

**ENGINEER'S REPORT  
ANNEXATION NO. 17 TO  
ASSESSMENT DISTRICT NO. 2003-1  
OF THE  
CITY OF SAN JACINTO**

**January 23, 2006**

**ENGINEER'S REPORT  
ANNEXATION NO. 17 TO  
ASSESSMENT DISTRICT NO. 2003-1**

**CITY OF SAN JACINTO**

**Prepared for**

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

**Prepared by**

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

**TABLE OF CONTENTS**

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

Exhibits

- A-1: Assessment Diagram
- A-2: Tentative Tract Map for Zone 24
- A-3: Tentative Tract Map for Zone 25
- A-4: Tentative Tract Map for Zone 26
- A-5: Tentative Tract Map for Zone 27
- A-6: Tentative Tract Map for Zone 28
- B: Assessment Roll
- C-1: Detailed Cost Estimate: Zone 24
- C-2: Detailed Cost Estimate: Zone 25
- C-3: Detailed Cost Estimate: Zone 26
- C-4: Detailed Cost Estimate: Zone 27
- C-5: Detailed Cost Estimate: Zone 28
- D: Cost of Services Summary
- E-1: Cash Flow Model: Zone 24
- E-2: Cash Flow Model: Zone 25
- E-3: Cash Flow Model: Zone 26
- E-4: Cash Flow Model: Zone 27
- E-5: Cash Flow Model: Zone 28

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## **INTRODUCTION**

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In accordance with the Resolution of the City Council of the City of San Jacinto, California, initiating the annexation of certain real property to Assessment District No. 2003-01 (hereinafter referred to as the “Assessment District or AD No. 2003-1”), pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the “Resolution of Initiation”), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the “Council”), in connection with the proceedings for Annexation No. 17 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 17 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. 17 is discussed in this part.

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

A description of the property within each zone of benefit within Annexation No. 17 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. 17.

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

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The Assessment District is intended to finance the costs associated with the maintenance of interior streets within the boundaries of Annexation No. 17, 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. 17 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. 17 on an average interval of four years. The service shall be performed by City forces or by public works contract, and shall include all required striping and traffic control associated with the work. Slurry seal operations will not occur in interval years where grind and overlay or replacement activities, as described below, are scheduled.

### **Grind and Overlay**

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

### **Remove and Reconstruct**

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

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

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For purposes of determining the benefits associated with the costs of services provided by the Assessment District, Annexation No. 17 has been divided into five zones of benefit (“Zone”) based on location as described below and shown on the assessment diagram located in Exhibit A-1.

### **Zone 24**

Zone 24 consists of parcel 4 of Parcel Map No. 30090, which is tentative Tract No. 30033, Assessor Parcel Numbers (“APN”) 431-240-041 and 431-250-039. Tentative Tract No. 30033 encompasses approximately 55.5 acres, and includes 138 residential lots, a pocket park, and a school site. A map of tentative Tract No. 30033 is provided in Exhibit A-2.

### **Zone 25**

Zone 25 consists of parcel 2 of Parcel Map No. 30090, which is tentative Tract No. 30034, Assessor Parcel Numbers (“APN”) 431-250-028 and 431-250-037 (portion). Tentative Tract No. 30034 encompasses approximately 23.1 acres, and includes 47 residential lots and a detention basin. A map of tentative Tract No. 30034 is provided in Exhibit A-3.

### **Zone 26**

Zone 26 consists of parcel 5 of Parcel Map No. 30090, which is tentative Tract No. 30035, Assessor Parcel Numbers (“APN”) 431-240-038, 431-240-040, and 431-250-037 (portion). Tentative Tract No. 30035 encompasses approximately 33.6 acres, and includes 72 residential lots and a detention basin. A map of tentative Tract No. 30035 is provided in Exhibit A-4.

### **Zone 27**

Zone 27 consists of parcel 1 of Parcel Map No. 30090, which is tentative Tract No. 30036, Assessor Parcel Numbers (“APN”) 431-240-037, 431-240-039, 431-250-027, and 431-250-029. Tentative Tract No. 30036 encompasses approximately 72.3 acres, and includes 100 residential lots, 2 detention basins, and a pocket park. A map of tentative Tract No. 30036 is provided in Exhibit A-5.

### **Zone 28**

Zone 28 consists of parcel 3 of Parcel Map No. 30090, which is tentative Tract No. 30084, Assessor Parcel Numbers (“APN”) 431-250-009, 431-250-037 (portion), and 431-250-038. Tentative Tract No. 30084 encompasses approximately 60.9 acres, and includes 108 residential lots, three parks, and a detention basin. A map of tentative Tract No. 30084 is provided in Exhibit A-6.

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

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

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

WHEREAS, previously the City Council of the City of San Jacinto, California, did, pursuant to the provisions of the Benefit Assessment Act of 1982, adopt its Resolution of Initiation, for the purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 17, 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. 17 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. 17 to the Assessment District have been assessed upon the parcels of land in Annexation No. 17 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. 17 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 17 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. 17 to the Assessment District based on the costs and expenses, as set forth in Part IV:

<b>Zone</b>	<b>FY 2006-07 Total Annual Assessment</b>	<b>No. of Residential Lots [1]</b>	<b>FY 2006-07 Assessment per Residential Lot [1]</b>
24	\$36,553	138	\$264.88
25	\$13,428	47	\$285.70
26	\$20,176	72	\$280.22
27	\$30,820	100	\$308.20
28	\$26,391	108	\$244.36
[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.

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

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

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

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

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

### **Costs of Services**

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

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

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

Ten percent was added to the estimated maintenance costs for construction administration. An additional \$22.08 per single-family residential lot was added for annual administration of Annexation No. 17 to the Assessment District. The cost of services is summarized in Exhibit D.

## **Allocation of Cost**

Zone 24 is expected to be developed with single-family residential lots, a pocket park, and a proposed school site. Only the single-family residential lots receive benefit from the maintenance of interior street facilities within such zone, since the school's proposed entrance is not located on an interior street. Therefore, the cost of services for such Zone is allocated equally to each single-family residential lot within Zone 24, while the pocket park and school site are exempted.

Zone 25 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 Zone 25, while the detention basin is exempted.

Zone 26 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 Zone 26, while the detention basin is exempted.

Zone 27 is expected to be developed with single-family residential lots, detention basins, and a pocket park. 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 Zone 27, while the detention basins and pocket park are exempted.

Zone 28 is expected to be developed with single-family residential lots, three parks, 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 Zone 28, while the parks and detention basin are exempted.

## **Annual Assessment**

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for each Zone (see Exhibits E-1 through E-5). 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.

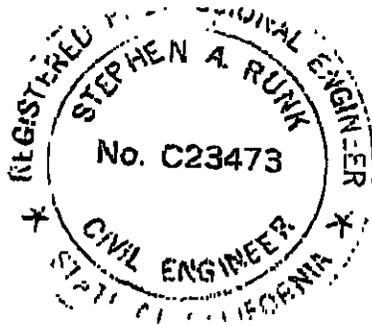
The following table sets forth the total fiscal year 2006-07 assessment for the annexed Zone as well as the fiscal year 2006-07 maximum assessment per residential lot.

**Schedule of Assessments**

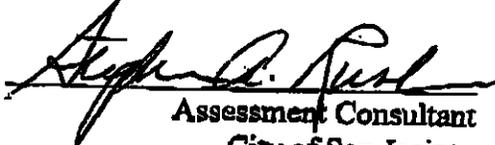
<b>Zone</b>	<b>FY 2006-07 Total Annual Assessment [1]</b>	<b>No. of Residential Lots [2]</b>	<b>FY 2006-07 Assessment per Residential Lot [1, 2]</b>
24	\$36,553	138	\$264.88
25	\$13,428	47	\$285.70
26	\$20,176	72	\$280.22
27	\$30,820	100	\$308.20
28	\$26,391	108	\$244.36
<p>[1] Annual Assessments are subject to annual escalations between 0% and 6% per year.</p> <p>[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.</p>			

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: January 23, 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 24<sup>th</sup> day of January 2006.

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

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**EXHIBIT A-1**

**ENGINEER'S REPORT**

**ASSESSMENT DIAGRAM**

ASSESSMENT DIAGRAM  
ANNEXATION NO. 17 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.

\_\_\_\_\_  
Dorothy L. Chouinard, San Jacinto City Clerk

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.

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.

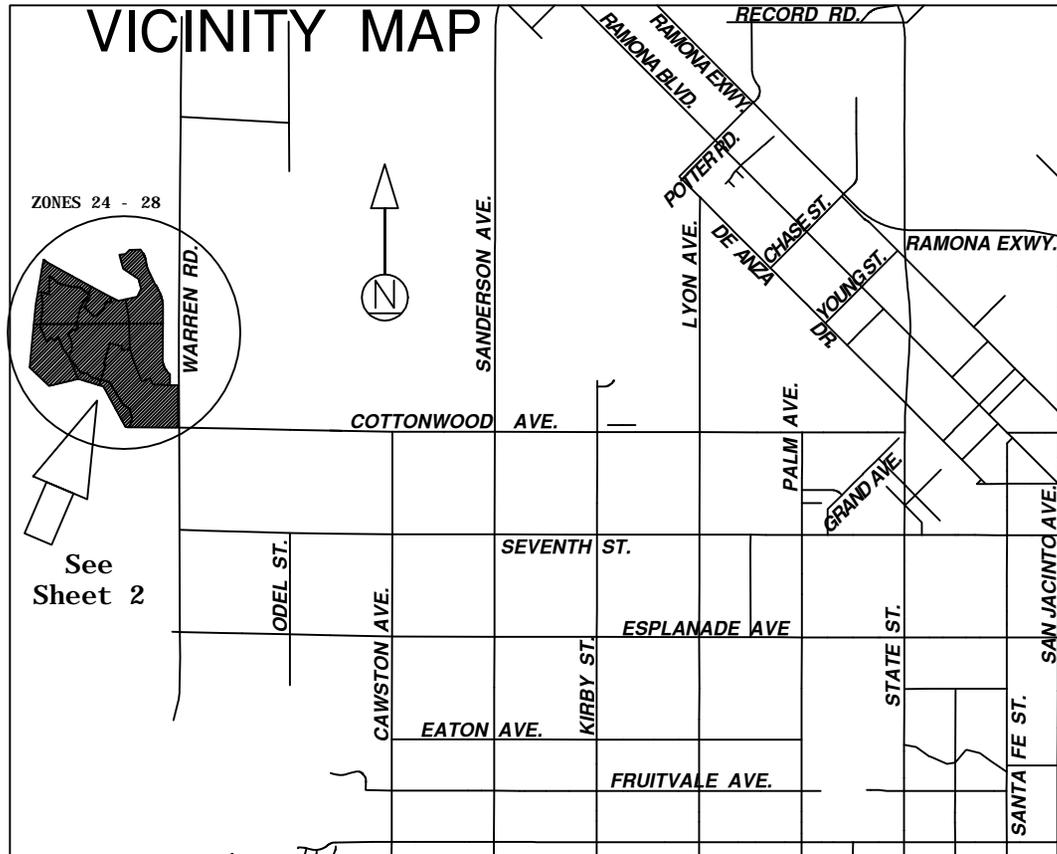
Larry W. Ward  
Assessor-County Clerk-Recorder of Riverside County

