000,000, PAGE 137 OF THE OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND BEING A PORTION OF PARCEL LOT 22, TOWNSHIP 22 NORTH, RANGE 1 WEST, OF A PORTION OF RANCHO SAN JACINTO N.E.C.O.

BLAINE A. WOMER CIVIL ENGINEERING MARCH 2004



VICINITY MAP  
 N.T.S.



LINE DATA  
 (THIS SHEET ONLY)

NUMBER	DIRECTION	DISTANCE
B1	N 46°44'55" W	90.33
B2	N 49°03'16" E	188.52
B3	N 42°02'38" E	234.45
B4	N 44°57'21" W	142.50
B5	N 00°11'40" E	208.02
B6	N 44°57'21" W	142.00
B7	N 45°01'00" E	31.74
B8	N 83°42'00" W	258.73
B9	N 19°48'00" W	308.00
B10	N 07°33'05" W	53.00
B11	N 07°00'00" E	78.00
B12	N 07°11'40" E	175.92
B13	N 73°00'00" E	50.96
B14	N 77°05'00" E	27.50

EASEMENT NOTES

- A RIGHT OF WAY RESERVED BY SOUTH RIVERSIDE LAND AND WATER COMPANY, FOR WATER PIPES AND DITCHES, FLUMES AND CONDUITS FOR IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION NOT BEING DISCLOSED FROM RECORD.
- THE CENTERLINE OF AN EASEMENT GRANTED TO NEVADA-CALIFORNIA ELECTRIC CORPORATION FOR UTILITY PURPOSES, RECORDED OCTOBER 2, 1940, IN BOOK 478, PAGE 183 OF OFFICIAL RECORDS.
- THE CENTERLINE OF AN EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR UTILITY PURPOSES, RECORDED NOVEMBER 9, 1959, AS INSTRUMENT NO. 75308 OF OFFICIAL RECORDS.
- THE CENTERLINE OF A 10.00' EASEMENT GRANTED TO DORIS J. POOL FOR WATER LINE PURPOSES, RECORDED JANUARY 15, 1971, AS INSTRUMENT NO. 4506 OF OFFICIAL RECORDS.

SURVEYOR'S NOTES

- THE BASIS OF MEASUREMENTS FOR THIS MAP IS THE CENTER LINE OF DE ANZA DRIVE TAKEN AS N 42°57'21" W PER MB 338/59-61.
- R1 - INDICATES RECORD DATA PER MB 338/59-61.
- R2 - INDICATES RECORD DATA PER RS 767/1-35.
- R3 - INDICATES RECORD DATA PER RS 137/80.
- R4 - INDICATES RECORD DATA PER PM 20/20.
- R5 - INDICATES RECORD DATA PER PM 183/49-50.
- INDICATES RECORD DATA PER INSTRUMENT NO. 111362, O.R.
- INDICATES SET 1 1/4" I.P. W/ PLASTIC PLUG STAMPED "LS 7843" FLUSH.
- INDICATES TYPE "B" MONUMENT STAMPED "LS 7843" SET FLUSH PER INV. CD. STD. NO. 903.
- SET 1 1/4" I.P. W/ PLASTIC PLUG STAMPED "LS 7843" FLUSH, OR NAIL & TAG STAMPED "LS 7843" AT TOP OF WALL OR IN CONCRETE WALL FOOTING, AT ALL REAR LOT CORNERS.
- SET LEAD & TAG "LS 7843" ON TOP OF CURB FOR REFERENCE TO LOT CORNERS ADJACENT TO STREETS, ON LOT LINE PROLONGATION.
- INDICATES RESTRICTED ACCESS.
- TRACT MAP NO. 31154 HAS 88 LOTS PLUS LOTS "A" THROUGH "O", INCLUSIVE.
- TRACT MAP NO. 31154 CONTAINS 90.52± ACRES, GROSS WITHIN THE DISTINCTIVE BOUNDARY.
- ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- ALL EXISTING EASEMENTS SHOWN ARE LOCATED BY BEST AVAILABLE RECORD AND NOT BY ANY FIELD SURVEY TO DATE.
- S.F.P.H. - INDICATES SEARCHED, FOUND NOTHING.
- PARCEL OF LAND GRANTED TO GENE HULSTROM, ET AL IN DEED RECORDED MARCH 28, 1990, AS INSTRUMENT NO. 111362, O.R.
- PARCEL OF LAND GRANTED TO GENE HULSTROM, ET AL IN DEED RECORDED MARCH 28, 1990, AS INSTRUMENT NO. 111363, O.R.

