ENGINEER'S REPORT

ANNEXATION NO. 14 TO

ASSESSMENT DISTRICT NO. 2003-1

OF THE

CITY OF SAN JACINTO

March 8, 2005

ENGINEER'S REPORT
ANNEXATION NO. 14 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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B: Assessment Roll

C: Detailed Cost Estimate: Zone 21

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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. 14 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer's Report for Annexation No. 14 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. 14 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 14 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. 14.

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. 14, 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. 14 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. 14 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. 14 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 21

Zone 21 consists of Tentative Tract No. 32155, Assessor Parcel Number ("APN") 431-140-009. Tract No. 32155 encompasses approximately 74.83 acres, and includes 253 residential lots, a park, detention basin, future Eastern Municipal Water District lift station, and future Cottonwood Avenue realignment. A map of Tract No. 32155 is 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. 14, 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. 14 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. 14 to the Assessment District have been assessed upon the parcels of land in Annexation No. 14 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. 14 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 14 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. 14 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]
21	$48,842	253	$193.05
[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. 14 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 21 is expected to be developed with single-family residential lots, park property, a detention basin, an Eastern Municipal Water District lift station, and the Cottonwood Avenue realignment. Only the single-family residential lots receive 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, while the detention basin, park property, future Eastern Municipal Water District lift station, and future Cottonwood Avenue realignment are exempted.

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 21 (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]
21	$48,842	253	$193.05

[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 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 8th 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. 14\engrpt_annex14_final.doc

EXHIBIT A-1

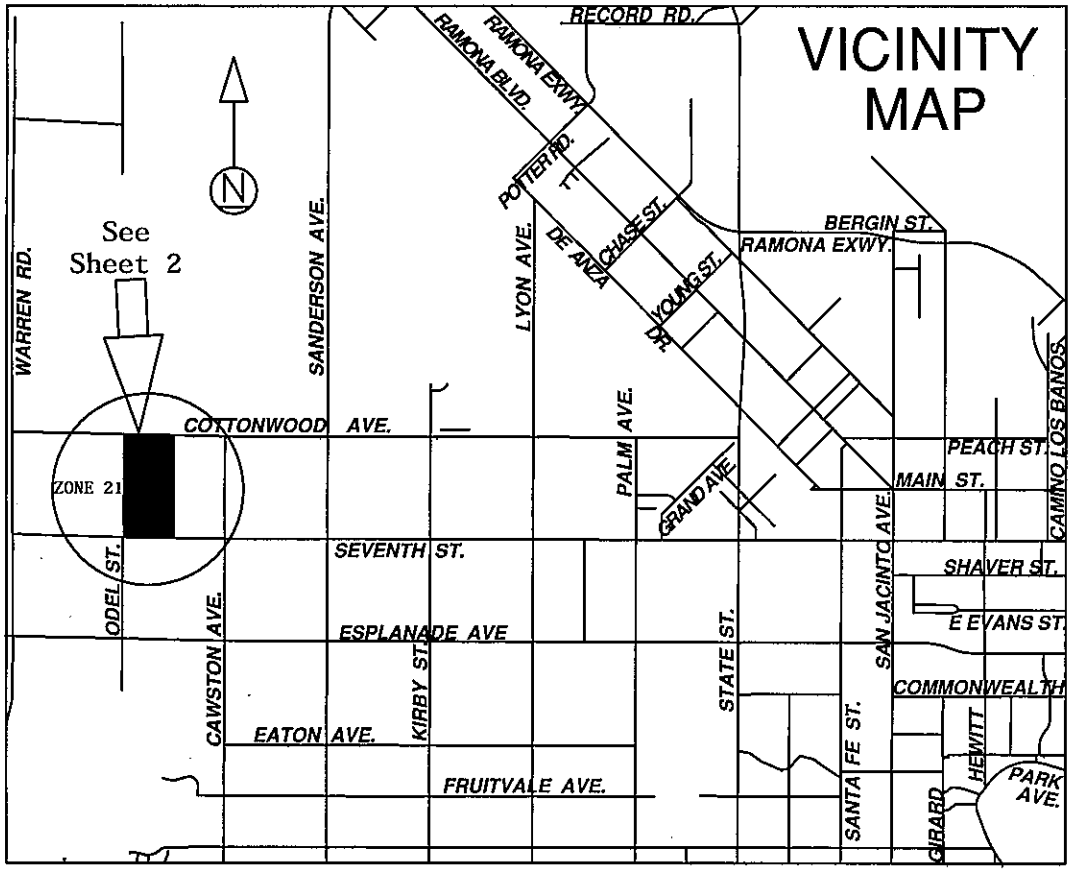
ENGINEER'S REPORT

ASSESSMENT DIAGRAM

SHEET 1 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 14 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

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.