By \_\_\_\_\_

Deputy

Fee \_\_\_\_\_

Exempt recording requested, per CA Government Code §6103



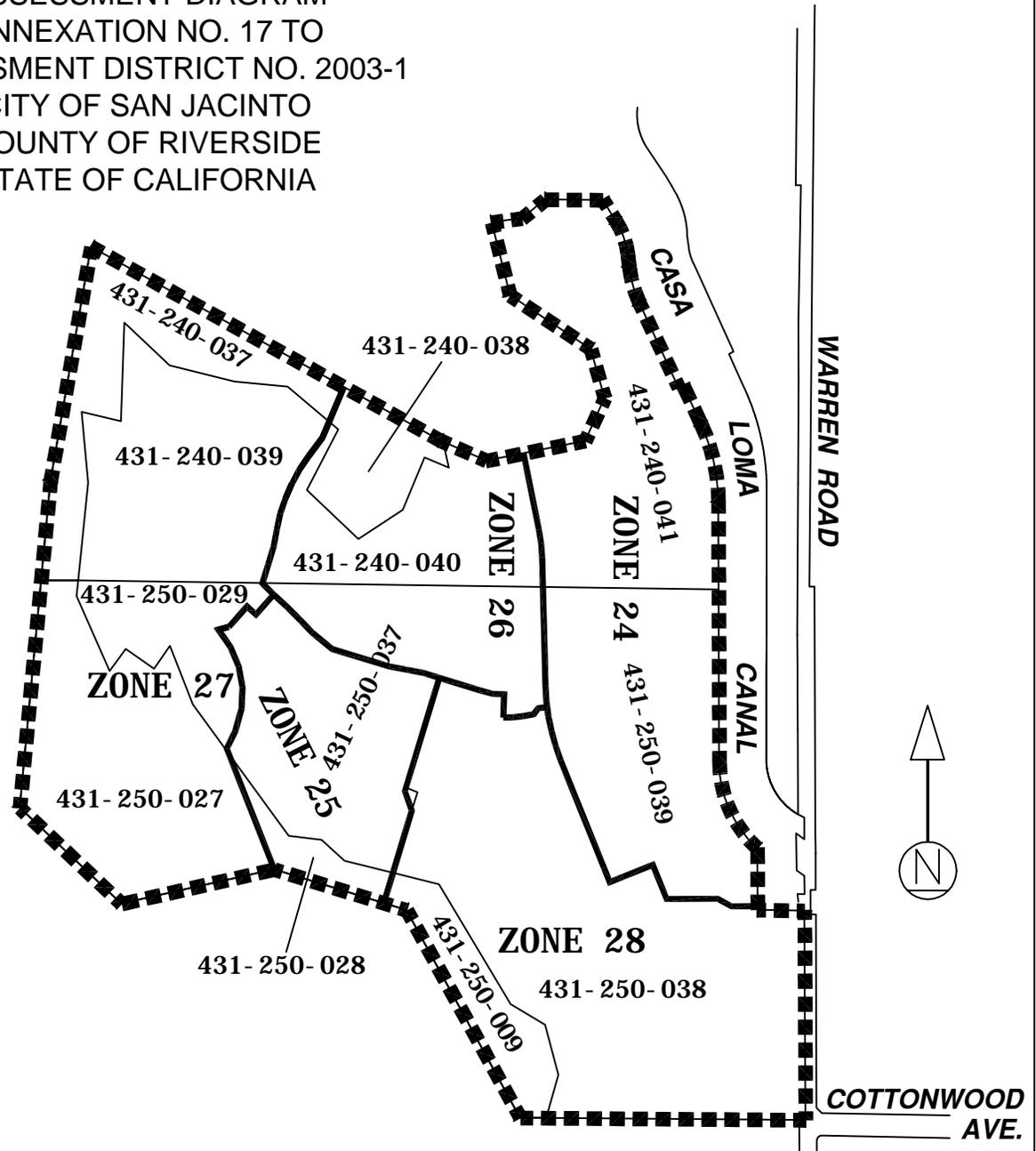
ASSESSMENT DIAGRAM  
 ANNEXATION NO. 17 TO  
 ASSESSMENT DISTRICT NO. 2003-1  
 CITY OF SAN JACINTO  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA

Reference is hereby made to Parcel Map No. 30090 filed the 14th day of April, 2005 in Book 212 at pages 73-81, and as instrument number 2005-0294001, 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.

- Zone No. 24 = Parcel 4 of Parcel Map No. 30090
- Zone No. 25 = Parcel 2 of Parcel Map No. 30090
- Zone No. 26 = Parcel 5 of Parcel Map No. 30090
- Zone No. 27 = Parcel 1 of Parcel Map No. 30090
- Zone No. 28 = Parcel 3 of Parcel Map No. 30090

LEGEND

	Zones 24 through 28 Boundaries of Annexation No. 17 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
	Zone / Parcel Boundary Line
	Assessor Parcel Line
<b>431-2n0-00n</b>	Assessor Parcel Number



**EXHIBIT A-2**

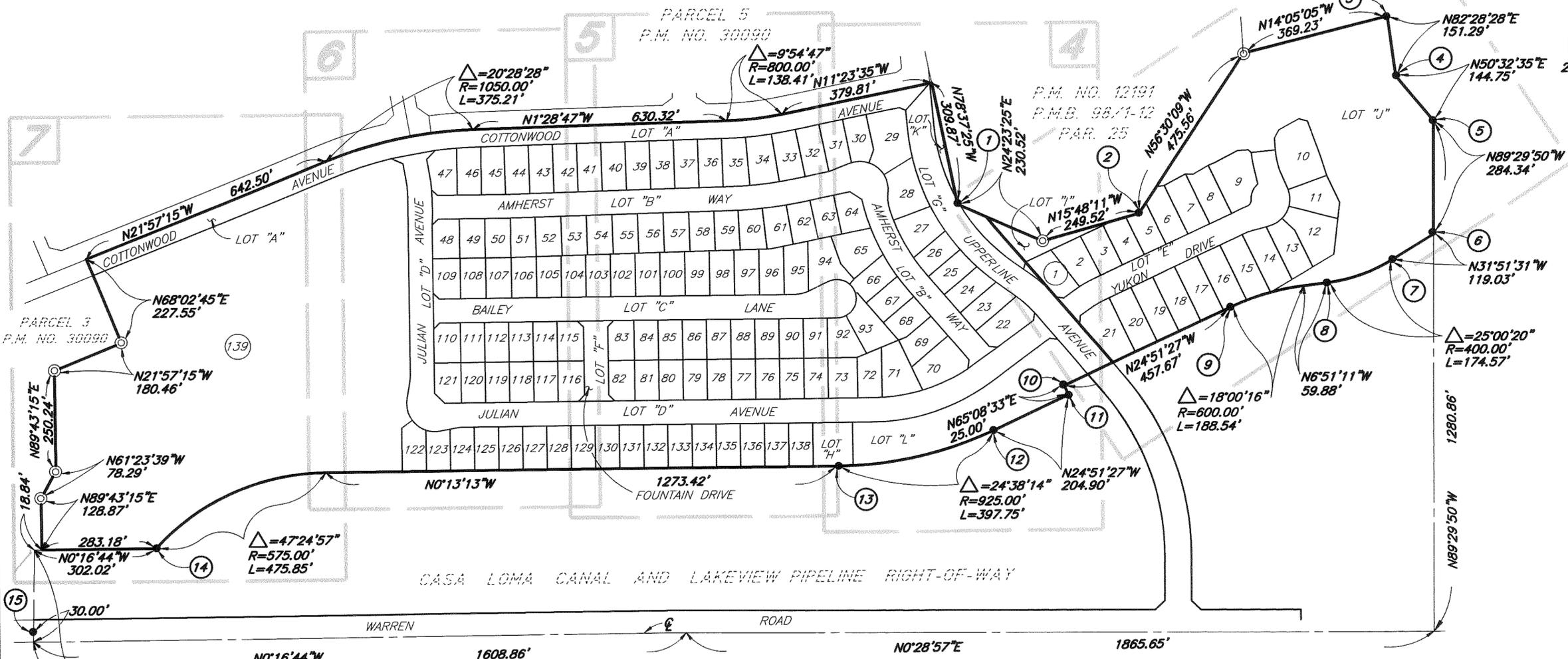
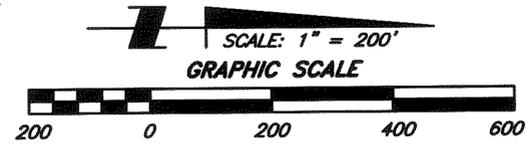
**ENGINEER'S REPORT**

**TENTATIVE TRACT MAP FOR ZONE 24**

# IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 30033

BEING ALL THAT PORTION OF PARCEL 4 IN THE CITY OF SAN JACINTO,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY  
PARCEL MAP NO. 30090, RECORDED APRIL 14, 2005.

P.M. NO. 12191  
P.M.B. 98/1-12  
PAR. 26



### KEY MAP LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- (R) RADIAL BEARING
- ① ①39 FIRST AND LAST LOT NUMBERS
- 4 SHEET NUMBER (INDEX MAP ONLY)
- SHEET BORDER (INDEX MAP ONLY)

### MONUMENTATION LEGEND

- △ WILL SET 2" IRON PIPE IN CONCRETE WITH DISC MARKED L.S. 6922 IN WELL MONUMENT.
- ⊙ WILL SET 2" x 24" IRON PIPE WITH DISC MARKED L.S. 6922.
- FOUND POINT AS NOTED.

