

REVISED

**ENGINEER'S REPORT
ANNEXATION NO. 13 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

March 1, 2005

**ENGINEER'S REPORT
ANNEXATION NO. 13 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**

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Exhibits

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- E: Cash Flow Model: Zone 20

INTRODUCTION

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. 13 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 13 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. 13 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 13 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. 13.

PART I. DESCRIPTION OF THE SERVICES TO BE FINANCED

The Assessment District is intended to finance the costs associated with the maintenance of interior streets within the boundaries of Annexation No. 13, 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. 13 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. 13 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.

PART II. DESCRIPTION OF ASSESSMENT DISTRICT

For purposes of determining the benefits associated with the costs of services provided by the Assessment District, Annexation No. 13 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 20

Zone 20 consists of Tract Nos. 31296 and 30942, Assessor Parcel Numbers (“APN”) 431-160-001 and 431-160-002. Tract No. 31296 encompasses approximately 19.15 acres and 54 residential lots. Tract No. 30942 encompasses approximately 19.17 acres and 77 residential lots. Maps of Tract Nos. 31296 and 30942 are provided in Exhibit A-2.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

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. 13, 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. 13 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. 13 to the Assessment District have been assessed upon the parcels of land in Annexation No. 13 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. 13 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 13 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. 13 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]
20	\$22,361	131	\$170.69
[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.

PART IV. BASIS AND SCHEDULE OF ASSESSMENT

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. 13 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 20 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 20 (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

Zone	FY 2005-06 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2005-06 Assessment per Residential Lot [1, 2]
20	\$22,361	131	\$170.69

[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: March 1, 2005.



David Taussig and Associates, Inc.

A handwritten signature in black ink, appearing to read "Stephen A. Runk".

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 2nd day of March 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. 13\engrpt_annex13_final.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 13 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.