Prepared by David Taussig & Associates, Inc.

Filed in the office of the City Clerk of the City of San Jacinto this ____ day of _____, 2005.

_____
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

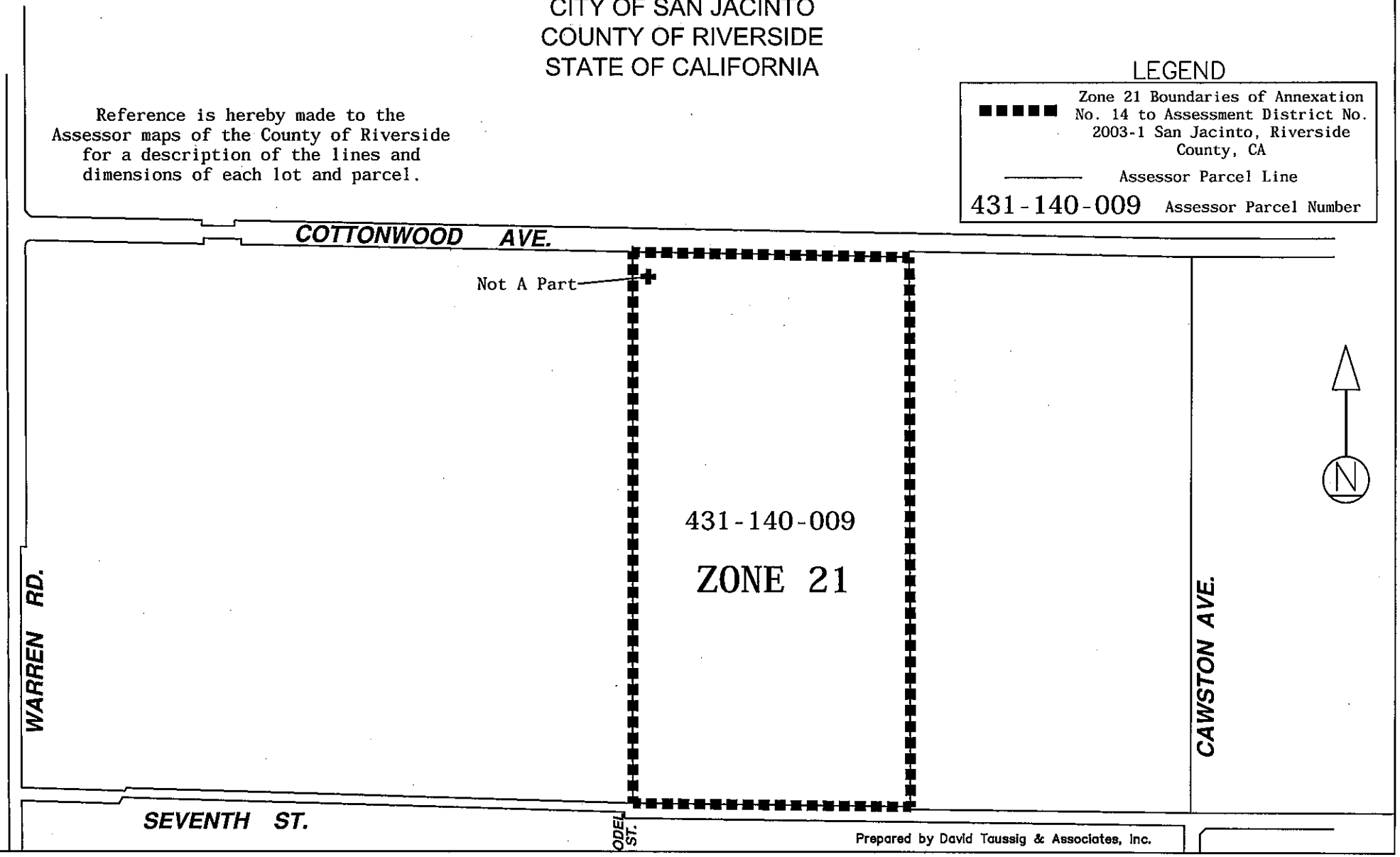
SHEET 2 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 14 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 21 Boundaries of Annexation No. 14 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
———	Assessor Parcel Line
431-140-009	Assessor Parcel Number