### EASEMENT NOTES

- 1 EASEMENT FOR UTILITIES TO CALIFORNIA ELECTRIC POWER COMPANY PER DOC. RECORDED MAY 16, 1958 IN BOOK 2272, PAGE 370 OF O.R.
- 2 EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOC. RECORDED SEPTEMBER 11, 1984 AS FILE NO. 198225 OF O.R.
- 3 THE FOLLOWING EASEMENTS HAVE NO LOCATION SET FORTH IN SAID DOCUMENT AND CANNOT BE PLOTTED ON THIS MAP:
  - A. EASEMENT FOR INGRESS AND EGRESS TO JEROME H. THOMPSON PER DOC. RECORDED OCTOBER 15, 1964 AS FILE NO. 124938 OF O.R.

### FOUND MONUMENT NOTES

- 1 FOUND 1" IRON PIPE WITH TAG MARKED L.S. 3035 PER P.M. NO. 12191, DOWN 0.1'
- 2 FOUND 2 1/2" IRON PIPE WITH TAG MARKED R.C.E. 18095 PER R.S. NO. 63/57-60, FLUSH WITH SURFACE.
- 3 FOUND 1" IRON PIPE WITH TAG MARKED L.S. 3035 PER R.S. NO. 63/57-60, DOWN 0.1'
- 4 FOUND NAIL AND TAG MARKED L.S. 3035 PER R.S. NO. 63/57-60, DOWN 0.2'
- 5 FOUND NAIL AND TAG MARKED L.S. 3035 PER R.S. NO. 63/57-60, DOWN 0.2'
- 6 FOUND 1" IRON PIPE WITH TAG MARKED L.S. 3035 PER R.S. NO. 63/57-60, DOWN 0.1'
- 7 FOUND 2 1/2" IRON PIPE, NO TAG PER R.S. NO. 63/57-60, FLUSH WITH SURFACE.
- 8 FOUND 2 1/2" IRON PIPE, NO TAG PER R.S. NO. 63/57-60, FLUSH WITH SURFACE.
- 9 FOUND 2 1/2" IRON PIPE, NO TAG PER R.S. NO. 63/57-60, FLUSH WITH SURFACE.
- 10 FOUND 2 1/2" IRON PIPE WITH TAG MARKED L.S. 3708 PER R.S. NO. 63/57-60, DOWN 0.1'
- 11 FOUND 2 1/2" IRON PIPE WITH TAG MARKED L.S. 3708 PER R.S. NO. 63/57-60, DOWN 0.1'
- 12 FOUND 2 1/2" IRON PIPE WITH TAG MARKED L.S. 3708 PER R.S. NO. 63/57-60, UP 0.1'
- 13 FOUND 2 1/2" IRON PIPE WITH TAG MARKED L.S. 3708 PER R.S. NO. 63/57-60, FLUSH WITH SURFACE.
- 14 FOUND 2 1/2" IRON PIPE WITH TAG MARKED L.S. 3708 PER R.S. NO. 63/57-60, FLUSH WITH SURFACE.
- 15 FOUND 2 1/2" IRON PIPE WITH TAG MARKED L.S. 3708 PER R.S. NO. 63/57-60, DOWN 0.1'

**EXHIBIT A-3**

**ENGINEER'S REPORT**

**TENTATIVE TRACT MAP FOR ZONE 25**

**IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**TRACT NO. 30034**

PARCEL 2 OF PARCEL MAP NO. 30090, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN  
 BOOK 212, PAGES 73 AND 81 OF MAPS AND RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**KEY MAP LEGEND**

-  TRACT BOUNDARY
-  LOT LINE
-  RADIAL BEARING
-  FIRST AND LAST LOT NUMBERS
-  SHEET NUMBER (INDEX MAP ONLY)
-  SHEET BORDER (INDEX MAP ONLY)

**MONUMENTATION LEGEND**

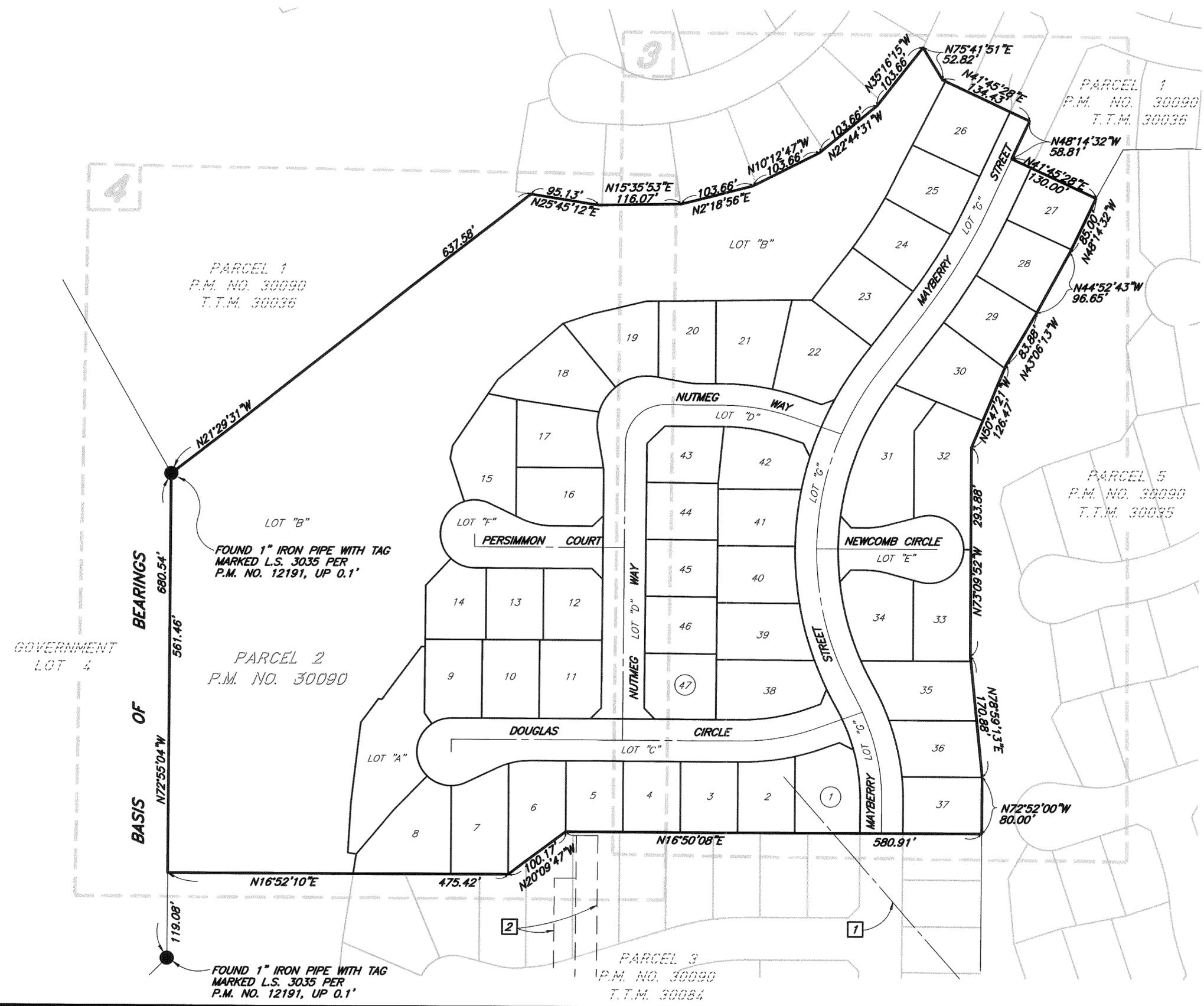
-  WILL SET 2" IRON PIPE IN CONCRETE WITH DISC MARKED L.S. 6922 IN WELL MONUMENT.
-  WILL SET 2" x 24" IRON PIPE WITH DISC MARKED L.S. 6922.
-  FOUND POINT AS NOTED.

**EASEMENT NOTES**

- 1 EASEMENT FOR UTILITIES TO CALIFORNIA ELECTRIC POWER COMPANY PER DOC. RECORDED MAY 16, 1958 IN BOOK 2272, PAGE 370 OF O.R.
- 2 EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES TO HEMET ONE-EIGHTY SIX, A LIMITED PARTNERSHIP, PER DOC. RECORDED DECEMBER 28, 1973 AS FILE NO. 167615 OF O.R.
- 3 INDICATES WATER EASEMENT DEDICATED HEREON TO THE EASTERN MUNICIPAL WATER DISTRICT.
- 4 INDICATES SEWER EASEMENT DEDICATED HEREON TO THE CITY OF SAN JACINTO.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LINE OF PARCEL 2 AND 3 OF PARCEL MAP NO. 30090. i.e. N72°55'04"W

