

ENGINEER'S REPORT
ANNEXATION NO. 16 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO

May 22, 2006

**ENGINEER'S REPORT
ANNEXATION NO. 16 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for

CITY OF SAN JACINTO
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Prepared by

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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. 16 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 16 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. 16 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 16 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. 16.

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. 16, 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. 16 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. 16 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. 16 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 23

Zone 23 consists of Tentative Tract No. 32053 and Tract No. 32053-1, Assessor Parcel Numbers (“APN”) 433-130-021, 433-130-025, 433-510-001 through 433-510-026, 433-511-001 through 433-511-007, 433-512-001 through 433-512-026, 433-520-001 through 433-520-006, 433-521-001 through 433-521-010, 433-522-001 through 433-522-005, 433-523-001, 433-523-002, 433-524-001, 433-524-002, 433-525-001, 433-525-002, 433-526-001 through 433-526-007. Tract Nos. 32053 and 32053-1 encompasses approximately 43.76 acres, and includes 178 residential lots and a detention basin. Maps of Tentative Tract No. 32053 and Tract No. 32053-1 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. 16, 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. 16 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. 16 to the Assessment District have been assessed upon the parcels of land in Annexation No. 16 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. 16 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 16 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 2006-2007. 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. 16 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2006-07 Total Annual Assessment	No. of Residential Lots [1]	FY 2006-07 Assessment per Residential Lot [1]
23	\$34,887	178	\$195.99
[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, 2007, 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 \$22.08 per single-family residential lot was added for annual administration of Annexation No. 16 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 23 is expected to be developed with single-family residential lots and a detention basin. 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 is exempted.

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 23 (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 2006-07 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 2006-07 assessment for the annexed Zone as well as the fiscal year 2006-07 maximum assessment per residential lot.

Schedule of Assessments

Zone	FY 2006-07 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2006-07 Assessment per Residential Lot [1, 2]
23	\$34,887	178	\$195.99

[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: May 22, 2006.



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 23rd day of May 2006.

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

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 16\enrpt_annex16_final.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

**ASSESSMENT DIAGRAM
ANNEXATION NO. 16 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 _____, 2006.

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 _____, 2006. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the _____ day of _____ 2006. 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 _____, 2006, 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.

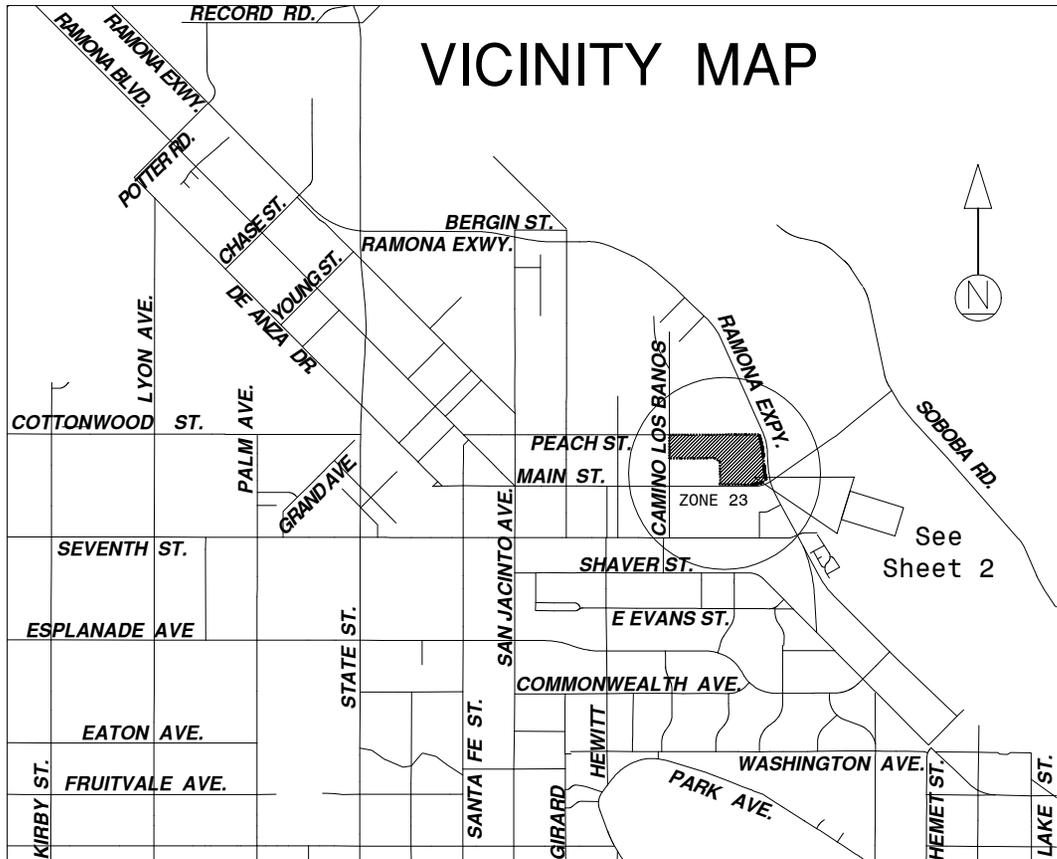
Larry W. Ward

Assessor-County Clerk-Recorder of Riverside County

By _____
Deputy

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

VICINITY MAP



See
Sheet 2

ASSESSMENT DIAGRAM
 ANNEXATION NO. 16 TO
 ASSESSMENT DISTRICT NO. 2003-1
 CITY OF SAN JACINTO
 COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA

LEGEND

-  Zone 23 Boundaries of Annexation No. 16 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
-  Assessor Parcel Line

Reference is hereby made to Tract Map No. 32053-1 filed the 14th day of December, 2005 in Book 395 of Maps at pages 32-37, and as instrument number 2005-1032893, in the office of the County Recorder of the County of Riverside, State of California, and to the Assessor maps of the County of Riverside for a description of the lines and dimensions of each lot and parcel.