Prepared by David Taussig & Associates, Inc.

EXHIBIT A-2

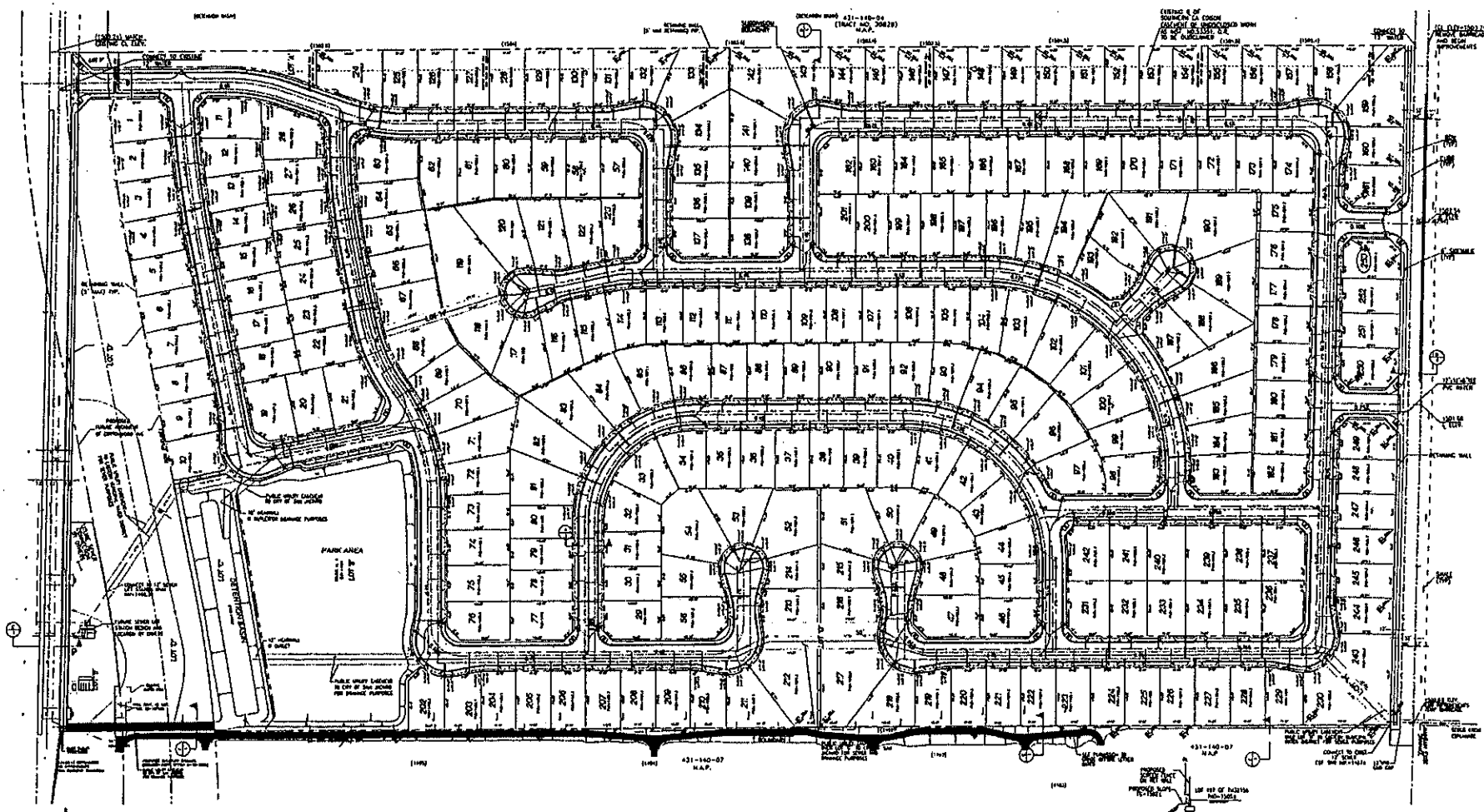
ENGINEER'S REPORT

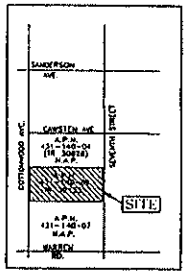
TENTATIVE TRACT MAP FOR ZONE 21

TENTATIVE TRACT MAP NO. 32155

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

PARCEL 3 OF PARCEL MAP 18393, AS SHOWN BY MAP RECORDED IN BOOK 106, PAGES 62, 63 AND 64, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.





VICINITY MAP
N.T.S.

OWNERSHIP LISTING

PARCEL No. OWNER

NELL MARIE VANDERHAM, A WIDOW, AS TO AN UNDIVIDED ONE-HALF (1/2), AND NELL MARIE VANDERHAM, A WIDOW, AND JOHANNE CORNELIUS VANDERHAM, AS CO-TRUSTEES UNDER THE WILL OF JOHN VANDERHAM, DECEASED, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST.
MAIL ADDR: 1015 ROSECRANS AVE
SANTA FE SPRINGS, CA 90670

DEVELOPER:

D·R·HORTON
16753 VON KARMAN AVE, SUITE 200
IRVINE, CA 92606
OFFICE (949)442-6199
FAX (949)442-6188
ATTN: DOUGLAS STOWELL

SOILS ENGINEER:

LEIGHTON AND ASSOCIATES, INC
41715 ENTERPRISE CIRCLE N, SUITE 103
TEMECULA, CA 92590
909.308.0530
FAX 909.308.0534
REPORT DATED: 8-15-2004

ARCHITECT:

MOODLEY ARCHITECTURAL GROUP
151 KALMUS DRIVE
COSTA MESA, CA 92626
(714) 546-9979