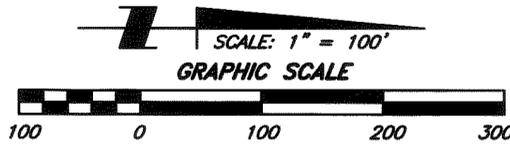


**EXHIBIT A-4**

**ENGINEER'S REPORT**

**TENTATIVE TRACT MAP FOR ZONE 26**

IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 30035**

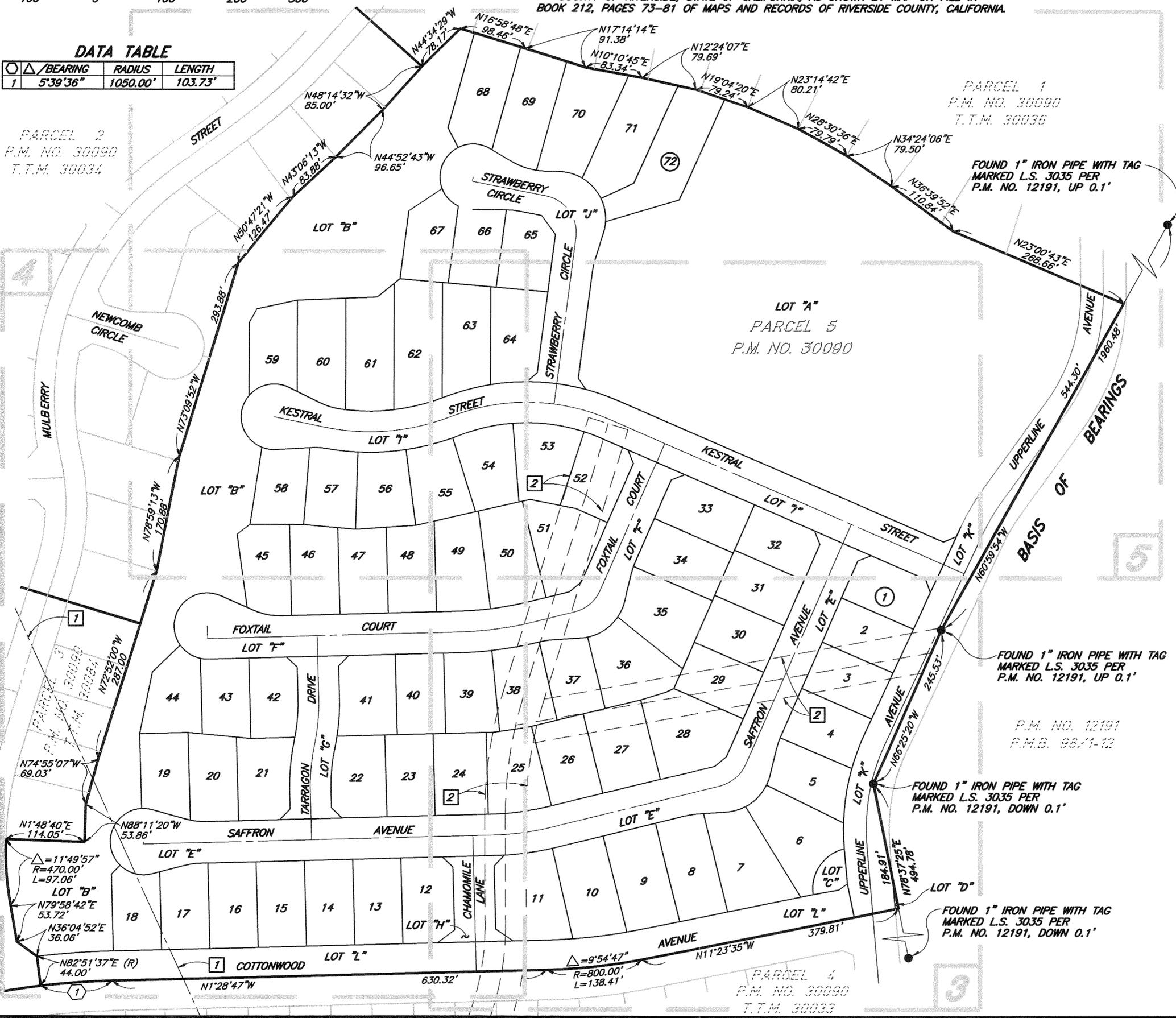


PARCEL 5 OF PARCEL MAP NO. 30090, IN THE CITY OF SAN JACINTO,  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN  
 BOOK 212, PAGES 73-81 OF MAPS AND RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**DATA TABLE**

NO.	BEARING	RADIUS	LENGTH
1	5°39'36"	1050.00'	103.73'

PARCEL 2  
 P.M. NO. 30090  
 T.T.M. 30034



**KEY MAP LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- (R) RADIAL BEARING
- ① ⑦② FIRST AND LAST LOT NUMBERS
- 4 SHEET NUMBER (INDEX MAP ONLY)
- SHEET BORDER (INDEX MAP ONLY)

**MONUMENTATION LEGEND**

- △ WILL SET 2" IRON PIPE IN CONCRETE WITH DISC MARKED L.S. 6922 IN WELL MONUMENT.
- ⊙ WILL SET 2" x 24" IRON PIPE WITH DISC MARKED L.S. 6922.
- FOUND POINT AS NOTED.

**EASEMENT NOTES**

- 1 EASEMENT FOR UTILITIES TO CALIFORNIA ELECTRIC POWER COMPANY PER DOC. RECORDED MAY 16, 1958 IN BOOK 2272, PAGE 370 OF O.R.
- 2 EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES TO HEMET ONE-EIGHTY SIX, A LIMITED PARTNERSHIP, PER DOC. RECORDED DECEMBER 28, 1973 AS FILE NO. 167615 OF O.R.
- 3 INDICATES WATER EASEMENT DEDICATED HEREON TO EASTERN MUNICIPAL WATER DISTRICT.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHERLY LINE OF PARCEL 1 AND 5 OF PARCEL MAP NO. 30090. I.E. N60°59'54"W

**EXHIBIT A-5**

**ENGINEER'S REPORT**

**TENTATIVE TRACT MAP FOR ZONE 27**

IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 30036**

SHEET 2 OF 8 SHEETS

PARCEL 1 OF PARCEL MAP NO. 30090, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN  
 BOOK 212, PAGES 73-81 OF MAPS AND RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**KEY MAP LEGEND**

- TRACT BOUNDARY
- LOT LINE
- (R) RADIAL BEARING
- ① ⑩ FIRST AND LAST LOT NUMBERS
- 4 SHEET NUMBER (INDEX MAP ONLY)
- SHEET BORDER (INDEX MAP ONLY)

**MONUMENTATION LEGEND**

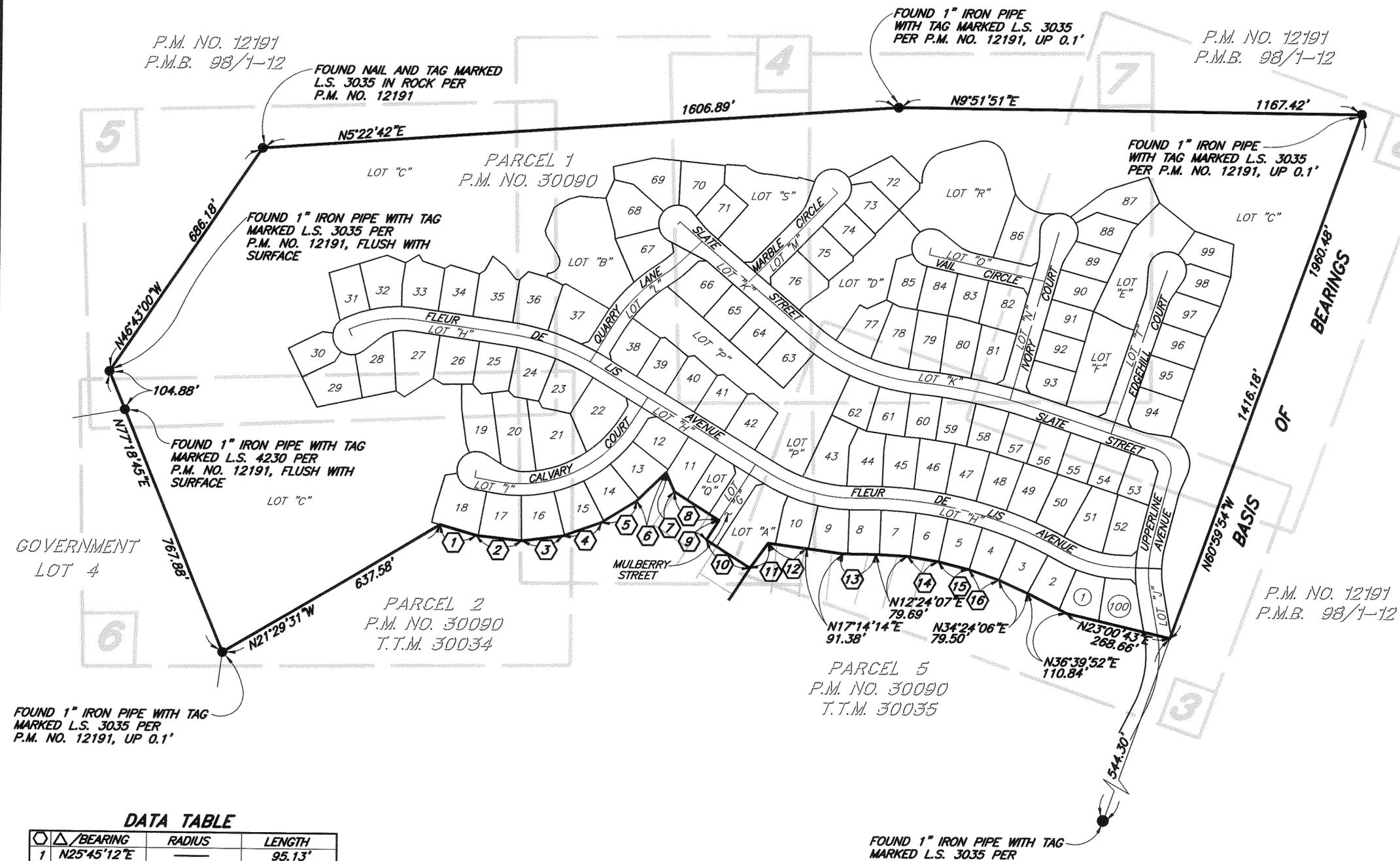
- △ WILL SET 2" IRON PIPE IN CONCRETE WITH DISC MARKED L.S. 6922 IN WELL MONUMENT.
- ⊙ WILL SET 2" x 24" IRON PIPE WITH DISC MARKED L.S. 6922.
- FOUND POINT AS NOTED.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHERLY LINE OF PARCEL 1 AND 5 OF PARCEL MAP NO. 30090, i.e. N60°59'54"W

**EASEMENT NOTES**

- ① INDICATES STORM DRAIN EASEMENT DEDICATED HEREON TO THE CITY OF SAN JACINTO.