Assessor Parcels Located within the Boundaries of Annexation No. 16 to A.D. No. 2003-1:

- 433-130-021
- 433-130-025
- 433-510-001 through 433-510-026
- 433-511-001 through 433-511-007
- 433-512-001 through 433-512-026
- 433-520-001 through 433-520-006
- 433-521-001 through 433-521-010
- 433-522-001 through 433-522-005
- 433-523-001 through 433-523-002
- 433-524-001 through 433-524-002
- 433-525-001 through 433-525-002
- 433-526-001 through 433-526-007

CAMINO LOS BANOS

FIRST ST.

MAIN STREET

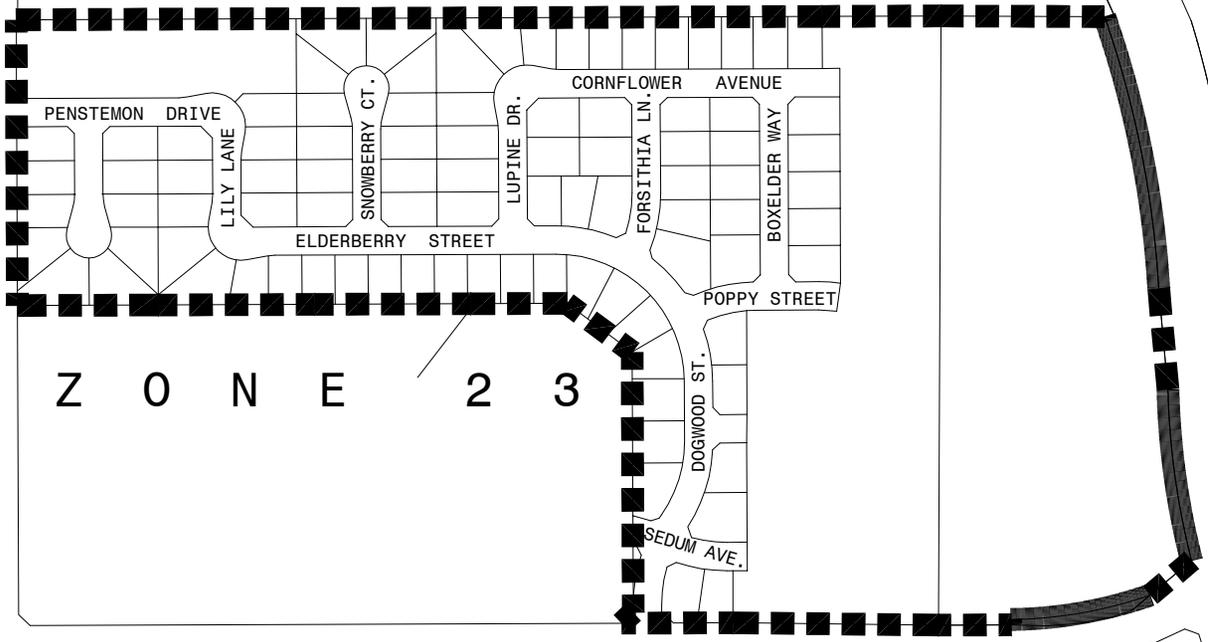


EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAPS FOR ZONE 23

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF MAIN STREET TAKEN AS N 89°46'24" E PER MB 364/6-11.
- TRACT MAP NO. 32053 HAS 87 LOTS PLUS LOTS 'A' THROUGH 'K', INCLUSIVE.
- TRACT MAP NO. 32053 CONTAINS 22.59 GR. ACRES WITHIN THE DISTINCTIVE BORDER.
- ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- 1/2" REBAR W/ PLASTIC PLUG STAMPED "LS 7843" SET FLUSH, OR NAIL & TAG STAMPED "LS 7843", SET ON TOP OR FACE OF WALL ON THE LOT LINE OR PROD THEREOF AT ALL REAR LOT CORNERS.
- LOT CORNERS ADJACENT TO STREETS REFERENCED BY LEAD & TAG STAMPED "LS 7843", ON TOP OF CURB, ON EXTENSION OF LOT LINES.
- △ INDICATES TYPE "B" MONUMENT, STAMPED "LS 7843", SET FLUSH, PER RIV. CO. STD. NO. 903.
- ▲ INDICATES TYPE "B" MONUMENT, STAMPED "LS 7843", SET FLUSH, PER RIV. CO. STD. NO. 903 PER MB 395/32-37.
- INDICATES FOUND MONUMENT, SIZE AND DESCRIPTION AS NOTED.
- INDICATES 1/2" REBAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH PER MB 395/32-37.
- INDICATES SET 1/2" REBAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH.
- ALL EXISTING EASEMENTS SHOWN ARE LOCATED BY BEST AVAILABLE RECORD AND NOT BY ANY FIELD SURVEY TO DATE.
- R1 ~ INDICATES RECORD DATA PER RS 80/100.
- R2 ~ INDICATES RECORD DATA PER RS 49/70-82.
- R3 ~ INDICATES RECORD DATA PER MB 364/6-11.
- R4 ~ INDICATES RECORD DATA PER PM 131/60-63.
- R5 ~ INDICATES RECORD DATA PER INST. #1988-169206, REC. 6/21/88, O.R.
- R6 ~ INDICATES RECORD DATA PER RIV. CO. RIGHT-OF-WAY MAP 882-NN.
- //// INDICATES RESTRICTED ACCESS.