ATTN: MIKE FULLER

CIVIL ENGINEER:

C & V CONSULTING, INC.
ONE TECHNOLOGY DR. SUITE B109
IRVINE, CA 92618
(949) 450-8100
ATTN: VANCE SCARPATI

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°07'47"W AS SHOWN FOR THE CENTERLINE OF 7TH STREET ON PARCEL MAP 18393 PER RECORDS ON FILE IN BOOK 106 PAGES 62-64 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

BENCHMARK

CITY OF SAN JACINTO BENCHMARK H-1-13, A 1" IRON PIPE IN A CAP WELL MONUMENT AT THE INTERSECTION OF COTTONWOOD AVENUE AND SANDERSON AVENUE.
ELEV. 1508.57

A.P.N.

431-140-08

APPLICANT

D.R. HORTON
16753 VON KARMAN AVE SUITE 200
IRVINE, CA 92606
OFFICE (949)442-6199
FAX (949)442-6188

EARTHWORK SUMMARY:

QUANTITIES FOR PLAN CHECKING PURPOSES ONLY

DESCRIPTION	CUT	FILL
MASS EXCAVATION	48,830 CY	347,448 CY
SITE GRADE-CS (C)	408,873 CY	(+SHRINK) 553,164 CY
SHRINK(25)=29	-1,721 CY	0 CY
SUBSIDE(FT)=0.10	-2,213 CY	28,130
NET SURPLUS	452,829 CY	196,538 CY
EXPORT = (CUT-FILL)		

ACREAGE

3,259,610 SQ. FT.
74.83 ACRES

FLOOD ZONE

FLOOD ZONE "C" AREAS OF MINIMAL FLOODING
COMMUNITY PANEL NO 060245 0175 E
PUBLISHED NOVEMBER 20, 1996

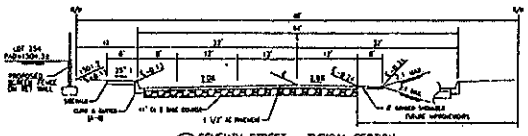
GENERAL INFORMATION:

1. EXISTING LAND USE: VACANT LOT
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING ZONING: R1
4. PROPOSED ZONING: R1
5. ADJACENT LAND USE: NORTH AGRICULTURAL
WEST AGRICULTURAL (FUTURE RESIDENTIAL)
EAST AGRICULTURAL (FUTURE RESIDENTIAL)
SOUTH VACANT OPEN SPACE

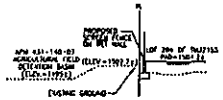
UTILITIES

GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
CABLE TELEVISION: ADELPHIA COMMUNICATIONS
SEWER: EASTERN MUNICIPAL WATER DISTRICT
WATER: EASTERN MUNICIPAL WATER DISTRICT

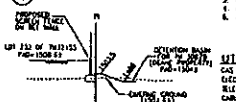
DETENTION BASIN OVERFLOW STRUCTURE



SEVENTH STREET - TYPICAL SECTION

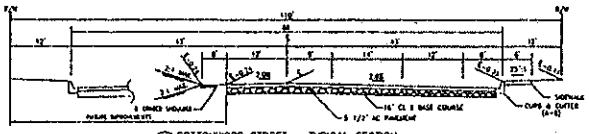


WEST SECTION AT BOUNDARY



EAST SECTION AT BOUNDARY

STREETS TYPICAL SECTION



COTTONWOOD STREET - TYPICAL SECTION

SCALE: 1"=80'

DATE: 8-02-2004

SEAL

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
IRVINE CENTRUM
ONE TECHNOLOGY DRIVE, SUITE B109
IRVINE, CALIFORNIA 92618
PHONE (949) 450-8100
FAX (949) 450-8105

REVISIONS

CITY OF SAN JACINTO

TENTATIVE TRACT NO.
32155

EXHIBIT B

ENGINEER'S REPORT

ASSESSMENT ROLL

City of San Jacinto
Annexation No. 14 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
Zone 21			
431-140-009	32155	1	$193.05
431-140-009	32155	2	$193.05
431-140-009	32155	3	$193.05
431-140-009	32155	4	$193.05
431-140-009	32155	5	$193.05
431-140-009	32155	6	$193.05
431-140-009	32155	7	$193.05
431-140-009	32155	8	$193.05
431-140-009	32155	9	$193.05
431-140-009	32155	10	$193.05
431-140-009	32155	11	$193.05
431-140-009	32155	12	$193.05
431-140-009	32155	13	$193.05
431-140-009	32155	14	$193.05
431-140-009	32155	15	$193.05
431-140-009	32155	16	$193.05
431-140-009	32155	17	$193.05
431-140-009	32155	18	$193.05
431-140-009	32155	19	$193.05
431-140-009	32155	20	$193.05
431-140-009	32155	21	$193.05
431-140-009	32155	22	$193.05
431-140-009	32155	23	$193.05
431-140-009	32155	24	$193.05
431-140-009	32155	25	$193.05
431-140-009	32155	26	$193.05
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431-140-009	32155	37	$193.05
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431-140-009	32155	39	$193.05
431-140-009	32155	40	$193.05
431-140-009	32155	41	$193.05
431-140-009	32155	42	$193.05
431-140-009	32155	43	$193.05
431-140-009	32155	44	$193.05
431-140-009	32155	45	$193.05
431-140-009	32155	46	$193.05
431-140-009	32155	47	$193.05
431-140-009	32155	48	$193.05
431-140-009	32155	49	$193.05
431-140-009	32155	50	$193.05
431-140-009	32155	51	$193.05
431-140-009	32155	52	$193.05
431-140-009	32155	53	$193.05