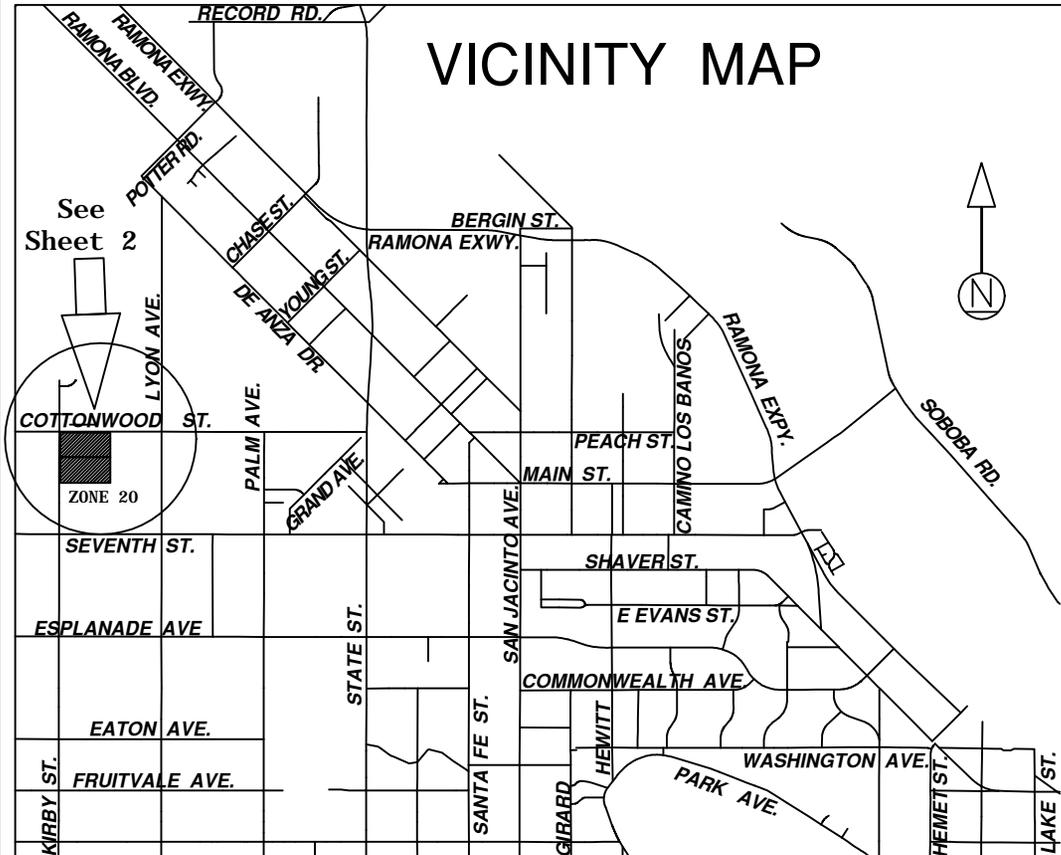
Gary L. Orso

Assessor-County Clerk-Recorder of Riverside County

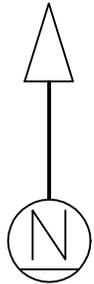
By _____
Deputy

Fee _____
Exempt recording requested, per CA Government Code §6103

VICINITY MAP



ASSESSMENT DIAGRAM
ANNEXATION NO. 13 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



Reference is hereby made to the Assessor maps of the County of Riverside for a description of the lines and dimensions of each lot and parcel.

LEGEND

	Zone 20 Boundaries of Annexation No. 13 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
	Assessor Parcel Line
431-160-00n	Assessor Parcel Number