EASEMENT NOTES

- A RIGHT OF WAY FOR ONE DITCH, FLUME, OR OTHER AQUEDUCT ACROSS THE LANDS OF ANY OTHER OWNER, LYING BETWEEN HIM AND THE SAN JACINTO RIVER, AS RESERVED TO EACH AND EVERY OWNER OF LANDS IN THE RANCHO SAN JACINTO VIEJO, HIS HEIRS AND ASSIGNS, BY DECREE OF PARTITION OF SAID RANCHO SAN JACINTO VIEJO, RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, THE EXACT LOCATION CANNOT BE LOCATED FROM RECORD.
- AN EASEMENT FOR PUBLIC ROAD PURPOSES AS SHOWN OR AS OFFERED FOR DEDICATION ON THE MAP OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, RECORDED IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND AS ACCEPTED FOR PUBLIC USE BY A RESOLUTION, EXECUTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, RECORDED JANUARY 27, 1953 AS INSTRUMENT NO. 4012, IN BOOK 1435, PAGE 487 OF OFFICIAL RECORDS, THE WIDTH OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD.
- AN EASEMENT FOR PUBLIC ROAD PURPOSES GRANTED TO THE SUPERVISORS OF SAN DIEGO COUNTY, CALIFORNIA, RECORDED JANUARY 6, 1887, IN BOOK 77, PAGE 80 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.
- AN EASEMENT FOR A PIPELINE NOT LESS THAN TEN INCHES IN DIAMETER, GRANTED TO THE CITY OF SAN JACINTO, RECORDED NOVEMBER 29, 1895, AS INSTRUMENT NO. 6, IN BOOK 43, PAGE 81 OF DEEDS, AND CANNOT BE LOCATED FROM RECORD.

MONUMENT NOTES

- FD. MARKED MANHOLE WITH 1.0" NAIL SWING TIES, FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND CAMINO LOS BANOS, PER R1 & R4.
- FD. 1 1/2" BRASS DISC STAMPED "EC 26+81", FLUSH, FOR THE CENTERLINE B.C., PER R3.
- FD. 1 1/2" BRASS DISC STAMPED "LS 7843", FLUSH, FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND MIRACLE DRIVE, PER R3.
- FD. 5/8" BRASS ROD OF A RIV. CO. TYPE "B" MONUMENT, DN. 2", NO REF., FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND RAMONA EXPRESSWAY PER R4 & R6.
- FD. 1 1/2" BRASS DISC STAMPED "BC 144+31.21 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE B.C. PER R6.
- FD. 1 1/2" BRASS DISC STAMPED "EC 142+18.21 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE E.C. PER R6.
- FD. 1 1/2" BRASS DISC STAMPED "MOC 138+02.18 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE M.O.C. PER R6.
- FD. 1 1/2" BRASS DISC STAMPED "BC 133+86.14 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE B.C. PER R6.
- FD. 1 1/4" I.P. W/PLASTIC PLUG STAMPED "RIV CO SURVEYOR", DN. 12", NO REF., FOR POINTS ON RIGHT-OF-WAY AS SHOWN.
- FD. 1/2" REBAR IN CONC., DN. 2", PER R1.
- FD. 1" I.P. W/PLASTIC PLUG STAMPED "LS 3018", DN. 18", PER R1.

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

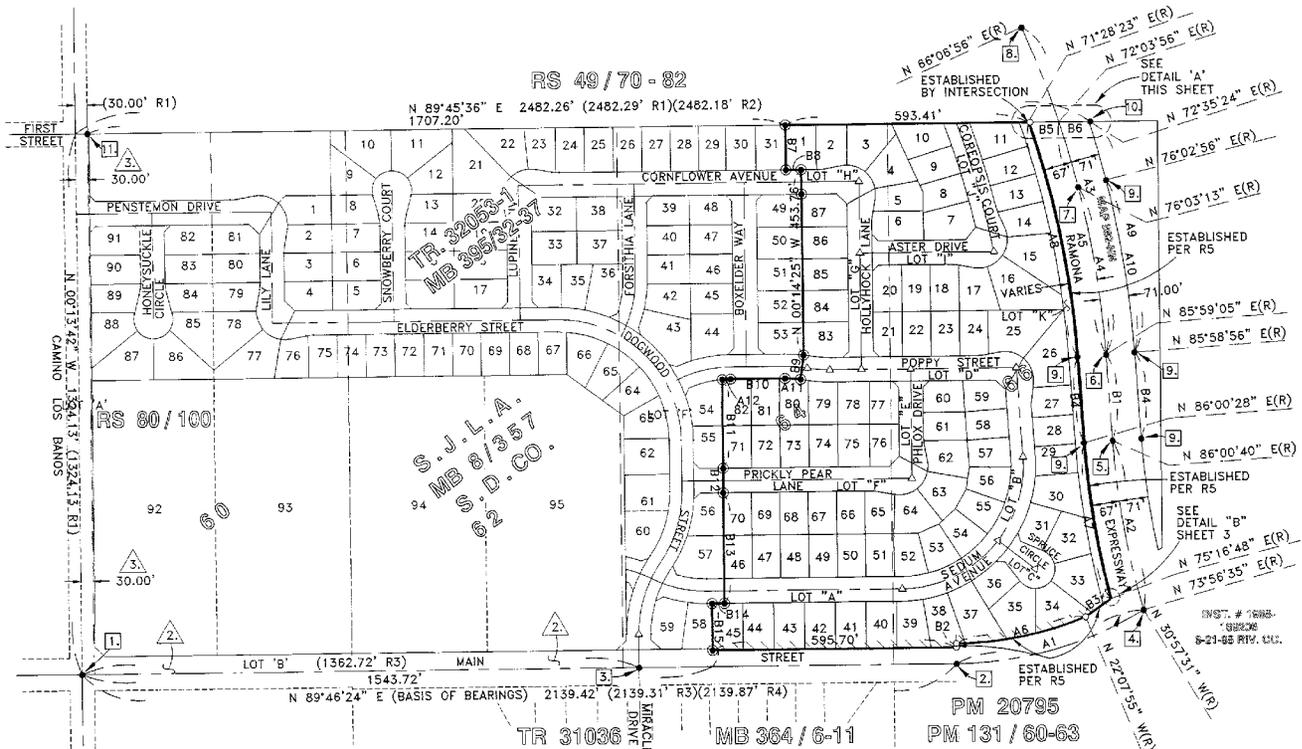
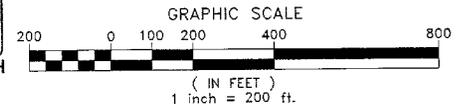
TRACT NO. 32053

BEING A SUBDIVISION OF A PORTION OF LOTS 64 AND 66, OF THE LAND OF THE LAND 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, OF THE RANCHO SAN JACINTO VIEJO, IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST.