City of San Jacinto
Annexation No. 14 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-140-009	32155	54	$193.05
431-140-009	32155	55	$193.05
431-140-009	32155	56	$193.05
431-140-009	32155	57	$193.05
431-140-009	32155	58	$193.05
431-140-009	32155	59	$193.05
431-140-009	32155	60	$193.05
431-140-009	32155	61	$193.05
431-140-009	32155	62	$193.05
431-140-009	32155	63	$193.05
431-140-009	32155	64	$193.05
431-140-009	32155	65	$193.05
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431-140-009	32155	68	$193.05
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431-140-009	32155	77	$193.05
431-140-009	32155	78	$193.05
431-140-009	32155	79	$193.05
431-140-009	32155	80	$193.05
431-140-009	32155	81	$193.05
431-140-009	32155	82	$193.05
431-140-009	32155	83	$193.05
431-140-009	32155	84	$193.05
431-140-009	32155	85	$193.05
431-140-009	32155	86	$193.05
431-140-009	32155	87	$193.05
431-140-009	32155	88	$193.05
431-140-009	32155	89	$193.05
431-140-009	32155	90	$193.05
431-140-009	32155	91	$193.05
431-140-009	32155	92	$193.05
431-140-009	32155	93	$193.05
431-140-009	32155	94	$193.05
431-140-009	32155	95	$193.05
431-140-009	32155	96	$193.05
431-140-009	32155	97	$193.05
431-140-009	32155	98	$193.05
431-140-009	32155	99	$193.05
431-140-009	32155	100	$193.05
431-140-009	32155	101	$193.05
431-140-009	32155	102	$193.05
431-140-009	32155	103	$193.05
431-140-009	32155	104	$193.05
431-140-009	32155	105	$193.05
431-140-009	32155	106	$193.05
431-140-009	32155	107	$193.05
431-140-009	32155	108	$193.05

City of San Jacinto
Annexation No. 14 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-140-009	32155	109	$193.05
431-140-009	32155	110	$193.05
431-140-009	32155	111	$193.05
431-140-009	32155	112	$193.05
431-140-009	32155	113	$193.05
431-140-009	32155	114	$193.05
431-140-009	32155	115	$193.05
431-140-009	32155	116	$193.05
431-140-009	32155	117	$193.05
431-140-009	32155	118	$193.05
431-140-009	32155	119	$193.05
431-140-009	32155	120	$193.05
431-140-009	32155	121	$193.05
431-140-009	32155	122	$193.05
431-140-009	32155	123	$193.05
431-140-009	32155	124	$193.05
431-140-009	32155	125	$193.05
431-140-009	32155	126	$193.05
431-140-009	32155	127	$193.05
431-140-009	32155	128	$193.05
431-140-009	32155	129	$193.05
431-140-009	32155	130	$193.05
431-140-009	32155	131	$193.05
431-140-009	32155	132	$193.05
431-140-009	32155	133	$193.05
431-140-009	32155	134	$193.05
431-140-009	32155	135	$193.05
431-140-009	32155	136	$193.05
431-140-009	32155	137	$193.05
431-140-009	32155	138	$193.05
431-140-009	32155	139	$193.05
431-140-009	32155	140	$193.05
431-140-009	32155	141	$193.05
431-140-009	32155	142	$193.05
431-140-009	32155	143	$193.05
431-140-009	32155	144	$193.05
431-140-009	32155	145	$193.05
431-140-009	32155	146	$193.05
431-140-009	32155	147	$193.05
431-140-009	32155	148	$193.05
431-140-009	32155	149	$193.05
431-140-009	32155	150	$193.05
431-140-009	32155	151	$193.05
431-140-009	32155	152	$193.05
431-140-009	32155	153	$193.05
431-140-009	32155	154	$193.05
431-140-009	32155	155	$193.05
431-140-009	32155	156	$193.05
431-140-009	32155	157	$193.05
431-140-009	32155	158	$193.05
431-140-009	32155	159	$193.05
431-140-009	32155	160	$193.05
431-140-009	32155	161	$193.05
431-140-009	32155	162	$193.05
431-140-009	32155	163	$193.05