**DATA TABLE**

△/BEARING	RADIUS	LENGTH
1 N25°45'12"E	95.13'	
2 N15°35'53"E	116.07'	
3 N2°18'56"E	103.66'	
4 N10°12'47"W	103.66'	
5 N22°44'31"W	103.66'	
6 N35°16'15"W	103.66'	
7 N75°41'51"E	52.82'	
8 N41°45'28"E	134.43'	
9 N48°14'32"W	58.81'	
10 N41°45'28"E	130.00'	
11 N44°34'29"W	78.17'	
12 N16°58'48"E	98.46'	
13 N10°10'45"E	83.34'	
14 N19°04'20"E	79.24'	
15 N23°14'42"E	80.21'	
16 N28°30'36"E	79.79'	



GRAPHIC SCALE



61962502.dwg; PLOTTED: Nov 29, 2005

**EXHIBIT A-6**

**ENGINEER'S REPORT**

**TENTATIVE TRACT MAP FOR ZONE 28**



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

**City of San Jacinto  
Annexation No. 17 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>
<b>Zone 24</b>				
	431-240-041	30033	1	\$264.88
	431-240-041	30033	2	\$264.88
	431-240-041	30033	3	\$264.88
	431-240-041	30033	4	\$264.88
	431-240-041	30033	5	\$264.88
	431-240-041	30033	6	\$264.88
	431-240-041	30033	7	\$264.88
	431-240-041	30033	8	\$264.88
	431-240-041	30033	9	\$264.88
	431-240-041	30033	10	\$264.88
	431-240-041	30033	11	\$264.88
	431-240-041	30033	12	\$264.88
	431-240-041	30033	13	\$264.88
	431-240-041	30033	14	\$264.88
	431-240-041	30033	15	\$264.88
	431-240-041	30033	16	\$264.88
	431-240-041	30033	17	\$264.88
	431-240-041	30033	18	\$264.88
	431-240-041	30033	19	\$264.88
	431-240-041	30033	20	\$264.88
	431-240-041	30033	21	\$264.88
	431-240-041	30033	22	\$264.88
	431-240-041	30033	23	\$264.88
	431-240-041	30033	24	\$264.88
	431-240-041	30033	25	\$264.88
	431-240-041	30033	26	\$264.88
	431-240-041	30033	27	\$264.88
	431-240-041	30033	28	\$264.88
	431-240-041	30033	29	\$264.88
	431-240-041	30033	30	\$264.88
	431-240-041	30033	31	\$264.88
	431-240-041	30033	32	\$264.88
	431-240-041	30033	33	\$264.88
	431-240-041	30033	34	\$264.88
	431-240-041	30033	35	\$264.88
	431-240-041	30033	60	\$264.88
	431-240-041	30033	61	\$264.88
	431-240-041	30033	62	\$264.88
	431-240-041	30033	63	\$264.88
	431-240-041	30033	64	\$264.88
	431-240-041	30033	65	\$264.88
	431-240-041	30033	66	\$264.88
	431-240-041	30033	67	\$264.88
	431-240-041	30033	68	\$264.88
	431-240-041	30033	69	\$264.88
	431-240-041	30033	70	\$264.88
	431-240-041	30033	71	\$264.88
	431-240-041	30033	72	\$264.88
	431-240-041	30033	73	\$264.88
	431-240-041	30033	74	\$264.88
	431-240-041	30033	75	\$264.88
	431-240-041	30033	76	\$264.88
	431-240-041	30033	77	\$264.88
	431-240-041	30033	88	\$264.88

**City of San Jacinto**  
**Annexation No. 17 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>
431-240-041	30033	89	\$264.88
431-240-041	30033	90	\$264.88
431-240-041	30033	91	\$264.88
431-240-041	30033	92	\$264.88
431-240-041	30033	93	\$264.88
431-240-041	30033	94	\$264.88
431-240-041	30033	95	\$264.88
431-240-041	30033	96	\$264.88
431-240-041	30033	97	\$264.88
431-240-041	30033	136	\$264.88
431-240-041	30033	137	\$264.88
431-240-041	30033	138	\$264.88
431-250-039	30033	36	\$264.88
431-250-039	30033	37	\$264.88
431-250-039	30033	38	\$264.88
431-250-039	30033	39	\$264.88
431-250-039	30033	40	\$264.88
431-250-039	30033	41	\$264.88
431-250-039	30033	42	\$264.88
431-250-039	30033	43	\$264.88
431-250-039	30033	44	\$264.88
431-250-039	30033	45	\$264.88
431-250-039	30033	46	\$264.88
431-250-039	30033	47	\$264.88
431-250-039	30033	48	\$264.88
431-250-039	30033	49	\$264.88
431-250-039	30033	50	\$264.88
431-250-039	30033	51	\$264.88
431-250-039	30033	52	\$264.88
431-250-039	30033	53	\$264.88
431-250-039	30033	54	\$264.88
431-250-039	30033	55	\$264.88
431-250-039	30033	56	\$264.88
431-250-039	30033	57	\$264.88
431-250-039	30033	58	\$264.88
431-250-039	30033	59	\$264.88
431-250-039	30033	78	\$264.88
431-250-039	30033	79	\$264.88
431-250-039	30033	80	\$264.88
431-250-039	30033	81	\$264.88
431-250-039	30033	82	\$264.88
431-250-039	30033	83	\$264.88
431-250-039	30033	84	\$264.88
431-250-039	30033	85	\$264.88
431-250-039	30033	86	\$264.88
431-250-039	30033	87	\$264.88
431-250-039	30033	98	\$264.88
431-250-039	30033	99	\$264.88
431-250-039	30033	100	\$264.88
431-250-039	30033	101	\$264.88
431-250-039	30033	102	\$264.88
431-250-039	30033	103	\$264.88
431-250-039	30033	104	\$264.88
431-250-039	30033	105	\$264.88
431-250-039	30033	106	\$264.88

**City of San Jacinto**  
**Annexation No. 17 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>
431-250-039	30033	107	\$264.88
431-250-039	30033	108	\$264.88
431-250-039	30033	109	\$264.88
431-250-039	30033	110	\$264.88
431-250-039	30033	111	\$264.88
431-250-039	30033	112	\$264.88
431-250-039	30033	113	\$264.88
431-250-039	30033	114	\$264.88
431-250-039	30033	115	\$264.88
431-250-039	30033	116	\$264.88
431-250-039	30033	117	\$264.88
431-250-039	30033	118	\$264.88
431-250-039	30033	119	\$264.88
431-250-039	30033	120	\$264.88
431-250-039	30033	121	\$264.88
431-250-039	30033	122	\$264.88
431-250-039	30033	123	\$264.88
431-250-039	30033	124	\$264.88
431-250-039	30033	125	\$264.88
431-250-039	30033	126	\$264.88
431-250-039	30033	127	\$264.88
431-250-039	30033	128	\$264.88
431-250-039	30033	129	\$264.88
431-250-039	30033	130	\$264.88
431-250-039	30033	131	\$264.88
431-250-039	30033	132	\$264.88
431-250-039	30033	133	\$264.88
431-250-039	30033	134	\$264.88
431-250-039	30033	135	\$264.88

**Total Assessment for Zone 24: \$36,553.44**

**Zone 25**

431-250-037	30034	1	\$285.70
431-250-037	30034	2	\$285.70
431-250-037	30034	3	\$285.70
431-250-037	30034	4	\$285.70
431-250-037	30034	5	\$285.70
431-250-037	30034	6	\$285.70
431-250-037	30034	7	\$285.70
431-250-037	30034	8	\$285.70
431-250-037	30034	9	\$285.70
431-250-037	30034	10	\$285.70
431-250-037	30034	11	\$285.70
431-250-037	30034	12	\$285.70
431-250-037	30034	13	\$285.70
431-250-037	30034	14	\$285.70
431-250-037	30034	15	\$285.70
431-250-037	30034	16	\$285.70
431-250-037	30034	17	\$285.70
431-250-037	30034	18	\$285.70
431-250-037	30034	19	\$285.70
431-250-037	30034	20	\$285.70
431-250-037	30034	21	\$285.70
431-250-037	30034	22	\$285.70
431-250-037	30034	23	\$285.70
431-250-037	30034	24	\$285.70

**City of San Jacinto**  
**Annexation No. 17 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>
431-250-037	30034	25	\$285.70
431-250-037	30034	26	\$285.70
431-250-037	30034	27	\$285.70
431-250-037	30034	28	\$285.70
431-250-037	30034	29	\$285.70
431-250-037	30034	30	\$285.70
431-250-037	30034	31	\$285.70
431-250-037	30034	32	\$285.70
431-250-037	30034	33	\$285.70
431-250-037	30034	34	\$285.70
431-250-037	30034	35	\$285.70
431-250-037	30034	36	\$285.70
431-250-037	30034	37	\$285.70
431-250-037	30034	38	\$285.70
431-250-037	30034	39	\$285.70
431-250-037	30034	40	\$285.70
431-250-037	30034	41	\$285.70
431-250-037	30034	42	\$285.70
431-250-037	30034	43	\$285.70
431-250-037	30034	44	\$285.70
431-250-037	30034	45	\$285.70
431-250-037	30034	46	\$285.70
431-250-037	30034	47	\$285.70

**Total Assessment for Zone 25: \$13,427.90**

**Zone 26**

431-240-040	30035	1	\$280.22
431-240-040	30035	2	\$280.22
431-240-040	30035	3	\$280.22
431-240-040	30035	4	\$280.22
431-240-040	30035	5	\$280.22
431-240-040	30035	6	\$280.22
431-240-040	30035	7	\$280.22
431-240-040	30035	8	\$280.22
431-240-040	30035	9	\$280.22
431-240-040	30035	10	\$280.22
431-240-040	30035	11	\$280.22
431-240-040	30035	12	\$280.22
431-240-040	30035	24	\$280.22
431-240-040	30035	25	\$280.22
431-240-040	30035	26	\$280.22
431-240-040	30035	27	\$280.22
431-240-040	30035	28	\$280.22
431-240-040	30035	29	\$280.22
431-240-040	30035	30	\$280.22
431-240-040	30035	31	\$280.22
431-240-040	30035	32	\$280.22
431-240-040	30035	33	\$280.22
431-240-040	30035	34	\$280.22
431-240-040	30035	35	\$280.22
431-240-040	30035	36	\$280.22
431-240-040	30035	37	\$280.22
431-240-040	30035	38	\$280.22
431-240-040	30035	39	\$280.22
431-240-040	30035	40	\$280.22
431-240-040	30035	49	\$280.22

**City of San Jacinto  
Annexation No. 17 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>
431-240-040	30035	50	\$280.22
431-240-040	30035	51	\$280.22
431-240-040	30035	52	\$280.22
431-240-040	30035	53	\$280.22
431-240-040	30035	54	\$280.22
431-240-040	30035	55	\$280.22
431-240-040	30035	62	\$280.22
431-240-040	30035	63	\$280.22
431-240-040	30035	64	\$280.22
431-240-040	30035	65	\$280.22
431-240-040	30035	66	\$280.22
431-240-040	30035	67	\$280.22
431-240-040	30035	68	\$280.22
431-240-040	30035	69	\$280.22
431-240-040	30035	70	\$280.22
431-240-040	30035	71	\$280.22
431-240-040	30035	72	\$280.22
431-250-037	30035	13	\$280.22
431-250-037	30035	14	\$280.22
431-250-037	30035	15	\$280.22
431-250-037	30035	16	\$280.22
431-250-037	30035	17	\$280.22
431-250-037	30035	18	\$280.22
431-250-037	30035	19	\$280.22
431-250-037	30035	20	\$280.22
431-250-037	30035	21	\$280.22
431-250-037	30035	22	\$280.22
431-250-037	30035	23	\$280.22
431-250-037	30035	41	\$280.22
431-250-037	30035	42	\$280.22
431-250-037	30035	43	\$280.22
431-250-037	30035	44	\$280.22
431-250-037	30035	45	\$280.22
431-250-037	30035	46	\$280.22
431-250-037	30035	47	\$280.22
431-250-037	30035	48	\$280.22
431-250-037	30035	56	\$280.22
431-250-037	30035	57	\$280.22
431-250-037	30035	58	\$280.22
431-250-037	30035	59	\$280.22
431-250-037	30035	60	\$280.22
431-250-037	30035	61	\$280.22