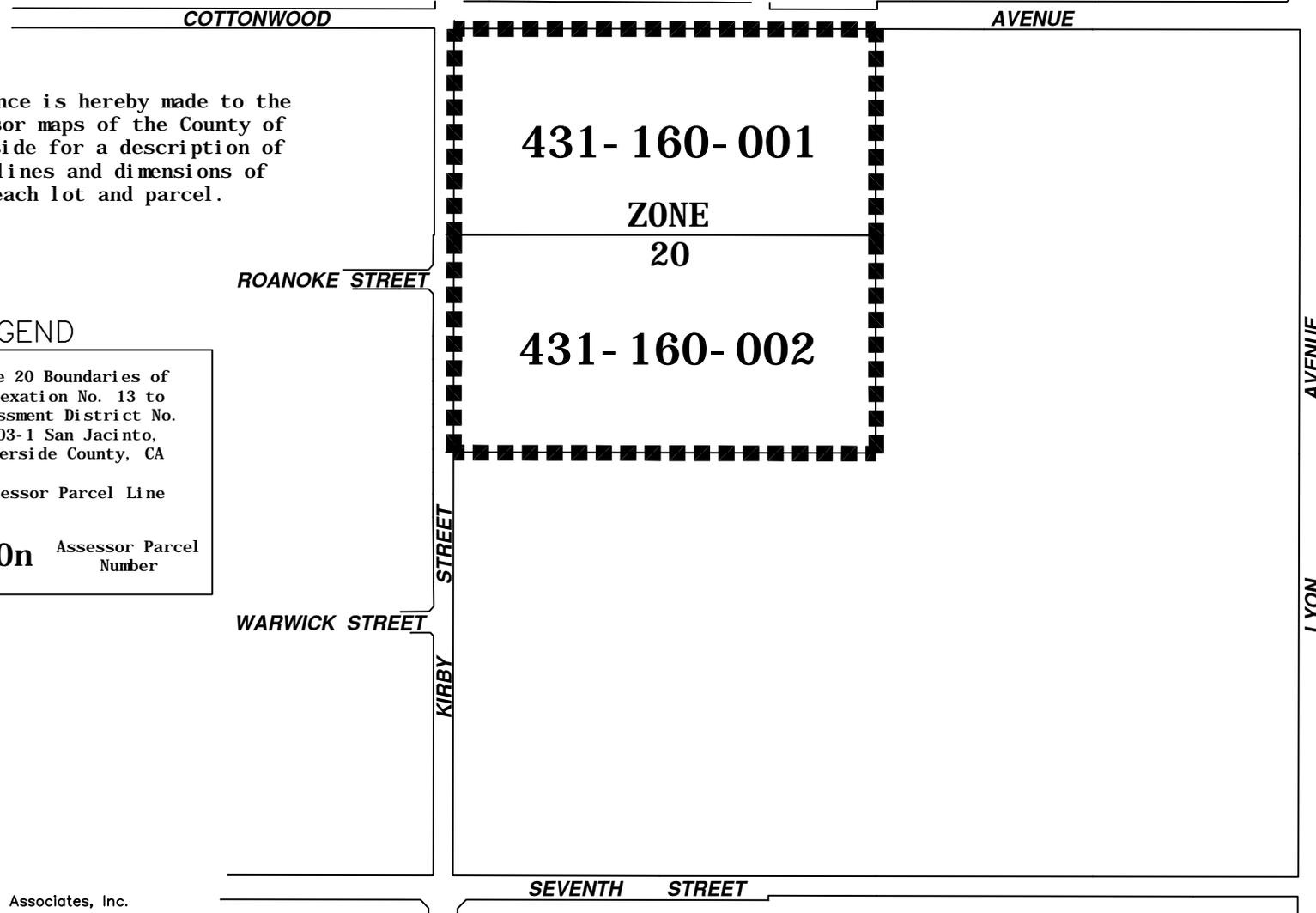


EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAPS FOR ZONE 20

ALL OF TENTATIVE TRACT NO. 30942
 TOTAL LOTS: NUMBERED LOTS 1 THROUGH 77
 AND LETTERED LOTS A THROUGH G
 TOTAL ACREAGE: 19.17 ACRES

TRACT NO. 30942

IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF
 OF THE WEST HALF FARM LOT 152 OF THE LANDS OF THE
 SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS,
 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

ADAMS - STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687
 DATE OF SURVEY: JUNE 2004

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING SHOWN
 ALONG THE CENTERLINE OF COTTONWOOD AVENUE BEING NORTH 89°54'42"
 WEST AS SHOWN ON A RECORD OF SURVEY OF "SAN JACINTO MDP LINE
 E", FILED IN BOOK 110, PAGES 70 THROUGH 78 OF RECORDS OF SURVEY,
 RECORDS OF SAID COUNTY.

LOT TABULATION

LOT A	PUBLIC STREET	1.74	ACRES
LOT B	PUBLIC STREET	0.60	ACRES
LOT C	PUBLIC STREET	0.60	ACRES
LOT D	PUBLIC STREET	0.60	ACRES
LOT E	PUBLIC STREET	0.60	ACRES
LOT F	PUBLIC STREET	0.50	ACRES
LOT G	LANDSCAPE AREA	0.04	ACRES

ADDITIONAL INFORMATION

PURSUANT TO THE PROVISIONS OF SECTION 66434.2 OF THE SUBDIVISION
 MAP ACT, THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES
 ONLY, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST:

THE PROJECT IS NOT WITHIN DESIGNATED FLOOD ZONE AREA. THERE ARE NO
 WATERCOURSES ON OR OFF THE SITE.

NOTE:

ASSESSMENT NO. 431-160-002

EASEMENTS

☐ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA
 EDISON COMPANY, A CORPORATION FOR POLES AND
 CONDUITS AND INCIDENTAL PURPOSES, RECORDED
 SEPTEMBER 25, 1964 AS INSTRUMENT NO. 116939
 OF OFFICIAL RECORDS.

ENGINEER'S NOTES:

- SET 1" IP, TAGGED "RCE 21687", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S, E.C.'S, AND CORNER CUTBACKS. SET LEAD & TAG "RCE 21687" IN TOP OF CURB, IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR B.C.'S AND E.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN WILL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.
- ALL PUBLIC SERVICE AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- THIS TRACT CONTAINS 6.969 ACRES GROSS.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE FROM ALL BUILDINGS AND OBSTRUCTIONS.

() INDICATES RECORD DATA PER R.S.B. 110/70-78.

[] INDICATES RECORD DATA PER PARCEL MAP 29846, P.M.B. 199/42.

— INDICATES BOUNDARY TO BE SUBDIVIDED.