City of San Jacinto
Annexation No. 14 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-140-009	32155	164	$193.05
431-140-009	32155	165	$193.05
431-140-009	32155	166	$193.05
431-140-009	32155	167	$193.05
431-140-009	32155	168	$193.05
431-140-009	32155	169	$193.05
431-140-009	32155	170	$193.05
431-140-009	32155	171	$193.05
431-140-009	32155	172	$193.05
431-140-009	32155	173	$193.05
431-140-009	32155	174	$193.05
431-140-009	32155	175	$193.05
431-140-009	32155	176	$193.05
431-140-009	32155	177	$193.05
431-140-009	32155	178	$193.05
431-140-009	32155	179	$193.05
431-140-009	32155	180	$193.05
431-140-009	32155	181	$193.05
431-140-009	32155	182	$193.05
431-140-009	32155	183	$193.05
431-140-009	32155	184	$193.05
431-140-009	32155	185	$193.05
431-140-009	32155	186	$193.05
431-140-009	32155	187	$193.05
431-140-009	32155	188	$193.05
431-140-009	32155	189	$193.05
431-140-009	32155	190	$193.05
431-140-009	32155	191	$193.05
431-140-009	32155	192	$193.05
431-140-009	32155	193	$193.05
431-140-009	32155	194	$193.05
431-140-009	32155	195	$193.05
431-140-009	32155	196	$193.05
431-140-009	32155	197	$193.05
431-140-009	32155	198	$193.05
431-140-009	32155	199	$193.05
431-140-009	32155	200	$193.05
431-140-009	32155	201	$193.05
431-140-009	32155	202	$193.05
431-140-009	32155	203	$193.05
431-140-009	32155	204	$193.05
431-140-009	32155	205	$193.05
431-140-009	32155	206	$193.05
431-140-009	32155	207	$193.05
431-140-009	32155	208	$193.05
431-140-009	32155	209	$193.05
431-140-009	32155	210	$193.05
431-140-009	32155	211	$193.05
431-140-009	32155	212	$193.05
431-140-009	32155	213	$193.05
431-140-009	32155	214	$193.05
431-140-009	32155	215	$193.05
431-140-009	32155	216	$193.05
431-140-009	32155	217	$193.05
431-140-009	32155	218	$193.05

City of San Jacinto
Annexation No. 14 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-140-009	32155	219	$193.05
431-140-009	32155	220	$193.05
431-140-009	32155	221	$193.05
431-140-009	32155	222	$193.05
431-140-009	32155	223	$193.05
431-140-009	32155	224	$193.05
431-140-009	32155	225	$193.05
431-140-009	32155	226	$193.05
431-140-009	32155	227	$193.05
431-140-009	32155	228	$193.05
431-140-009	32155	229	$193.05
431-140-009	32155	230	$193.05
431-140-009	32155	231	$193.05
431-140-009	32155	232	$193.05
431-140-009	32155	233	$193.05
431-140-009	32155	234	$193.05
431-140-009	32155	235	$193.05
431-140-009	32155	236	$193.05
431-140-009	32155	237	$193.05
431-140-009	32155	238	$193.05
431-140-009	32155	239	$193.05
431-140-009	32155	240	$193.05
431-140-009	32155	241	$193.05
431-140-009	32155	242	$193.05
431-140-009	32155	243	$193.05
431-140-009	32155	244	$193.05
431-140-009	32155	245	$193.05
431-140-009	32155	246	$193.05
431-140-009	32155	247	$193.05
431-140-009	32155	248	$193.05
431-140-009	32155	249	$193.05
431-140-009	32155	250	$193.05
431-140-009	32155	251	$193.05
431-140-009	32155	252	$193.05
431-140-009	32155	253	$193.05

Total Assessment for Zone 21: $48,841.65

Total FY 2005-06 Assessment: $48,841.65

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EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 21

AD No. 2003-1, Annexation No. 14
Zone 21
Tentative Tract No. 32155

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	23,100	4.375	185.58	**$811.91**

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	$2,577.50	$2,578
Place slurry seal	464,000	s.f.	$0.10	$47,838
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	$9,568
Striping	1	l.s.	$2,577.50	$2,578
Traffic Control	1	l.s.	$2,577.50	$2,578
			Total	**$65,139**

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	$4,124.00	$4,124
Grind	464,000	s.f.	$0.03	$14,352
0.15' asphaltic concrete paving overlay	4,872	tons	$36.09	$175,806
Striping	1	l.s.	$2,577.50	$2,578
Traffic Control	1	l.s.	$2,577.50	$2,578
			Total	**$199,437**