MONUMENT NOTES

- FD. 1" I.P. WITH TAG UNREADABLE, DN. 18" FOR THE CENTER LINE INTERSECTION OF LYON AVENUE AND DE ANZA DRIVE, PER MB 338/59-61.
- FD. 1" I.P. TAGGED "ICE 26408" FLUSH FOR THE CENTER LINE INTERSECTION OF CHASE STREET AND DE ANZA DRIVE, PER MB 338/59-61.
- FD. 1" I.P. TAGGED "LS 2831" DN. 2", NO REF. FOR A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 152.00 FEET OF PARCEL "C" OF RS 137/80.
- FD. 1 1/4" I.P. TAGGED "LS 2831" DN. 8", NO REF. ACCEPTED AS THE SWLY COR. OF THE NORTHERLY 152.00 FEET OF PARCEL "C" OF RS 137/80.
- FD. 1 1/4" I.P. TAGGED "ICE 12118" DN. 7", FOR THE NE COR. OF PARCEL 1 OF PM 6511, PER PM 20/20.
- FD. 1 1/4" I.P. TAGGED "ICE 12118" DN. 8" PER PM 20/20 FOR THE SOUTHWESTERLY CORNER OF A CERTAIN PARCEL OF LAND GRANTED TO GENE HULSTROM, ET AL BY DEED RECORDED MARCH 28, 1990, AS INSTRUMENT NO. 111362, O.R.
- FD. 1 1/4" I.P. TAGGED "ICE 12116" DN. 8", NO REF. ACCEPTED AS THE NORTHEASTERY CORNER OF THAT CERTAIN PARCEL OF LAND GRANTED TO GENE HULSTROM, ET AL BY DEED RECORDED MARCH 28, 1990, AS INSTRUMENT NO. 111362, O.R.
- FD. 1 1/4" I.P. TAGGED "LS 2270" DN. 12", NO REF. ACCEPTED AS THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND GRANTED TO GENE HULSTROM, ET AL BY DEED RECORDED MARCH 28, 1990, AS INSTRUMENT NO. 111363, O.R.
- FD. 1" I.P. WITH TAG UNREADABLE, DN. 24" FOR THE NORTHWEST CORNER OF PARCEL LOT 136 OF MB 8/37 S. D. CO., PER MB 338/59-61.
- SEARCHED, FOUND NOTHING, ESTABLISHED BY SINGLE PROPORTION PER PM 20/20.
- SEARCHED, FOUND NOTHING, SET NOTHING, ESTABLISHED BY INTERSECTION.
- FD. 3/4" I.P. TAGGED "RE 1547" UP 4", FOR A POINT ON THE NORTH SIDE OF PARCEL LOT 136 PER RS 137/80 AND PM 183/49-50.
- FD. 2" I.P. TAGGED "ICE 26408" UP 4", PER PM 183/49-50.
- FD. 2" I.P., NO TAG, DN. 6", NO REF.

**EXHIBIT B**  
**ENGINEER'S REPORT**  
**ASSESSMENT ROLL**

**City of San Jacinto  
Annexation No. 12 to  
Assessment District No. 2003-1  
FY 2005-06 Assessment Roll**

	<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2005-06 Assessment</u>
<b>Zone 19</b>				
	431-050-021	31154	81	\$266.82
			<b>Subtotal:</b>	<b>\$266.82</b>
	431-060-009	31154	3	\$266.82
	431-060-009	31154	4	\$266.82
	431-060-009	31154	5	\$266.82
	431-060-009	31154	30	\$266.82
	431-060-009	31154	31	\$266.82
	431-060-009	31154	32	\$266.82
	431-060-009	31154	33	\$266.82
	431-060-009	31154	36	\$266.82
	431-060-009	31154	37	\$266.82
	431-060-009	31154	38	\$266.82
	431-060-009	31154	43	\$266.82
	431-060-009	31154	44	\$266.82
	431-060-009	31154	45	\$266.82
	431-060-009	31154	46	\$266.82
	431-060-009	31154	55	\$266.82
	431-060-009	31154	56	\$266.82
	431-060-009	31154	57	\$266.82
	431-060-009	31154	58	\$266.82
	431-060-009	31154	59	\$266.82
	431-060-009	31154	60	\$266.82
			<b>Subtotal:</b>	<b>\$5,336.40</b>
	431-060-010	31154	29	\$266.82
	431-060-010	31154	39	\$266.82
			<b>Subtotal:</b>	<b>\$533.64</b>
	431-060-013	31154	61	\$266.82
	431-060-013	31154	62	\$266.82
	431-060-013	31154	63	\$266.82
	431-060-013	31154	66	\$266.82
	431-060-013	31154	67	\$266.82
			<b>Subtotal:</b>	<b>\$1,334.10</b>
	431-060-016	31154	6	\$266.82
	431-060-016	31154	14	\$266.82
	431-060-016	31154	15	\$266.82
	431-060-016	31154	16	\$266.82
	431-060-016	31154	17	\$266.82
	431-060-016	31154	18	\$266.82
	431-060-016	31154	19	\$266.82
	431-060-016	31154	20	\$266.82
	431-060-016	31154	22	\$266.82
	431-060-016	31154	23	\$266.82
	431-060-016	31154	24	\$266.82
	431-060-016	31154	25	\$266.82
	431-060-016	31154	26	\$266.82
	431-060-016	31154	27	\$266.82
	431-060-016	31154	28	\$266.82
			<b>Subtotal:</b>	<b>\$4,002.30</b>
	431-060-020	31154	7	\$266.82
	431-060-020	31154	8	\$266.82
	431-060-020	31154	9	\$266.82
	431-060-020	31154	10	\$266.82