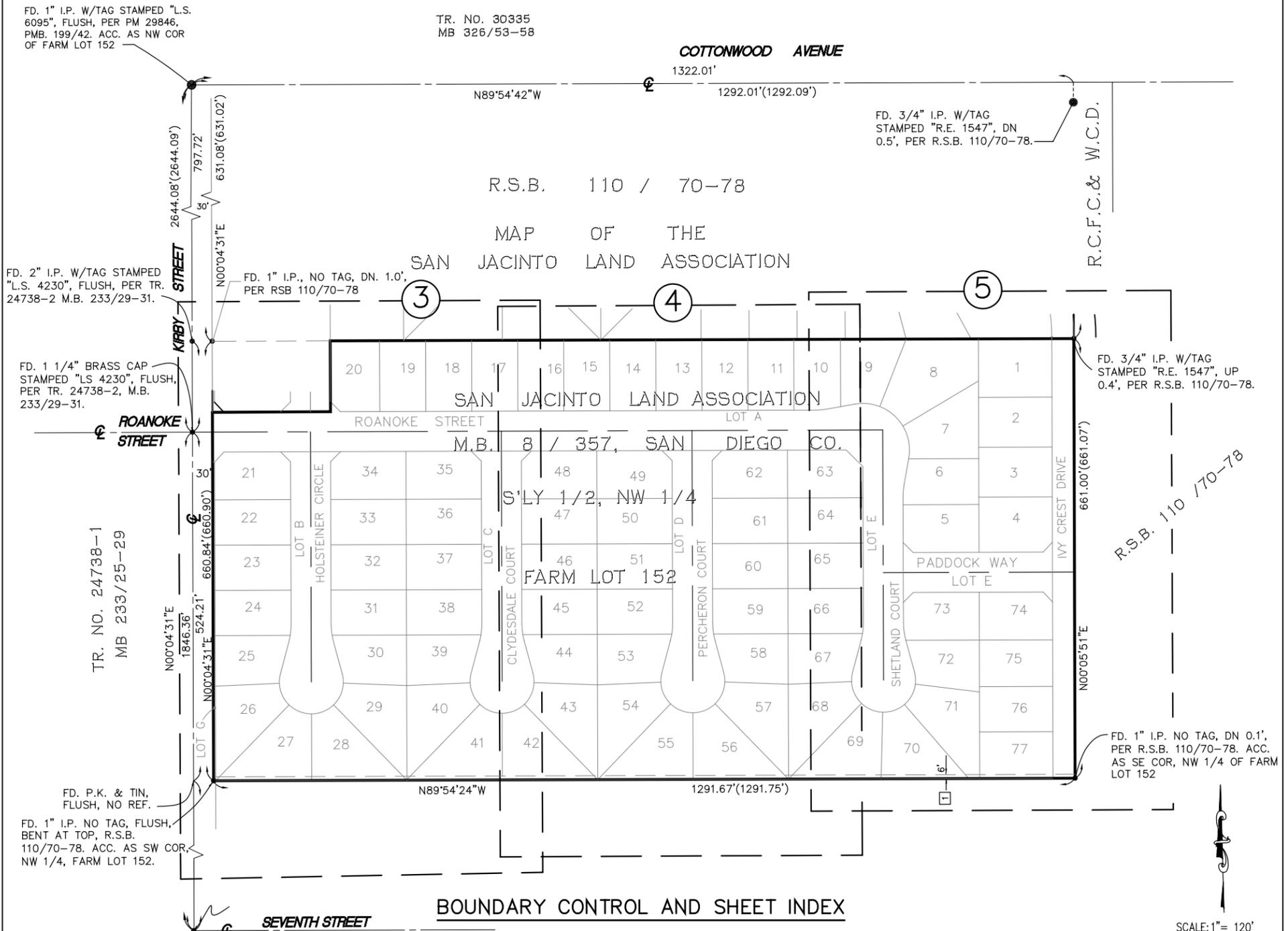
MONUMENTS NOTES:

● INDICATES FOUND MONUMENT AS NOTED.

NOTES

- LETTERED LOTS ARE FOR LANDSCAPE/OPEN SPACE, STREET AND PUBLIC UTILITY PURPOSES, AND ARE NOT SEPARATE BUILDING SITES.

(X) SHEET NUMBER



BOUNDARY CONTROL AND SHEET INDEX

SCALE: 1" = 120'

ALL OF TENTATIVE TRACT NO. 31296
 TOTAL LOTS: NUMBERED LOTS 1 THROUGH 54
 AND LETTERED LOTS A THROUGH K
 GROSS ACREAGE: 19.15 ACRES
 NET ACREAGE: 10.62 ACRES

TRACT NO. 31296

SHEET 2 OF 5 SHEETS

IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST
 QUARTER OF FARM LOT 152 OF THE LANDS OF THE SAN JACINTO
 LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF
 MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

ADAMS - STREETER CIVIL ENGINEERS, INC. JAN A. ADAMS, R.C.E. 21687
 DATE OF SURVEY: JUNE 2004

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING SHOWN
 ALONG THE CENTERLINE OF COTTONWOOD AVENUE BEING NORTH 89°54'42"
 WEST AS SHOWN ON A RECORD OF SURVEY OF "SAN JACINTO MDP LINE
 E", FILED IN BOOK 110, PAGES 70 THROUGH 78 OF RECORDS OF SURVEY,
 RECORDS OF SAID COUNTY.