**Total Assessment for Zone 26: \$20,175.84**

**Zone 27**

431-240-037	30036	1	\$308.20
431-240-037	30036	52	\$308.20
431-240-037	30036	53	\$308.20
431-240-037	30036	72	\$308.20
431-240-037	30036	73	\$308.20
431-240-037	30036	74	\$308.20
431-240-037	30036	87	\$308.20
431-240-037	30036	94	\$308.20
431-240-037	30036	95	\$308.20
431-240-037	30036	96	\$308.20
431-240-037	30036	97	\$308.20

**City of San Jacinto**  
**Annexation No. 17 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>
431-240-037	30036	98	\$308.20
431-240-037	30036	99	\$308.20
431-240-037	30036	100	\$308.20
431-240-039	30036	2	\$308.20
431-240-039	30036	3	\$308.20
431-240-039	30036	4	\$308.20
431-240-039	30036	5	\$308.20
431-240-039	30036	6	\$308.20
431-240-039	30036	7	\$308.20
431-240-039	30036	8	\$308.20
431-240-039	30036	9	\$308.20
431-240-039	30036	10	\$308.20
431-240-039	30036	43	\$308.20
431-240-039	30036	44	\$308.20
431-240-039	30036	45	\$308.20
431-240-039	30036	46	\$308.20
431-240-039	30036	47	\$308.20
431-240-039	30036	48	\$308.20
431-240-039	30036	49	\$308.20
431-240-039	30036	50	\$308.20
431-240-039	30036	51	\$308.20
431-240-039	30036	54	\$308.20
431-240-039	30036	55	\$308.20
431-240-039	30036	56	\$308.20
431-240-039	30036	57	\$308.20
431-240-039	30036	58	\$308.20
431-240-039	30036	59	\$308.20
431-240-039	30036	60	\$308.20
431-240-039	30036	61	\$308.20
431-240-039	30036	62	\$308.20
431-240-039	30036	63	\$308.20
431-240-039	30036	64	\$308.20
431-240-039	30036	75	\$308.20
431-240-039	30036	76	\$308.20
431-240-039	30036	77	\$308.20
431-240-039	30036	78	\$308.20
431-240-039	30036	79	\$308.20
431-240-039	30036	80	\$308.20
431-240-039	30036	81	\$308.20
431-240-039	30036	82	\$308.20
431-240-039	30036	83	\$308.20
431-240-039	30036	84	\$308.20
431-240-039	30036	85	\$308.20
431-240-039	30036	86	\$308.20
431-240-039	30036	88	\$308.20
431-240-039	30036	89	\$308.20
431-240-039	30036	90	\$308.20
431-240-039	30036	91	\$308.20
431-240-039	30036	92	\$308.20
431-240-039	30036	93	\$308.20
431-250-027	30036	19	\$308.20
431-250-027	30036	20	\$308.20
431-250-027	30036	21	\$308.20
431-250-027	30036	23	\$308.20
431-250-027	30036	24	\$308.20

**City of San Jacinto**  
**Annexation No. 17 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>
431-250-027	30036	25	\$308.20
431-250-027	30036	26	\$308.20
431-250-027	30036	27	\$308.20
431-250-027	30036	28	\$308.20
431-250-027	30036	29	\$308.20
431-250-027	30036	30	\$308.20
431-250-027	30036	31	\$308.20
431-250-027	30036	32	\$308.20
431-250-027	30036	33	\$308.20
431-250-027	30036	34	\$308.20
431-250-027	30036	35	\$308.20
431-250-027	30036	36	\$308.20
431-250-027	30036	37	\$308.20
431-250-027	30036	67	\$308.20
431-250-027	30036	68	\$308.20
431-250-027	30036	69	\$308.20
431-250-027	30036	70	\$308.20
431-250-027	30036	71	\$308.20
431-250-029	30036	11	\$308.20
431-250-029	30036	12	\$308.20
431-250-029	30036	13	\$308.20
431-250-029	30036	14	\$308.20
431-250-029	30036	15	\$308.20
431-250-029	30036	16	\$308.20
431-250-029	30036	17	\$308.20
431-250-029	30036	18	\$308.20
431-250-029	30036	22	\$308.20
431-250-029	30036	38	\$308.20
431-250-029	30036	39	\$308.20
431-250-029	30036	40	\$308.20
431-250-029	30036	41	\$308.20
431-250-029	30036	42	\$308.20
431-250-029	30036	65	\$308.20
431-250-029	30036	66	\$308.20

**Total Assessment for Zone 27: \$30,820.00**

**Zone 28**

431-250-038	30084	1	\$244.36
431-250-038	30084	2	\$244.36
431-250-038	30084	3	\$244.36
431-250-038	30084	4	\$244.36
431-250-038	30084	5	\$244.36
431-250-038	30084	6	\$244.36
431-250-038	30084	7	\$244.36
431-250-038	30084	8	\$244.36
431-250-038	30084	9	\$244.36
431-250-038	30084	10	\$244.36
431-250-038	30084	11	\$244.36
431-250-038	30084	12	\$244.36
431-250-038	30084	13	\$244.36
431-250-038	30084	14	\$244.36
431-250-038	30084	15	\$244.36
431-250-038	30084	16	\$244.36
431-250-038	30084	17	\$244.36
431-250-038	30084	18	\$244.36
431-250-038	30084	19	\$244.36

**City of San Jacinto**  
**Annexation No. 17 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>
431-250-038	30084	20	\$244.36
431-250-038	30084	21	\$244.36
431-250-038	30084	22	\$244.36
431-250-038	30084	23	\$244.36
431-250-038	30084	24	\$244.36
431-250-038	30084	25	\$244.36
431-250-038	30084	26	\$244.36
431-250-038	30084	27	\$244.36
431-250-038	30084	28	\$244.36
431-250-038	30084	29	\$244.36
431-250-038	30084	30	\$244.36
431-250-038	30084	31	\$244.36
431-250-038	30084	32	\$244.36
431-250-038	30084	33	\$244.36
431-250-038	30084	34	\$244.36
431-250-038	30084	35	\$244.36
431-250-038	30084	36	\$244.36
431-250-038	30084	37	\$244.36
431-250-038	30084	38	\$244.36
431-250-038	30084	39	\$244.36
431-250-038	30084	40	\$244.36
431-250-038	30084	41	\$244.36
431-250-038	30084	42	\$244.36
431-250-038	30084	43	\$244.36
431-250-038	30084	44	\$244.36
431-250-038	30084	45	\$244.36
431-250-038	30084	46	\$244.36
431-250-038	30084	47	\$244.36
431-250-038	30084	48	\$244.36
431-250-038	30084	49	\$244.36
431-250-038	30084	50	\$244.36
431-250-038	30084	51	\$244.36
431-250-038	30084	52	\$244.36
431-250-038	30084	53	\$244.36
431-250-038	30084	54	\$244.36
431-250-038	30084	55	\$244.36
431-250-038	30084	56	\$244.36
431-250-038	30084	57	\$244.36
431-250-038	30084	58	\$244.36
431-250-038	30084	59	\$244.36
431-250-038	30084	60	\$244.36
431-250-038	30084	61	\$244.36
431-250-038	30084	62	\$244.36
431-250-038	30084	63	\$244.36
431-250-038	30084	64	\$244.36
431-250-038	30084	65	\$244.36
431-250-038	30084	66	\$244.36
431-250-038	30084	67	\$244.36
431-250-038	30084	68	\$244.36
431-250-038	30084	69	\$244.36
431-250-038	30084	70	\$244.36
431-250-038	30084	71	\$244.36
431-250-038	30084	72	\$244.36
431-250-038	30084	73	\$244.36
431-250-038	30084	74	\$244.36

**City of San Jacinto  
Annexation No. 17 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>
431-250-038	30084	75	\$244.36
431-250-038	30084	76	\$244.36
431-250-038	30084	77	\$244.36
431-250-038	30084	78	\$244.36
431-250-038	30084	79	\$244.36
431-250-038	30084	80	\$244.36
431-250-038	30084	81	\$244.36
431-250-038	30084	82	\$244.36
431-250-038	30084	83	\$244.36
431-250-038	30084	84	\$244.36
431-250-038	30084	85	\$244.36
431-250-038	30084	86	\$244.36
431-250-038	30084	87	\$244.36
431-250-038	30084	88	\$244.36
431-250-038	30084	89	\$244.36
431-250-038	30084	90	\$244.36
431-250-038	30084	91	\$244.36
431-250-038	30084	92	\$244.36
431-250-038	30084	93	\$244.36
431-250-038	30084	94	\$244.36
431-250-038	30084	95	\$244.36
431-250-038	30084	96	\$244.36
431-250-038	30084	97	\$244.36
431-250-038	30084	98	\$244.36
431-250-038	30084	99	\$244.36
431-250-038	30084	100	\$244.36
431-250-038	30084	101	\$244.36
431-250-038	30084	102	\$244.36
431-250-038	30084	103	\$244.36
431-250-038	30084	104	\$244.36
431-250-038	30084	105	\$244.36
431-250-038	30084	106	\$244.36
431-250-038	30084	107	\$244.36
431-250-038	30084	108	\$244.36

**Total Assessment for Zone 28: \$26,390.88**

**Total FY 2006-07 Assessment: \$127,368.06**

**EXHIBIT C-1**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 24**

Detailed Cost Estimate  
City of San Jacinto  
AD No. 2003-1, Annexation No. 17  
Zone 24  
Tentative Tract No. 30033