BLAINE A. WOMER CIVIL ENGINEERING

FEBRUARY 2005

SHEET 2 OF 5 SHEETS



CURVE DATA

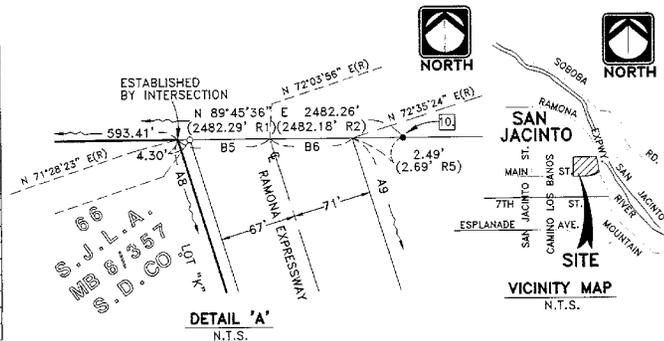
(THIS SHEET ONLY)

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
A1	30°43'54"	247.32	900.00	482.73
A1(R4)	(30°42'55")	(247.19)	(900.00)	(482.47)
A2	12°04'05"	211.41	2000.00	421.26
A2(R6)	(12°03'37")	(211.27)	(2000.00)	(420.98)
A3	19°52'09"	420.36	2400.00	832.28
A3(R6)	(19°51'51")	(420.25)	(2400.00)	(832.07)
A4	09°55'52"	208.52	2400.00	416.00
A5	13°55'10"	292.97	2400.00	583.05
A6	21°54'18"	164.49	850.00	324.97
A6(R5)	(21°54'08")	(164.47)	(850.00)	(324.93)
A7	10°43'40"	194.45	2071.00	387.76
A7(R5)	(10°43'23")	(194.36)	(2071.00)	(387.59)
A8	14°31'37"	295.82	2320.99	588.47
A8(R5)	(14°31'31")	(295.79)	(2320.99)	(588.40)
A9	13°23'32"	290.11	2471.00	577.57
A9(R5)	(13°22'26")	(289.71)	(2471.00)	(576.78)
A10	09°58'00"	214.74	2471.00	428.39
A11	08°00'42"	18.91	270.00	37.75
A12	04°20'04"	10.22	270.00	20.43

LINE DATA

(THIS SHEET ONLY)

NUMBER	DIRECTION	DISTANCE
B1	N 04°00'00" W	213.00'
B2	N 00°13'36" W	(10.00' R5)
B2(R6)	(213.00')	(213.00')
B3	N 55°25'01" E	74.94'
B4	N 04°00'00" E	213.15'
B4(R5)	(213.00')	(213.00')
B5	N 89°45'36" E	74.73'
B6	N 89°45'36" E	74.43'
B7	N 00°14'26" W	110.00'
B8	N 89°45'35" E	36.78'
B9	N 07°47'06" E(R)	60.00'
B10	N 89°46'24" E	132.96'
B11	N 00°13'36" W	219.23'
B12	N 00°15'54" E	60.00'
B13	N 00°13'36" W	270.00'
B14	N 89°46'24" E	30.49'
B15	N 00°13'36" W	154.00'



FILE 3-222

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF MAIN STREET TAKEN AS N 89°45'24" E PER MB 364/6-11.
2. TRACT MAP NO. 32053-1 HAS 95 LOTS PLUS LOTS 'A' THROUGH 'O', INCLUSIVE.
3. TRACT MAP NO. 32053-1 CONTAINS 50.50 GR. ACRES WITHIN THE DISTINCTIVE BORDER.
4. ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
5. 1/2" REBAR W/ PLASTIC PLUG STAMPED "LS 7843" SET FLUSH, OR NAIL & TAG STAMPED "LS 7843" SET ON TOP OF WALL OR IN WALL FOOTING, AT ALL REAR LOT CORNERS.
6. LOT CORNERS ADJACENT TO STREETS REFERENCED BY LEAD & TAG STAMPED "LS 7843", ON TOP OF CURB, ON EXTENSION OF LOT LINES.
7. Δ INDICATES TYPE "B" MONUMENT, STAMPED "LS 7843". SET FLUSH, PER RIV. CO. STD. NO. 303.
8. \bullet INDICATES FOUND MONUMENT, SIZE AND DESCRIPTION AS NOTED.
9. \circ INDICATES SET 1/2" REBAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH.
10. ALL EXISTING EASEMENTS SHOWN ARE LOCATED BY BEST AVAILABLE RECORD AND NOT BY ANY FIELD SURVEY TO DATE.
11. R1 ~ INDICATES RECORD DATA PER RS 80/100.
12. R2 ~ INDICATES RECORD DATA PER RS 49/70-82.
13. R3 ~ INDICATES RECORD DATA PER MB 364/6-11.
14. R4 ~ INDICATES RECORD DATA PER PM 131/60-63.
15. R5 ~ INDICATES RECORD DATA PER INST. #1988-169206, REC. 6/21/88, D.R.
16. R6 ~ INDICATES RECORD DATA PER RIV. CO. RIGHT-OF-WAY MAP 882-NM.
17. $\parallel\parallel\parallel$ INDICATES RESTRICTED ACCESS.