**City of San Jacinto  
Annexation No. 12 to  
Assessment District No. 2003-1  
FY 2005-06 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2005-06 Assessment</u>
431-060-020	31154	11	\$266.82
431-060-020	31154	12	\$266.82
431-060-020	31154	13	\$266.82
431-060-020	31154	21	\$266.82
431-060-020	31154	40	\$266.82
431-060-020	31154	41	\$266.82
431-060-020	31154	42	\$266.82
<b>Subtotal:</b>			<b>\$2,935.02</b>
431-060-026	31154	1	\$266.82
431-060-026	31154	2	\$266.82
431-060-026	31154	34	\$266.82
431-060-026	31154	35	\$266.82
431-060-026	31154	47	\$266.82
431-060-026	31154	48	\$266.82
431-060-026	31154	49	\$266.82
431-060-026	31154	50	\$266.82
431-060-026	31154	51	\$266.82
431-060-026	31154	52	\$266.82
431-060-026	31154	53	\$266.82
431-060-026	31154	54	\$266.82
431-060-026	31154	64	\$266.82
431-060-026	31154	65	\$266.82
431-060-026	31154	68	\$266.82
431-060-026	31154	69	\$266.82
431-060-026	31154	70	\$266.82
431-060-026	31154	71	\$266.82
431-060-026	31154	72	\$266.82
431-060-026	31154	73	\$266.82
431-060-026	31154	74	\$266.82
431-060-026	31154	75	\$266.82
431-060-026	31154	76	\$266.82
431-060-026	31154	77	\$266.82
431-060-026	31154	78	\$266.82
431-060-026	31154	79	\$266.82
431-060-026	31154	80	\$266.82
431-060-026	31154	82	\$266.82
431-060-026	31154	83	\$266.82
431-060-026	31154	84	\$266.82
431-060-026	31154	85	\$266.82
431-060-026	31154	86	\$266.82
431-060-026	31154	87	\$266.82
431-060-026	31154	88	\$266.82
<b>Subtotal:</b>			<b>\$9,071.88</b>

**Total Assessment for Zone 19: \$23,480.16**

**Total FY 2005-06 Assessment: \$23,480.16**

**EXHIBIT C**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 19**

AD No. 2003-1, Annexation No. 12  
Zone 19  
Tract No. 31154

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	8,157	1.544886	185.58	<b>\$286.70</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,577.50	\$2,578
Place slurry seal	219,687	s.f.	\$0.10	\$22,650
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$4,530
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			<b>Total</b>	<b>\$34,912</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,124.00	\$4,124
Grind	219,687	s.f.	\$0.03	\$6,795
0.15' asphaltic concrete paving overlay	2,307	tons	\$36.09	\$83,238
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			<b>Total</b>	<b>\$99,312</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,310.00	\$10,310
Remove concrete curb @ 10% of total quantity	815.70	l.f.	\$1.03	\$841
Remove sidewalk @ 10% of total quantity	4,486.35	s.f.	\$0.15	\$694
Grind 0.33' AC paving	219,687	s.f.	\$0.07	\$15,175
construct 6" curb @10% of total quantity	815.70	l.f.	\$7.84	\$6,391
construct 6' wide sidewalk @ 10% of total quantity	4,486.35	s.f.	\$1.80	\$8,094
construct 0.25' AC paving	3,844.52	tons	\$36.09	\$138,730
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic control	1	l.s.	\$2,577.50	\$2,578
			<b>Total</b>	<b>\$185,391</b>

**EXHIBIT D**  
**ENGINEER'S REPORT**  
**COST OF SERVICES SUMMARY**

**EXHIBIT D  
CITY OF SAN JACINTO  
COST OF SERVICES SUMMARY**

Component Costs per Occurrence [1]										
Zone	No. of Lots	Curb-Miles	Paving Area (SF)	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration (10%)	FY 2005-06 District Admin [2]	
19	88	1.54	219,687	\$287	\$34,912	\$99,312	\$185,391	\$1,677	\$1,905	

[1] Refer to Exhibit C for details of the cost calculations.