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	12,765	2.42	\$194.08	<b>\$469.21</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	341,330	s.f.	\$0.11	\$36,803
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$7,361
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$52,251</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	341,330	s.f.	\$0.03	\$11,041
0.15' asphaltic concrete paving overlay	3,584	tons	\$37.74	\$135,252
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$155,997</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	1,277	l.f.	\$1.08	\$1,376
Remove sidewalk @ 10% of total quantity	7,021	s.f.	\$0.16	\$1,135
Grind 0.33' AC paving	341,330	s.f.	\$0.07	\$24,658
construct 6" curb @10% of total quantity	1,277	l.f.	\$8.19	\$10,460
construct 6' wide sidewalk @ 10% of total quantity	7,021	s.f.	\$1.89	\$13,247
construct 0.25' AC paving	5,973	tons	\$37.74	\$225,420
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$292,471</b>

**EXHIBIT C-2**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 25**

Detailed Cost Estimate  
City of San Jacinto  
AD No. 2003-1, Annexation No. 17  
Zone 25  
Tentative Tract No. 30034

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	5,431	1.03	\$194.08	<b>\$199.63</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	103,994	s.f.	\$0.11	\$11,213
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$2,243
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$21,542</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	103,994	s.f.	\$0.03	\$3,364
0.15' asphaltic concrete paving overlay	1,092	tons	\$37.74	\$41,208
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$54,276</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	543	l.f.	\$1.08	\$586
Remove sidewalk @ 10% of total quantity	2,987	s.f.	\$0.16	\$483
Grind 0.33' AC paving	103,994	s.f.	\$0.07	\$7,513
construct 6" curb @10% of total quantity	543	l.f.	\$8.19	\$4,450
construct 6' wide sidewalk @ 10% of total quantity	2,987	s.f.	\$1.89	\$5,636
construct 0.25' AC paving	1,820	tons	\$37.74	\$68,679
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$103,521</b>

**EXHIBIT C-3**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 26**

Detailed Cost Estimate  
City of San Jacinto  
AD No. 2003-1, Annexation No. 17  
Zone 26  
Tentative Tract No. 30035

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	9,915	1.88	\$194.08	<b>\$364.45</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	169,706	s.f.	\$0.11	\$18,298
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$3,660
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
Total				<b>\$30,045</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	169,706	s.f.	\$0.03	\$5,489
0.15' asphaltic concrete paving overlay	1,782	tons	\$37.74	\$67,246
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
Total				<b>\$82,439</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	992	l.f.	\$1.08	\$1,069
Remove sidewalk @ 10% of total quantity	5,453	s.f.	\$0.16	\$882
Grind 0.33' AC paving	169,706	s.f.	\$0.07	\$12,260
construct 6" curb @10% of total quantity	992	l.f.	\$8.19	\$8,125
construct 6' wide sidewalk @ 10% of total quantity	5,453	s.f.	\$1.89	\$10,290
construct 0.25' AC paving	2,970	tons	\$37.74	\$112,077
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
Total				<b>\$160,875</b>

**EXHIBIT C-4**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 27**

Detailed Cost Estimate  
City of San Jacinto  
AD No. 2003-1, Annexation No. 17  
Zone 27  
Tentative Tract No. 30036

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	13,621	2.58	\$194.08	<b>\$500.68</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	282,025	s.f.	\$0.11	\$30,409
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$6,082
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$44,577</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	282,025	s.f.	\$0.03	\$9,123
0.15' asphaltic concrete paving overlay	2,961	tons	\$37.74	\$111,752
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$130,579</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	1,362	l.f.	\$1.08	\$1,469
Remove sidewalk @ 10% of total quantity	7,492	s.f.	\$0.16	\$1,212
Grind 0.33' AC paving	282,025	s.f.	\$0.07	\$20,374
construct 6" curb @10% of total quantity	1,362	l.f.	\$8.19	\$11,162
construct 6' wide sidewalk @ 10% of total quantity	7,492	s.f.	\$1.89	\$14,136
construct 0.25' AC paving	4,935	tons	\$37.74	\$186,254
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
			<b>Total</b>	<b>\$250,779</b>

**EXHIBIT C-5**

**ENGINEER'S REPORT**

**DETAILED COST ESTIMATE : ZONE 28**

Detailed Cost Estimate  
City of San Jacinto  
AD No. 2003-1, Annexation No. 17  
Zone 28  
Tentative Tract No. 30084

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	9,400	1.78	\$194.08	<b>\$345.52</b>

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	234,667	s.f.	\$0.11	\$25,302
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$5,060
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			Total	<b>\$38,450</b>

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	234,667	s.f.	\$0.03	\$7,591
0.15' asphaltic concrete paving overlay	2,464	tons	\$37.74	\$92,987
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			Total	<b>\$110,281</b>

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	940	l.f.	\$1.08	\$1,014
Remove sidewalk @ 10% of total quantity	5,170	s.f.	\$0.16	\$836
Grind 0.33' AC paving	234,667	s.f.	\$0.07	\$16,953
construct 6" curb @10% of total quantity	940	l.f.	\$8.19	\$7,703
construct 6' wide sidewalk @ 10% of total quantity	5,170	s.f.	\$1.89	\$9,755
construct 0.25' AC paving	4,107	tons	\$37.74	\$154,978
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
			Total	<b>\$207,412</b>

**EXHIBIT D**

**ENGINEER'S REPORT**

**COST OF SERVICES SUMMARY**

EXHIBIT D  
CITY OF SAN JACINTO  
COST OF SERVICES SUMMARY  
ANNEXATION NO. 17

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]
24	138	2.42	341,330	\$469	\$52,251	\$155,997	\$292,471	\$2,597	\$3,047
25	47	1.03	103,994	\$200	\$21,542	\$54,276	\$103,521	\$968	\$1,038
26	72	1.88	169,706	\$364	\$30,045	\$82,439	\$160,875	\$1,442	\$1,590
27	100	2.58	282,025	\$501	\$44,577	\$130,579	\$250,779	\$2,215	\$2,208
28	108	1.78	234,667	\$346	\$38,450	\$110,281	\$207,412	\$1,864	\$2,385

[1] Refer to Exhibit C-1 through C-5 for details of the cost calculations.

[2] An additional \$22.08 per single family residential lot was added for annual administration of Annexation No. 17 to the Assessment District.

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 17\Exhibit D.123

**EXHIBIT E-1**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 24**

Street Maintenance Allocation [1]  
 City of San Jacinto  
 AD No. 2003-1, Annexation No. 17  
 Zone 24  
 Tentative Tract No. 30033

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	\$36,553	\$469				\$47	\$3,047	\$3,563	\$32,990
2	2007	\$37,686	\$484				\$48	\$3,141	\$3,674	\$67,002
3	2008	\$38,854	\$499				\$50	\$3,239	\$3,788	\$102,069
4	2009	\$40,059	\$514	\$57,262			\$5,778	\$3,339	\$66,893	\$75,235
5	2010	\$41,301	\$530				\$53	\$3,443	\$4,026	\$112,510
6	2011	\$42,581	\$547				\$55	\$3,550	\$4,151	\$150,940
7	2012	\$43,901	\$564				\$56	\$3,660	\$4,279	\$190,562
8	2013	\$45,262	\$581	\$64,700			\$6,528	\$3,773	\$75,582	\$160,242
9	2014	\$46,665	\$599				\$60	\$3,890	\$4,549	\$202,358
10	2015	\$48,112	\$618				\$62	\$4,011	\$4,690	\$245,780
11	2016	\$49,603	\$637				\$64	\$4,135	\$4,835	\$290,548
12	2017	\$51,141	\$656		\$218,253		\$21,891	\$4,263	\$245,064	\$96,625
13	2018	\$52,726	\$677				\$68	\$4,395	\$5,140	\$144,211
14	2019	\$54,361	\$698				\$70	\$4,531	\$5,299	\$193,273
15	2020	\$56,046	\$719				\$72	\$4,672	\$5,463	\$243,855
16	2021	\$57,783	\$742	\$82,598			\$8,334	\$4,817	\$96,491	\$205,148
17	2022	\$59,575	\$765				\$76	\$4,966	\$5,807	\$258,915
18	2023	\$61,421	\$788				\$79	\$5,120	\$5,987	\$314,349
19	2024	\$63,326	\$813				\$81	\$5,279	\$6,173	\$371,502
20	2025	\$65,289	\$838	\$93,327			\$9,416	\$5,442	\$109,024	\$327,767
21	2026	\$67,313	\$864				\$86	\$5,611	\$6,562	\$388,518
22	2027	\$69,399	\$891				\$89	\$5,785	\$6,765	\$451,152
23	2028	\$71,551	\$918				\$92	\$5,964	\$6,975	\$515,728
24	2029	\$73,769	\$947		\$314,822		\$31,577	\$6,149	\$353,495	\$236,002
25	2030	\$76,056	\$976				\$98	\$6,340	\$7,414	\$304,643
26	2031	\$78,413	\$1,007				\$101	\$6,536	\$7,644	\$375,413
27	2032	\$80,844	\$1,038				\$104	\$6,739	\$7,881	\$448,376
28	2033	\$83,350	\$1,070	\$119,145			\$12,021	\$6,948	\$139,184	\$392,542
29	2034	\$85,934	\$1,103				\$110	\$7,163	\$8,377	\$470,100
30	2035	\$88,598	\$1,137				\$114	\$7,385	\$8,637	\$550,061
31	2036	\$91,345	\$1,173				\$117	\$7,614	\$8,904	\$632,502
32	2037	\$94,176	\$1,209	\$134,620			\$13,583	\$7,850	\$157,262	\$569,416
33	2038	\$97,096	\$1,246				\$125	\$8,094	\$9,465	\$657,047
34	2039	\$100,106	\$1,285				\$129	\$8,345	\$9,758	\$747,394
35	2040	\$103,209	\$1,325				\$132	\$8,603	\$10,061	\$840,542
36	2041	\$106,408	\$1,366			\$851,405	\$85,277	\$8,870	\$946,918	\$33
<b>Totals</b>		<b>\$2,359,812</b>	<b>\$30,292</b>	<b>\$551,652</b>	<b>\$533,076</b>	<b>\$851,405</b>	<b>\$196,642</b>	<b>\$196,713</b>	<b>\$2,359,779</b>	

Number of Single Family Residential Lots	138
Year 1 Cost per Residential Lot	\$264.88

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

**EXHIBIT E-2**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 25**

Street Maintenance Allocation [1]  
 City of San Jacinto  
 AD No. 2003-1, Annexation No. 17  
 Zone 25  
 Tentative Tract No. 30034