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME, OR OTHER AQUEDUCT ACROSS THE LANDS OF ANY OTHER OWNER, LYING BETWEEN HIM AND THE SAN JACINTO RIVER, AS RESERVED TO EACH AND EVERY OWNER OF LANDS IN THE RANCHO SAN JACINTO VIEJO, HIS HEIRS AND ASSIGNS, BY DECREE OF PARTITION OF SAID RANCHO, RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, THE EXACT LOCATION CANNOT BE LOCATED FROM RECORD.
2. AN EASEMENT FOR PUBLIC ROAD PURPOSES AS SHOWN OR AS OFFERED FOR DEDICATION ON THE MAP OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, RECORDED IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND AS ACCEPTED FOR PUBLIC USE BY A RESOLUTION, EXECUTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, RECORDED JANUARY 27, 1953 AS INSTRUMENT NO. 4012, IN BOOK 1455, PAGE 487, OF OFFICIAL RECORDS, THE WIDTH OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD.
3. AN EASEMENT FOR PUBLIC ROAD PURPOSES GRANTED TO THE SUPERVISORS OF SAN DIEGO COUNTY, CALIFORNIA, RECORDED JANUARY 6, 1987, IN BOOK 77, PAGE 80 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.
4. AN EASEMENT FOR A PIPELINE NOT LESS THAN TEN INCHES IN DIAMETER, GRANTED TO THE CITY OF SAN JACINTO, RECORDED NOVEMBER 29, 1895, AS INSTRUMENT NO. 6, IN BOOK 43, PAGE 61 OF DEEDS, AND CANNOT BE LOCATED FROM RECORD.

MONUMENT NOTES

1. FD. MARKED MANHOLE WITH 1.0' NAIL SWING TIES, FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND CAMINO LOS BANOS, PER R1 & R4.
2. FD. 1 1/2" BRASS DISC STAMPED "EC 26+81", FLUSH, FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND MIRACLE DRIVE, PER R3.
3. 1 1/2" BRASS DISC STAMPED "LS 7843", FLUSH, FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND RAMONA EXPRESSWAY, PER R4 & R6.
4. FD. 5/8" BRASS ROD OF A RIV. CO. TYPE "B" MONUMENT, DN. 2", NO REF., FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND RAMONA EXPRESSWAY PER R4 & R6.
5. FD. 1 1/2" BRASS DISC STAMPED "BC 144+31.21 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE B.C. PER R6.
6. FD. 1 1/2" BRASS DISC STAMPED "EC 142+18.21 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE E.C. PER R6.
7. FD. 1 1/2" BRASS DISC STAMPED "MOC 138+02.18 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE M.O.C. PER R6.
8. FD. 1 1/2" BRASS DISC STAMPED "BC 133+86.14 RIV CO SUR", FLUSH, NO REF., FOR THE CENTERLINE B.C. PER R6.
9. FD. 1 1/4" I.P. W/PLASTIC PLUG STAMPED "RIV CO SURVEYOR", DN. 12", NO REF., FOR POINTS ON RIGHT-OF-WAY AS SHOWN.
10. FD. 1/2" REBAR IN CONC., DN. 2", PER R1.
11. FD. 1" I.P. W/PLASTIC PLUG STAMPED "LS 3018", DN. 18", PER R1.

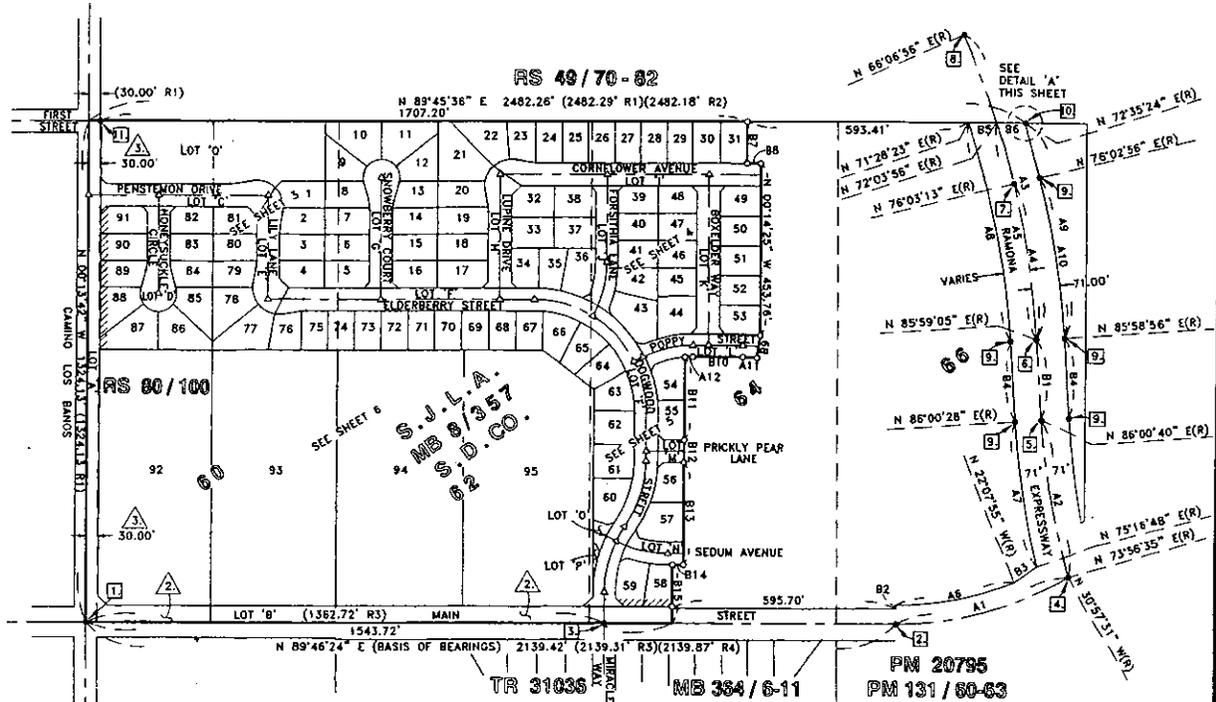
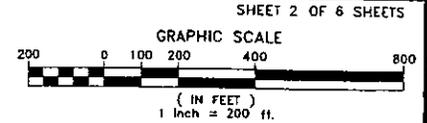
IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 32053-1

BEING A SUBDIVISION OF LOTS 60, 62, AND A PORTION OF LOT 64, OF THE LAND OF THE LAND 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, OF THE RANCHO SAN JACINTO VIEJO, IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST.