ENGINEER'S NOTES:

- SET 1" IP, TAGGED "RCE 21687", FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, B.C.'S, E.C.'S, AND CORNER CUTBACKS. SET LEAD & TAG "RCE 21687" IN TOP OF CURB, IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR B.C.'S AND E.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN WILL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.
- ALL PUBLIC SERVICE AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- THIS TRACT CONTAINS 6.969 ACRES GROSS.
- MONUMENTS SET PER SAN BERNARDINO COUNTY ORD. XXXX
- DRAINAGE EASEMENTS SHALL BE KEPT FREE FROM ALL BUILDINGS AND OBSTRUCTIONS.

() INDICATES RECORD DATA PER R.S.B. 110/70-78.

[] INDICATES RECORD DATA PER PARCEL MAP 29846, P.M.B. 199/42.

— INDICATES BOUNDARY TO BE SUBDIVIDED.

MONUMENTS NOTES:

- INDICATES FOUND MONUMENT AS NOTED.

LOT TABULATION

LOT A	PUBLIC STREET	1.12	ACRES
LOT B	PUBLIC STREET	1.74	ACRES
LOT C	PUBLIC STREET	0.53	ACRES
LOT D	PUBLIC STREET	1.02	ACRES
LOT E	LANDSCAPE AREA	2.14	ACRES
LOT F	LANDSCAPE AREA	0.69	ACRES
LOT G	PUBLIC STREET	0.33	ACRES
LOT H	PUBLIC STREET	0.67	ACRES
LOT I	LANDSCAPE AREA	0.06	ACRES
LOT J	PUBLIC STREET	0.15	ACRES
LOT K	LANDSCAPE AREA	0.08	ACRES

ADDITIONAL INFORMATION

PURSUANT TO THE PROVISIONS OF SECTION 66434.2 OF THE SUBDIVISION
 MAP ACT, THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES
 ONLY, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST:

THE PROJECT IS NOT WITHIN DESIGNATED FLOOD ZONE AREA. THERE ARE NO
 WATERCOURSES ON OR OFF THE SITE.

NOTE:

ASSESSMENT NO. 431-160-001

NOTES

- LETTERED LOTS ARE FOR LANDSCAPE/OPEN SPACE, PUBLIC STREETS, AND ARE NOT SEPARATE BUILDING SITES.

(X) SHEET NUMBER

FD. 1" I.P. W/TAG STAMPED
 "L.S. 6095", FLUSH, PER PM
 29846, P.M.B. 199/42, ACC.
 AS NW COR OF FARM LOT
 152

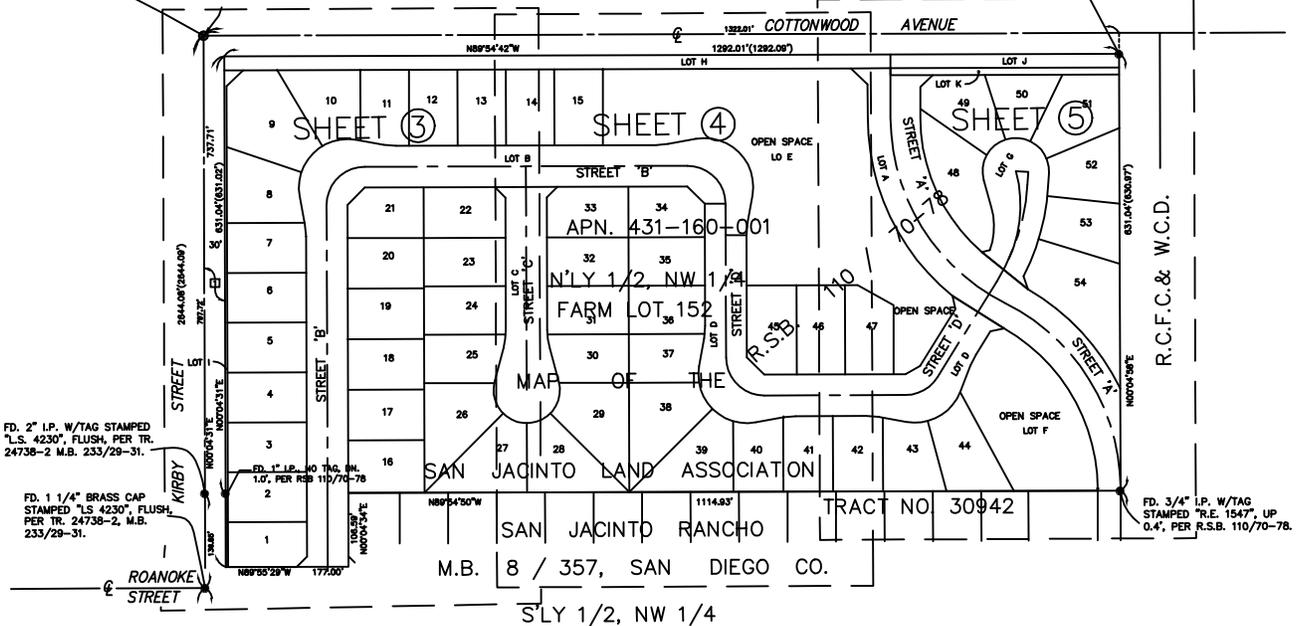
EX. TR. NO. 30335
 MB 326/53-58
 NO EXISTING IMPROVEMENTS