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	$10,310.00	$10,310
Remove concrete curb @ 10% of total quantity	2,310	l.f.	$1.03	$2,382
Remove sidewalk @ 10% of total quantity	12,705	s.f.	$0.15	$1,965
Grind 0.33' AC paving	464,000	s.f.	$0.07	$32,052
construct 6" curb @10% of total quantity	2,310	l.f.	$7.84	$18,100
construct 6' wide sidewalk @ 10% of total quantity	12,705	s.f.	$1.80	$22,923
construct 0.25' AC paving	8,120	tons	$36.09	$293,010
Striping	1	l.s.	$2,577.50	$2,578
Traffic control	1	l.s.	$2,577.50	$2,578
			Total	**$385,897**

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]
21	253	4.38	464,000	$812	$65,139	$199,437	$385,897	$3,347	$5,477

[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. 14 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 21

AD No. 2003-1 Annexation No. 14
Zone 21
Tentative Tract No. 32155

Year	FY Begin-ning	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	$48,842	$812				$81	$5,477	$6,371	$42,471
2	2006	$50,356	$837				$84	$5,647	$6,568	$86,260
3	2007	$51,917	$863				$86	$5,822	$6,772	$131,405
4	2008	$53,527	$890	$71,387			$7,228	$6,003	$85,507	$99,425
5	2009	$55,186	$917				$92	$6,189	$7,198	$147,413
6	2010	$56,897	$946				$95	$6,381	$7,421	$196,888
7	2011	$58,660	$975				$98	$6,579	$7,651	$247,897
8	2012	$60,479	$1,005	$80,659			$8,166	$6,782	$96,613	$211,763
9	2013	$62,354	$1,037				$104	$6,993	$8,133	$265,984
10	2014	$64,287	$1,069				$107	$7,210	$8,385	$321,886
11	2015	$66,280	$1,102				$110	$7,433	$8,645	$379,520
12	2016	$68,334	$1,136		$279,030		$28,017	$7,663	$315,846	$132,009
13	2017	$70,453	$1,171				$117	$7,901	$9,189	$193,272
14	2018	$72,637	$1,207				$121	$8,146	$9,474	$256,435
15	2019	$74,888	$1,245				$124	$8,398	$9,768	$321,555
16	2020	$77,210	$1,283	$102,972			$10,426	$8,659	$123,340	$275,425
17	2021	$79,603	$1,323				$132	$8,927	$10,383	$344,646
18	2022	$82,071	$1,364				$136	$9,204	$10,705	$416,012
19	2023	$84,615	$1,407				$141	$9,489	$11,037	$489,591
20	2024	$87,238	$1,450	$116,347			$11,780	$9,783	$139,361	$437,469
21	2025	$89,943	$1,495				$150	$10,087	$11,731	$515,680
22	2026	$92,731	$1,541				$154	$10,399	$12,095	$596,316
23	2027	$95,606	$1,589				$159	$10,722	$12,470	$679,452
24	2028	$98,570	$1,639		$402,490		$40,413	$11,054	$455,596	$322,426
25	2029	$101,625	$1,689				$169	$11,397	$13,255	$410,796
26	2030	$104,776	$1,742				$174	$11,750	$13,666	$501,906
27	2031	$108,024	$1,796				$180	$12,114	$14,090	$595,840
28	2032	$111,372	$1,851	$148,534			$15,039	$12,490	$177,914	$529,298
29	2033	$114,825	$1,909				$191	$12,877	$14,977	$629,146
30	2034	$118,384	$1,968				$197	$13,276	$15,441	$732,090
31	2035	$122,054	$2,029				$203	$13,688	$15,920	$838,224
32	2036	$125,838	$2,092	$167,826			$16,992	$14,112	$201,022	$763,040
33	2037	$129,739	$2,157				$216	$14,550	$16,922	$875,857
34	2038	$133,761	$2,224				$222	$15,001	$17,447	$992,172
35	2039	$137,908	$2,292				$229	$15,466	$17,988	$1,112,092
36	2040	$142,183	$2,364			$1,123,375	$112,574	$15,945	$1,254,257	$17
Totals		$3,153,173	$52,416	$687,725	$681,520	$1,123,375	$254,504	$353,617	$3,153,156	

Number of Single Family Residential Lots	253
Year 1 Cost per Residential Lot	$193.05

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