BLAINE A. WOMER CIVIL ENGINEERING

FEBRUARY 2005



CURVE DATA
(THIS SHEET ONLY)

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
A1	30°43'54"	247.32	900.00	482.73
A1(R4)	(30°42'55")	(247.19)	(900.00)	(482.47)
A2	12°04'05"	211.41	2000.00	421.26
A2(R6)	(12°03'37")	(211.27)	(2000.00)	(420.98)
A3	19°52'09"	420.36	2400.00	832.28
A3(R6)	(19°51'51")	(420.25)	(2400.00)	(832.07)
A4	09°35'52"	208.52	2400.00	416.00
A5	13°55'30"	292.97	2400.00	583.05
A6	21°54'18"	164.49	850.00	324.97
A6(R5)	(21°54'08")	(164.47)	(850.00)	(324.93)
A7	10°43'40"	194.45	2071.00	387.76
A7(R5)	(10°43'23")	(194.36)	(2071.00)	(387.59)
A8	14°31'37"	295.82	2320.99	588.47
A8(R5)	(14°31'31")	(295.79)	(2320.99)	(588.40)
A9	15°23'32"	290.11	2471.00	577.57
A9(R5)	(15°22'26")	(289.71)	(2471.00)	(576.78)
A10	09°56'00"	214.74	2471.00	428.39
A11	08°00'42"	18.91	270.00	37.75
A12	04°20'04"	10.22	270.00	20.43

LINE DATA
(THIS SHEET ONLY)

NUMBER	DIRECTION	DISTANCE
B1	N 04°00'00" W	213.00'
B2	N 00°13'36" W	(10.00' R5)
B2(R6)	(213.00')	
B3	N 55°25'01" E	74.94'
B4	N 04°00'00" E	213.15'
B4(R5)	(213.00')	
B5	N 89°45'36" E	74.73'
B6	N 89°45'36" E	74.43'
B7	N 00°14'25" W	110.00'
B8	N 89°45'35" E	36.78'
B9	N 07°47'06" E	60.00'
B10	N 89°46'24" E	132.96'
B11	N 00°13'36" W	219.23'
B12	N 00°15'54" E	60.00'
B13	N 00°13'36" E	270.00'
B14	N 89°46'24" E	30.49'
B15	N 00°13'36" W	154.00'

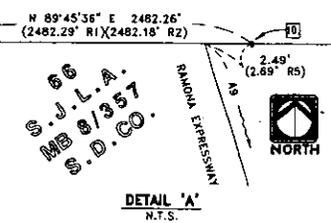


EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

**City of San Jacinto
Annexation No. 16 to
Assessment District No. 2003-1
FY 2006-07 Assessment Roll**

	<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2006-07 Assessment</u>
Zone 23				
	433-130-021	32053	4	\$195.99
	433-130-021	32053	5	\$195.99
	433-130-021	32053	6	\$195.99
	433-130-021	32053	7	\$195.99
	433-130-021	32053	8	\$195.99
	433-130-021	32053	9	\$195.99
	433-130-021	32053	10	\$195.99
	433-130-021	32053	11	\$195.99
	433-130-021	32053	12	\$195.99
	433-130-021	32053	13	\$195.99
	433-130-021	32053	14	\$195.99
	433-130-021	32053	15	\$195.99
	433-130-021	32053	16	\$195.99
	433-130-021	32053	17	\$195.99
	433-130-021	32053	18	\$195.99
	433-130-021	32053	19	\$195.99
	433-130-021	32053	20	\$195.99
	433-130-021	32053	21	\$195.99
	433-130-021	32053	22	\$195.99
	433-130-021	32053	23	\$195.99
	433-130-021	32053	24	\$195.99
	433-130-021	32053	25	\$195.99
	433-130-021	32053	26	\$195.99
	433-130-021	32053	27	\$195.99
	433-130-021	32053	28	\$195.99
	433-130-021	32053	29	\$195.99
	433-130-021	32053	30	\$195.99
	433-130-021	32053	31	\$195.99
	433-130-021	32053	32	\$195.99
	433-130-021	32053	33	\$195.99
	433-130-021	32053	34	\$195.99
	433-130-021	32053	35	\$195.99
	433-130-021	32053	36	\$195.99
	433-130-021	32053	37	\$195.99
	433-130-021	32053	38	\$195.99
	433-130-021	32053	39	\$195.99
	433-130-021	32053	52	\$195.99
	433-130-021	32053	53	\$195.99
	433-130-021	32053	54	\$195.99
	433-130-021	32053	55	\$195.99
	433-130-021	32053	56	\$195.99
	433-130-021	32053	57	\$195.99
	433-130-021	32053	58	\$195.99
	433-130-021	32053	59	\$195.99
	433-130-021	32053	60	\$195.99
	433-130-021	32053	61	\$195.99
	433-130-021	32053	62	\$195.99
	433-130-021	32053	63	\$195.99
	433-130-021	32053	64	\$195.99
	433-130-025	32053	1	\$195.99
	433-130-025	32053	2	\$195.99
	433-130-025	32053	3	\$195.99
	433-130-025	32053	40	\$195.99