FD. 3/4" I.P. W/TAG
 STAMPED "R.E. 1547", DN
 0.5', PER R.S.B. 110/70-78.

FD. 2" I.P. W/TAG STAMPED
 "L.S. 4230", FLUSH, PER TR.
 24738-2 M.B. 233/29-31.

FD. 1 1/4" BRASS CAP
 STAMPED "L.S. 4230", FLUSH,
 PER TR. 24738-2, M.B.
 233/29-31.

FD. 3/4" I.P. W/TAG
 STAMPED "R.E. 1547", UP
 0.4', PER R.S.B. 110/70-78.



BOUNDARY CONTROL AND SHEET INDEX



SCALE: 1" = 120'

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

**City of San Jacinto
Annexation No. 13 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>
Zone 20				
	431-160-001	31296	3	\$170.69
	431-160-001	31296	4	\$170.69
	431-160-001	31296	5	\$170.69
	431-160-001	31296	6	\$170.69
	431-160-001	31296	7	\$170.69
	431-160-001	31296	8	\$170.69
	431-160-001	31296	9	\$170.69
	431-160-001	31296	10	\$170.69
	431-160-001	31296	11	\$170.69
	431-160-001	31296	12	\$170.69
	431-160-001	31296	13	\$170.69
	431-160-001	31296	14	\$170.69
	431-160-001	31296	15	\$170.69
	431-160-001	31296	16	\$170.69
	431-160-001	31296	17	\$170.69
	431-160-001	31296	18	\$170.69
	431-160-001	31296	19	\$170.69
	431-160-001	31296	20	\$170.69
	431-160-001	31296	21	\$170.69
	431-160-001	31296	22	\$170.69
	431-160-001	31296	23	\$170.69
	431-160-001	31296	24	\$170.69
	431-160-001	31296	25	\$170.69
	431-160-001	31296	26	\$170.69
	431-160-001	31296	27	\$170.69
	431-160-001	31296	28	\$170.69
	431-160-001	31296	29	\$170.69
	431-160-001	31296	30	\$170.69
	431-160-001	31296	31	\$170.69
	431-160-001	31296	32	\$170.69
	431-160-001	31296	33	\$170.69
	431-160-001	31296	34	\$170.69
	431-160-001	31296	35	\$170.69
	431-160-001	31296	36	\$170.69
	431-160-001	31296	37	\$170.69
	431-160-001	31296	38	\$170.69
	431-160-001	31296	39	\$170.69
	431-160-001	31296	40	\$170.69
	431-160-001	31296	41	\$170.69
	431-160-001	31296	42	\$170.69
	431-160-001	31296	43	\$170.69
	431-160-001	31296	44	\$170.69
	431-160-001	31296	45	\$170.69
	431-160-001	31296	46	\$170.69
	431-160-001	31296	47	\$170.69
	431-160-001	31296	48	\$170.69
	431-160-001	31296	49	\$170.69
	431-160-001	31296	50	\$170.69
	431-160-001	31296	51	\$170.69
	431-160-001	31296	52	\$170.69
	431-160-001	31296	53	\$170.69
	431-160-001	31296	54	\$170.69
			Subtotal:	\$8,875.88