[2] An additional \$21.65 per single family residential lot was added for annual administration of Annexation No. 12 to the Assessment District.

**EXHIBIT E**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 19**

AD No. 2003-1 Annexation No. 12  
Zone 19  
Tract No. 31154

Year	FY Beginning	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Cost)
1	2005	\$23,480	\$287				\$29	\$1,905	\$2,221	\$21,259
2	2006	\$24,208	\$296				\$30	\$1,964	\$2,289	\$43,178
3	2007	\$24,958	\$305				\$30	\$2,025	\$2,360	\$65,776
4	2008	\$25,732	\$314	\$38,261			\$3,857	\$2,088	\$44,520	\$46,988
5	2009	\$26,530	\$324				\$32	\$2,153	\$2,509	\$71,009
6	2010	\$27,352	\$334				\$33	\$2,219	\$2,587	\$95,774
7	2011	\$28,200	\$344				\$34	\$2,288	\$2,667	\$121,307
8	2012	\$29,074	\$355	\$43,230			\$4,359	\$2,359	\$50,303	\$100,079
9	2013	\$29,976	\$366				\$37	\$2,432	\$2,835	\$127,219
10	2014	\$30,905	\$377				\$38	\$2,508	\$2,923	\$155,201
11	2015	\$31,863	\$389				\$39	\$2,585	\$3,013	\$184,051
12	2016	\$32,851	\$401		\$138,946		\$13,935	\$2,666	\$155,948	\$60,954
13	2017	\$33,869	\$414				\$41	\$2,748	\$3,203	\$91,620
14	2018	\$34,919	\$426				\$43	\$2,833	\$3,302	\$123,236
15	2019	\$36,001	\$440				\$44	\$2,921	\$3,405	\$155,833
16	2020	\$37,117	\$453	\$55,189			\$5,564	\$3,012	\$64,219	\$128,732
17	2021	\$38,268	\$467				\$47	\$3,105	\$3,619	\$163,381
18	2022	\$39,454	\$482				\$48	\$3,201	\$3,731	\$199,104
19	2023	\$40,677	\$497				\$50	\$3,301	\$3,847	\$235,934
20	2024	\$41,938	\$512	\$62,358			\$6,287	\$3,403	\$72,560	\$205,313
21	2025	\$43,239	\$528				\$53	\$3,508	\$4,089	\$244,463
22	2026	\$44,579	\$544				\$54	\$3,617	\$4,216	\$284,826
23	2027	\$45,961	\$561				\$56	\$3,729	\$4,347	\$326,440
24	2028	\$47,386	\$579		\$200,425		\$20,100	\$3,845	\$224,948	\$148,877
25	2029	\$48,855	\$597				\$60	\$3,964	\$4,620	\$193,111
26	2030	\$50,369	\$615				\$62	\$4,087	\$4,764	\$238,717
27	2031	\$51,931	\$634				\$63	\$4,214	\$4,911	\$285,736
28	2032	\$53,540	\$654	\$79,608			\$8,026	\$4,344	\$92,633	\$246,644
29	2033	\$55,200	\$674				\$67	\$4,479	\$5,220	\$296,624
30	2034	\$56,911	\$695				\$69	\$4,618	\$5,382	\$348,153
31	2035	\$58,676	\$716				\$72	\$4,761	\$5,549	\$401,280
32	2036	\$60,495	\$739	\$89,948			\$9,069	\$4,909	\$104,664	\$357,110
33	2037	\$62,370	\$762				\$76	\$5,061	\$5,899	\$413,581
34	2038	\$64,303	\$785				\$79	\$5,218	\$6,081	\$471,803
35	2039	\$66,297	\$810				\$81	\$5,379	\$6,270	\$531,830
36	2040	\$68,352	\$835			\$539,687	\$54,052	\$5,546	\$600,120	\$62
<b>Totals</b>		<b>\$1,515,837</b>	<b>\$18,509</b>	<b>\$368,594</b>	<b>\$339,371</b>	<b>\$539,687</b>	<b>\$126,616</b>	<b>\$122,997</b>	<b>\$1,515,774</b>	

Number of Single Family Residential Lots	88
Year 1 Cost per Residential Lot	\$266.82

[1] Assumes costs and annual assessment revenue escalate at an average rate of 3.10%.