**City of San Jacinto
Annexation No. 16 to
Assessment District No. 2003-1
FY 2006-07 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2006-07 Assessment</u>
433-130-025	32053	41	\$195.99
433-130-025	32053	42	\$195.99
433-130-025	32053	43	\$195.99
433-130-025	32053	44	\$195.99
433-130-025	32053	45	\$195.99
433-130-025	32053	46	\$195.99
433-130-025	32053	47	\$195.99
433-130-025	32053	48	\$195.99
433-130-025	32053	49	\$195.99
433-130-025	32053	50	\$195.99
433-130-025	32053	51	\$195.99
433-130-025	32053	65	\$195.99
433-130-025	32053	66	\$195.99
433-130-025	32053	67	\$195.99
433-130-025	32053	68	\$195.99
433-130-025	32053	69	\$195.99
433-130-025	32053	70	\$195.99
433-130-025	32053	71	\$195.99
433-130-025	32053	72	\$195.99
433-130-025	32053	73	\$195.99
433-130-025	32053	74	\$195.99
433-130-025	32053	75	\$195.99
433-130-025	32053	76	\$195.99
433-130-025	32053	77	\$195.99
433-130-025	32053	78	\$195.99
433-130-025	32053	79	\$195.99
433-130-025	32053	80	\$195.99
433-130-025	32053	81	\$195.99
433-130-025	32053	82	\$195.99
433-130-025	32053	83	\$195.99
433-130-025	32053	84	\$195.99
433-130-025	32053	85	\$195.99
433-130-025	32053	86	\$195.99
433-130-025	32053	87	\$195.99
433-510-001	32053-1	1	\$195.99
433-510-002	32053-1	2	\$195.99
433-510-003	32053-1	3	\$195.99
433-510-004	32053-1	4	\$195.99
433-510-005	32053-1	5	\$195.99
433-510-006	32053-1	6	\$195.99
433-510-007	32053-1	7	\$195.99
433-510-008	32053-1	8	\$195.99
433-510-009	32053-1	9	\$195.99
433-510-010	32053-1	10	\$195.99
433-510-011	32053-1	11	\$195.99
433-510-012	32053-1	12	\$195.99
433-510-013	32053-1	13	\$195.99

**City of San Jacinto
Annexation No. 16 to
Assessment District No. 2003-1
FY 2006-07 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2006-07 Assessment</u>
433-510-014	32053-1	14	\$195.99
433-510-015	32053-1	15	\$195.99
433-510-016	32053-1	16	\$195.99
433-510-017	32053-1	17	\$195.99
433-510-018	32053-1	18	\$195.99
433-510-019	32053-1	19	\$195.99
433-510-020	32053-1	20	\$195.99
433-510-021	32053-1	21	\$195.99
433-510-022	32053-1	22	\$195.99
433-510-023	32053-1	23	\$195.99
433-510-024	32053-1	24	\$195.99
433-510-025	32053-1	25	\$195.99
433-511-001	32053-1	32	\$195.99
433-511-002	32053-1	33	\$195.99
433-511-003	32053-1	34	\$195.99
433-511-004	32053-1	35	\$195.99
433-511-005	32053-1	36	\$195.99
433-511-006	32053-1	37	\$195.99
433-511-007	32053-1	38	\$195.99
433-512-001	32053-1	66	\$195.99
433-512-002	32053-1	67	\$195.99
433-512-003	32053-1	68	\$195.99
433-512-004	32053-1	69	\$195.99
433-512-005	32053-1	70	\$195.99
433-512-006	32053-1	71	\$195.99
433-512-007	32053-1	72	\$195.99
433-512-008	32053-1	73	\$195.99
433-512-009	32053-1	74	\$195.99
433-512-010	32053-1	75	\$195.99
433-512-011	32053-1	76	\$195.99
433-512-012	32053-1	77	\$195.99
433-512-013	32053-1	78	\$195.99
433-512-014	32053-1	79	\$195.99
433-512-015	32053-1	80	\$195.99

**City of San Jacinto
Annexation No. 16 to
Assessment District No. 2003-1
FY 2006-07 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2006-07 Assessment</u>
433-512-016	32053-1	81	\$195.99
433-512-017	32053-1	82	\$195.99
433-512-018	32053-1	83	\$195.99
433-512-019	32053-1	84	\$195.99
433-512-020	32053-1	85	\$195.99
433-512-021	32053-1	86	\$195.99
433-512-022	32053-1	87	\$195.99
433-512-023	32053-1	88	\$195.99
433-512-024	32053-1	89	\$195.99
433-512-025	32053-1	90	\$195.99
433-512-026	32053-1	91	\$195.99
433-520-001	32053-1	26	\$195.99
433-520-002	32053-1	27	\$195.99
433-520-003	32053-1	28	\$195.99
433-520-004	32053-1	29	\$195.99
433-520-005	32053-1	30	\$195.99
433-520-006	32053-1	31	\$195.99
433-521-001	32053-1	39	\$195.99
433-521-002	32053-1	40	\$195.99
433-521-003	32053-1	41	\$195.99
433-521-004	32053-1	42	\$195.99
433-521-005	32053-1	43	\$195.99
433-521-006	32053-1	44	\$195.99
433-521-007	32053-1	45	\$195.99
433-521-008	32053-1	46	\$195.99
433-521-009	32053-1	47	\$195.99
433-521-010	32053-1	48	\$195.99
433-522-001	32053-1	49	\$195.99
433-522-002	32053-1	50	\$195.99
433-522-003	32053-1	51	\$195.99
433-522-004	32053-1	52	\$195.99
433-522-005	32053-1	53	\$195.99
433-523-001	32053-1	54	\$195.99
433-523-002	32053-1	55	\$195.99

**City of San Jacinto
Annexation No. 16 to
Assessment District No. 2003-1
FY 2006-07 Assessment Roll**

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2006-07 Assessment</u>
433-524-001	32053-1	56	\$195.99
433-524-002	32053-1	57	\$195.99
433-525-001	32053-1	58	\$195.99
433-525-002	32053-1	59	\$195.99
433-526-001	32053-1	60	\$195.99
433-526-002	32053-1	61	\$195.99
433-526-003	32053-1	62	\$195.99
433-526-004	32053-1	63	\$195.99
433-526-005	32053-1	64	\$195.99
433-526-006	32053-1	65	\$195.99