City of San Jacinto
Annexation No. 13 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>
431-160-002	30942	1	\$170.69
431-160-002	30942	2	\$170.69
431-160-002	30942	3	\$170.69
431-160-002	30942	4	\$170.69
431-160-002	30942	5	\$170.69
431-160-002	30942	6	\$170.69
431-160-002	30942	7	\$170.69
431-160-002	30942	8	\$170.69
431-160-002	30942	9	\$170.69
431-160-002	30942	10	\$170.69
431-160-002	30942	11	\$170.69
431-160-002	30942	12	\$170.69
431-160-002	30942	13	\$170.69
431-160-002	30942	14	\$170.69
431-160-002	30942	15	\$170.69
431-160-002	30942	16	\$170.69
431-160-002	30942	17	\$170.69
431-160-002	30942	18	\$170.69
431-160-002	30942	19	\$170.69
431-160-002	30942	20	\$170.69
431-160-002	30942	21	\$170.69
431-160-002	30942	22	\$170.69
431-160-002	30942	23	\$170.69
431-160-002	30942	24	\$170.69
431-160-002	30942	25	\$170.69
431-160-002	30942	26	\$170.69
431-160-002	30942	27	\$170.69
431-160-002	30942	28	\$170.69
431-160-002	30942	29	\$170.69
431-160-002	30942	30	\$170.69
431-160-002	30942	31	\$170.69
431-160-002	30942	32	\$170.69
431-160-002	30942	33	\$170.69
431-160-002	30942	34	\$170.69
431-160-002	30942	35	\$170.69
431-160-002	30942	36	\$170.69
431-160-002	30942	37	\$170.69
431-160-002	30942	38	\$170.69
431-160-002	30942	39	\$170.69
431-160-002	30942	40	\$170.69
431-160-002	30942	41	\$170.69
431-160-002	30942	42	\$170.69
431-160-002	30942	43	\$170.69
431-160-002	30942	44	\$170.69
431-160-002	30942	45	\$170.69
431-160-002	30942	46	\$170.69
431-160-002	30942	47	\$170.69
431-160-002	30942	48	\$170.69
431-160-002	30942	49	\$170.69
431-160-002	30942	50	\$170.69
431-160-002	30942	51	\$170.69
431-160-002	30942	52	\$170.69
431-160-002	30942	53	\$170.69
431-160-002	30942	54	\$170.69
431-160-002	30942	55	\$170.69

City of San Jacinto
Annexation No. 13 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>
431-160-002	30942	56	\$170.69
431-160-002	30942	57	\$170.69
431-160-002	30942	58	\$170.69
431-160-002	30942	59	\$170.69
431-160-002	30942	60	\$170.69
431-160-002	30942	51	\$170.69
431-160-002	30942	62	\$170.69
431-160-002	30942	63	\$170.69
431-160-002	30942	64	\$170.69
431-160-002	30942	65	\$170.69
431-160-002	30942	66	\$170.69
431-160-002	30942	67	\$170.69
431-160-002	30942	68	\$170.69
431-160-002	30942	69	\$170.69
431-160-002	30942	70	\$170.69
431-160-002	30942	71	\$170.69
431-160-002	30942	72	\$170.69
431-160-002	30942	73	\$170.69
431-160-002	30942	74	\$170.69
431-160-002	30942	75	\$170.69
431-160-002	30942	76	\$170.69
431-160-002	30942	77	\$170.69
431-160-002	31296	1	\$170.69
431-160-002	31296	2	\$170.69

Subtotal: \$13,484.51

Total Assessment for Zone 20: \$22,360.39

Total FY 2005-06 Assessment: \$22,360.39

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 20

AD No. 2003-1, Annexation No. 13
Zone 20
Tract Nos. 30492 and 31296

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	11,624	2.20	185.58	\$408.56

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,577.50	\$2,578
Place slurry seal	188,513	s.f.	\$0.10	\$19,436
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$3,887
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			Total	\$31,055

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,124.00	\$4,124
Grind	188,513	s.f.	\$0.03	\$5,831
0.15' asphaltic concrete paving overlay	1,979	tons	\$36.09	\$71,426
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic Control	1	l.s.	\$2,577.50	\$2,578
			Total	\$86,536

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,310.00	\$10,310
Remove concrete curb @ 10% of total quantity	1,162.40	l.f.	\$1.03	\$1,198
Remove sidewalk @ 10% of total quantity	6,393.20	s.f.	\$0.15	\$989
Grind 0.33' AC paving	188,513.00	s.f.	\$0.07	\$13,022
construct 6" curb @10% of total quantity	1,162.40	l.f.	\$7.84	\$9,108
construct 6' wide sidewalk @ 10% of total quantity	6,393.20	s.f.	\$1.80	\$11,535
construct 0.25' AC paving	3,298.98	tons	\$36.09	\$119,044
Striping	1	l.s.	\$2,577.50	\$2,578
Traffic control	1	l.s.	\$2,577.50	\$2,578
			Total	\$170,361

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]
20	131	2.20	188,513	\$409	\$31,055	\$86,536	\$170,361	\$1,512	\$2,836

[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. 13 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 20

AD No. 2003-1 Annexation No. 13
Zone 20
Tract Nos. 30942 and 31296

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	\$22,361	\$409				\$41	\$2,836	\$3,286	\$19,075
2	2006	\$23,054	\$421				\$42	\$2,924	\$3,387	\$38,742
3	2007	\$23,769	\$434				\$43	\$3,015	\$3,492	\$59,019
4	2008	\$24,506	\$448	\$34,034			\$3,448	\$3,108	\$41,038	\$42,487
5	2009	\$25,265	\$462				\$46	\$3,205	\$3,712	\$64,040
6	2010	\$26,049	\$476				\$48	\$3,304	\$3,827	\$86,261
7	2011	\$26,856	\$491				\$49	\$3,406	\$3,946	\$109,171
8	2012	\$27,689	\$506	\$38,454			\$3,896	\$3,512	\$46,368	\$90,492
9	2013	\$28,547	\$522				\$52	\$3,621	\$4,194	\$114,844
10	2014	\$29,432	\$538				\$54	\$3,733	\$4,325	\$139,952
11	2015	\$30,344	\$554				\$55	\$3,849	\$4,459	\$165,838
12	2016	\$31,285	\$572		\$121,072		\$12,164	\$3,968	\$137,776	\$59,347
13	2017	\$32,255	\$589				\$59	\$4,091	\$4,739	\$86,863
14	2018	\$33,255	\$608				\$61	\$4,218	\$4,886	\$115,231
15	2019	\$34,286	\$626				\$63	\$4,349	\$5,038	\$144,479
16	2020	\$35,349	\$646	\$49,092			\$4,974	\$4,483	\$59,195	\$120,633
17	2021	\$36,444	\$666				\$67	\$4,622	\$5,355	\$151,722
18	2022	\$37,574	\$687				\$69	\$4,766	\$5,521	\$183,775
19	2023	\$38,739	\$708				\$71	\$4,913	\$5,692	\$216,822
20	2024	\$39,940	\$730	\$55,468			\$5,620	\$5,066	\$66,884	\$189,878
21	2025	\$41,178	\$752				\$75	\$5,223	\$6,050	\$225,006
22	2026	\$42,454	\$776				\$78	\$5,385	\$6,238	\$261,222
23	2027	\$43,771	\$800				\$80	\$5,552	\$6,431	\$298,561
24	2028	\$45,127	\$825		\$174,641		\$17,547	\$5,724	\$198,736	\$144,953
25	2029	\$46,526	\$850				\$85	\$5,901	\$6,836	\$184,643
26	2030	\$47,969	\$876				\$88	\$6,084	\$7,048	\$225,564
27	2031	\$49,456	\$904				\$90	\$6,273	\$7,267	\$267,753
28	2032	\$50,989	\$932	\$70,813			\$7,175	\$6,467	\$85,387	\$233,355
29	2033	\$52,570	\$961				\$96	\$6,668	\$7,724	\$278,200
30	2034	\$54,199	\$990				\$99	\$6,874	\$7,964	\$324,436
31	2035	\$55,879	\$1,021				\$102	\$7,087	\$8,211	\$372,105
32	2036	\$57,612	\$1,053	\$80,011			\$8,106	\$7,307	\$96,477	\$333,239
33	2037	\$59,398	\$1,085				\$109	\$7,534	\$8,727	\$383,909
34	2038	\$61,239	\$1,119				\$112	\$7,767	\$8,998	\$436,150
35	2039	\$63,137	\$1,154				\$115	\$8,008	\$9,277	\$490,010
36	2040	\$65,095	\$1,189			\$495,934	\$49,712	\$8,256	\$555,091	\$13
Totals		\$1,443,596	\$26,376	\$327,873	\$295,713	\$495,934	\$114,589	\$183,098	\$1,443,582	

Number of Single Family Residential Lots	131
Year 1 Cost per Residential Lot	\$170.69

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