Total Assessment for Zone 23: \$34,886.22

Total FY 2006-07 Assessment: \$34,886.22

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 23

Detailed Cost Estimate
City of San Jacinto
AD No. 2003-1, Annexation No. 16
Zone 23
Tract No. 32053-1 and Tentative Tract No. 32053

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	20,735	3.93	\$194.08	\$762.17

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	297,776	s.f.	\$0.11	\$32,107
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$6,421
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			Total	\$46,615

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	297,776	s.f.	\$0.03	\$9,632
0.15' asphaltic concrete paving overlay	3,127	tons	\$37.74	\$117,994
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			Total	\$137,330

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	2,074	l.f.	\$1.08	\$2,236
Remove sidewalk @ 10% of total quantity	11,404	s.f.	\$0.16	\$1,844
Grind 0.33' AC paving	297,776	s.f.	\$0.07	\$21,512
construct 6" curb @10% of total quantity	2,074	l.f.	\$8.19	\$16,991
construct 6' wide sidewalk @ 10% of total quantity	11,404	s.f.	\$1.89	\$21,519
construct 0.25' AC paving	5,211	tons	\$37.74	\$196,656
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
			Total	\$276,931

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

Cost of Services Summary
City of San Jacinto
AD No. 2003-1, Annexation No. 16

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 2006-07 District Admin [2]
23	178	3.93	297,776	\$762	\$46,615	\$137,330	\$276,931	\$2,385	\$3,930

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

[2] An additional \$22.08 per single family residential lot was added for annual administration of Annexation No. 18 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 23

Street Maintenance Allocation [1]
City of San Jacinto
AD No. 2003-1, Annexation No. 16
Zone 23
Tract No. 32053-1 and Tentative Tract No. 32053

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	2006	\$34,887	\$762				\$76	\$3,930	\$4,769	\$30,118
2	2007	\$35,968	\$786				\$79	\$4,052	\$4,916	\$61,170
3	2008	\$37,084	\$810				\$81	\$4,178	\$5,069	\$93,185
4	2009	\$38,233	\$835	\$51,086			\$5,192	\$4,307	\$61,421	\$69,997
5	2010	\$39,418	\$861				\$86	\$4,441	\$5,388	\$104,028
6	2011	\$40,640	\$888				\$89	\$4,578	\$5,555	\$139,113
7	2012	\$41,900	\$915				\$92	\$4,720	\$5,727	\$175,286
8	2013	\$43,199	\$944	\$57,722			\$5,867	\$4,867	\$69,399	\$149,086
9	2014	\$44,538	\$973				\$97	\$5,018	\$6,088	\$187,537
10	2015	\$45,919	\$1,003				\$100	\$5,173	\$6,277	\$227,179
11	2016	\$47,342	\$1,034				\$103	\$5,333	\$6,471	\$268,050
12	2017	\$48,810	\$1,066		\$192,137		\$19,320	\$5,499	\$218,022	\$98,838
13	2018	\$50,323	\$1,099				\$110	\$5,669	\$6,879	\$142,283
14	2019	\$51,883	\$1,133				\$113	\$5,845	\$7,092	\$187,074
15	2020	\$53,492	\$1,169				\$117	\$6,026	\$7,312	\$233,254
16	2021	\$55,150	\$1,205	\$73,690			\$7,489	\$6,213	\$88,597	\$199,807
17	2022	\$56,859	\$1,242				\$124	\$6,406	\$7,772	\$248,894
18	2023	\$58,622	\$1,281				\$128	\$6,604	\$8,013	\$299,503
19	2024	\$60,439	\$1,320				\$132	\$6,809	\$8,261	\$351,681
20	2025	\$62,313	\$1,361	\$83,261			\$8,462	\$7,020	\$100,105	\$313,889
21	2026	\$64,245	\$1,404				\$140	\$7,238	\$8,781	\$369,353
22	2027	\$66,236	\$1,447				\$145	\$7,462	\$9,054	\$426,535
23	2028	\$68,290	\$1,492				\$149	\$7,693	\$9,334	\$485,490
24	2029	\$70,407	\$1,538		\$277,149		\$27,869	\$7,932	\$314,488	\$241,409
25	2030	\$72,589	\$1,586				\$159	\$8,178	\$9,922	\$304,076
26	2031	\$74,839	\$1,635				\$164	\$8,431	\$10,230	\$368,686
27	2032	\$77,159	\$1,686				\$169	\$8,692	\$10,547	\$435,298
28	2033	\$79,551	\$1,738	\$106,295			\$10,803	\$8,962	\$127,798	\$387,052
29	2034	\$82,017	\$1,792				\$179	\$9,240	\$11,211	\$457,858
30	2035	\$84,560	\$1,847				\$185	\$9,526	\$11,558	\$530,860
31	2036	\$87,181	\$1,905				\$190	\$9,822	\$11,917	\$606,125
32	2037	\$89,884	\$1,964	\$120,101			\$12,206	\$10,126	\$144,397	\$551,611
33	2038	\$92,670	\$2,025				\$202	\$10,440	\$12,667	\$631,615
34	2039	\$95,543	\$2,087				\$209	\$10,764	\$13,060	\$714,099
35	2040	\$98,505	\$2,152				\$215	\$11,097	\$13,464	\$799,139
36	2041	\$101,559	\$2,219			\$806,168	\$80,839	\$11,441	\$900,667	\$31
Totals		\$2,252,257	\$49,205	\$492,155	\$469,286	\$806,168	\$181,681	\$253,731	\$2,252,226	

Number of Single Family Residential Lots	178
Year 1 Cost per Residential Lot	\$195.99

[1] Assumes costs and annual assessment revenue escalate at an average rate of 3.1%.