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	\$13,428	\$200				\$20	\$1,038	\$1,257	\$12,171
2	2007	\$13,844	\$206				\$21	\$1,070	\$1,296	\$24,719
3	2008	\$14,273	\$212				\$21	\$1,103	\$1,337	\$37,656
4	2009	\$14,716	\$219	\$23,608			\$2,383	\$1,137	\$27,347	\$25,024
5	2010	\$15,172	\$226				\$23	\$1,173	\$1,421	\$38,776
6	2011	\$15,642	\$233				\$23	\$1,209	\$1,465	\$52,953
7	2012	\$16,127	\$240				\$24	\$1,246	\$1,510	\$67,571
8	2013	\$16,627	\$247	\$26,675			\$2,692	\$1,285	\$30,899	\$53,299
9	2014	\$17,143	\$255				\$25	\$1,325	\$1,605	\$68,836
10	2015	\$17,674	\$263				\$26	\$1,366	\$1,655	\$84,855
11	2016	\$18,222	\$271				\$27	\$1,408	\$1,706	\$101,371
12	2017	\$18,787	\$279		\$75,936		\$7,622	\$1,452	\$85,289	\$34,869
13	2018	\$19,369	\$288				\$29	\$1,497	\$1,814	\$52,425
14	2019	\$19,970	\$297				\$30	\$1,543	\$1,870	\$70,525
15	2020	\$20,589	\$306				\$31	\$1,591	\$1,928	\$89,186
16	2021	\$21,227	\$316	\$34,054			\$3,437	\$1,641	\$39,447	\$70,966
17	2022	\$21,885	\$325				\$33	\$1,691	\$2,049	\$90,802
18	2023	\$22,564	\$335				\$34	\$1,744	\$2,113	\$111,252
19	2024	\$23,263	\$346				\$35	\$1,798	\$2,178	\$132,337
20	2025	\$23,984	\$357	\$38,477			\$3,883	\$1,854	\$44,571	\$111,750
21	2026	\$24,728	\$368				\$37	\$1,911	\$2,315	\$134,163
22	2027	\$25,494	\$379				\$38	\$1,970	\$2,387	\$157,270
23	2028	\$26,285	\$391				\$39	\$2,031	\$2,461	\$181,093
24	2029	\$27,099	\$403		\$109,535		\$10,994	\$2,094	\$123,026	\$85,167
25	2030	\$27,940	\$415				\$42	\$2,159	\$2,616	\$110,490
26	2031	\$28,806	\$428				\$43	\$2,226	\$2,697	\$136,598
27	2032	\$29,699	\$442				\$44	\$2,295	\$2,781	\$163,516
28	2033	\$30,619	\$455	\$49,122			\$4,958	\$2,366	\$56,901	\$137,234
29	2034	\$31,569	\$469				\$47	\$2,440	\$2,956	\$165,847
30	2035	\$32,547	\$484				\$48	\$2,515	\$3,048	\$195,346
31	2036	\$33,556	\$499				\$50	\$2,593	\$3,142	\$225,760
32	2037	\$34,596	\$514	\$55,502			\$5,602	\$2,674	\$64,292	\$196,065
33	2038	\$35,669	\$530				\$53	\$2,757	\$3,340	\$228,394
34	2039	\$36,775	\$547				\$55	\$2,842	\$3,443	\$261,725
35	2040	\$37,915	\$564				\$56	\$2,930	\$3,550	\$296,089
36	2041	\$39,090	\$581			\$301,357	\$30,194	\$3,021	\$335,153	\$26
Totals		\$866,893	\$12,888	\$227,439	\$185,471	\$301,357	\$72,716	\$66,996	\$866,867	

Number of Single Family Residential Lots	47
Year 1 Cost per Residential Lot	\$285.70

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

**EXHIBIT E-3**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 26**

Street Maintenance Allocation [1]  
 City of San Jacinto  
 AD No. 2003-1, Annexation No. 17  
 Zone 26  
 Tentative Tract No. 30035

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	\$20,176	\$364				\$36	\$1,590	\$1,991	\$18,185
2	2007	\$20,801	\$376				\$38	\$1,639	\$2,052	\$36,934
3	2008	\$21,446	\$387				\$39	\$1,690	\$2,116	\$56,265
4	2009	\$22,111	\$399	\$32,926			\$3,333	\$1,742	\$38,400	\$39,975
5	2010	\$22,797	\$412				\$41	\$1,796	\$2,249	\$60,523
6	2011	\$23,503	\$425				\$42	\$1,852	\$2,319	\$81,707
7	2012	\$24,232	\$438				\$44	\$1,909	\$2,391	\$103,548
8	2013	\$24,983	\$451	\$37,203			\$3,765	\$1,969	\$43,388	\$85,143
9	2014	\$25,758	\$465				\$47	\$2,030	\$2,541	\$108,359
10	2015	\$26,556	\$480				\$48	\$2,092	\$2,620	\$132,295
11	2016	\$27,379	\$495				\$49	\$2,157	\$2,701	\$156,973
12	2017	\$28,228	\$510		\$115,340		\$11,585	\$2,224	\$129,659	\$55,542
13	2018	\$29,103	\$526				\$53	\$2,293	\$2,871	\$81,773
14	2019	\$30,005	\$542				\$54	\$2,364	\$2,960	\$108,818
15	2020	\$30,935	\$559				\$56	\$2,438	\$3,052	\$136,702
16	2021	\$31,894	\$576	\$47,495			\$4,807	\$2,513	\$55,391	\$113,205
17	2022	\$32,883	\$594				\$59	\$2,591	\$3,244	\$142,844
18	2023	\$33,903	\$612				\$61	\$2,671	\$3,345	\$173,401
19	2024	\$34,954	\$631				\$63	\$2,754	\$3,449	\$204,906
20	2025	\$36,037	\$651	\$53,664			\$5,431	\$2,840	\$62,586	\$178,357
21	2026	\$37,154	\$671				\$67	\$2,928	\$3,666	\$211,846
22	2027	\$38,306	\$692				\$69	\$3,018	\$3,779	\$246,372
23	2028	\$39,494	\$713				\$71	\$3,112	\$3,897	\$281,969
24	2029	\$40,718	\$736		\$166,374		\$16,711	\$3,208	\$187,028	\$135,659
25	2030	\$41,980	\$758				\$76	\$3,308	\$4,142	\$173,497
26	2031	\$43,281	\$782				\$78	\$3,410	\$4,270	\$212,508
27	2032	\$44,623	\$806				\$81	\$3,516	\$4,403	\$252,728
28	2033	\$46,006	\$831	\$68,509			\$6,934	\$3,625	\$79,900	\$218,835
29	2034	\$47,433	\$857				\$86	\$3,737	\$4,680	\$261,588
30	2035	\$48,903	\$883				\$88	\$3,853	\$4,825	\$305,666
31	2036	\$50,419	\$911				\$91	\$3,973	\$4,975	\$351,111
32	2037	\$51,982	\$939	\$77,408			\$7,835	\$4,096	\$90,277	\$312,815
33	2038	\$53,594	\$968				\$97	\$4,223	\$5,288	\$361,121
34	2039	\$55,255	\$998				\$100	\$4,354	\$5,452	\$410,924
35	2040	\$56,968	\$1,029				\$103	\$4,489	\$5,621	\$462,271
36	2041	\$58,734	\$1,061			\$468,320	\$46,938	\$4,628	\$520,947	\$58
<b>Totals</b>		<b>\$1,302,535</b>	<b>\$23,529</b>	<b>\$317,205</b>	<b>\$281,714</b>	<b>\$468,320</b>	<b>\$109,077</b>	<b>\$102,633</b>	<b>\$1,302,477</b>	

Number of Single Family Residential Lots	72
Year 1 Cost per Residential Lot	\$280.22

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

**EXHIBIT E-4**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 27**

Street Maintenance Allocation [1]  
 City of San Jacinto  
 AD No. 2003-1, Annexation No. 17  
 Zone 27  
 Tentative Tract No. 30036

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	\$30,820	\$501				\$50	\$2,208	\$2,759	\$28,061
2	2007	\$31,775	\$516				\$52	\$2,276	\$2,844	\$56,992
3	2008	\$32,760	\$532				\$53	\$2,347	\$2,932	\$86,820
4	2009	\$33,776	\$549	\$48,853			\$4,940	\$2,420	\$56,761	\$63,835
5	2010	\$34,823	\$566				\$57	\$2,495	\$3,117	\$95,541
6	2011	\$35,903	\$583				\$58	\$2,572	\$3,214	\$128,230
7	2012	\$37,016	\$601				\$60	\$2,652	\$3,313	\$161,932
8	2013	\$38,163	\$620	\$55,198			\$5,582	\$2,734	\$64,134	\$135,961
9	2014	\$39,346	\$639				\$64	\$2,819	\$3,522	\$171,786
10	2015	\$40,566	\$659				\$66	\$2,906	\$3,631	\$208,720
11	2016	\$41,823	\$679				\$68	\$2,996	\$3,744	\$246,800
12	2017	\$43,120	\$700		\$182,692		\$18,339	\$3,089	\$204,820	\$85,099
13	2018	\$44,457	\$722				\$72	\$3,185	\$3,979	\$125,577
14	2019	\$45,835	\$745				\$74	\$3,284	\$4,103	\$167,309
15	2020	\$47,256	\$768				\$77	\$3,385	\$4,230	\$210,335
16	2021	\$48,721	\$791	\$70,468			\$7,126	\$3,490	\$81,876	\$177,179
17	2022	\$50,231	\$816				\$82	\$3,599	\$4,496	\$222,914
18	2023	\$51,788	\$841				\$84	\$3,710	\$4,636	\$270,066
19	2024	\$53,394	\$867				\$87	\$3,825	\$4,779	\$318,680
20	2025	\$55,049	\$894	\$79,621			\$8,052	\$3,944	\$92,511	\$281,218
21	2026	\$56,755	\$922				\$92	\$4,066	\$5,080	\$332,893
22	2027	\$58,515	\$951				\$95	\$4,192	\$5,238	\$386,170
23	2028	\$60,329	\$980				\$98	\$4,322	\$5,400	\$441,099
24	2029	\$62,199	\$1,010		\$263,525		\$26,454	\$4,456	\$295,445	\$207,852
25	2030	\$64,127	\$1,042				\$104	\$4,594	\$5,740	\$266,239
26	2031	\$66,115	\$1,074				\$107	\$4,737	\$5,918	\$326,436
27	2032	\$68,164	\$1,107				\$111	\$4,883	\$6,102	\$388,499
28	2033	\$70,278	\$1,142	\$101,648			\$10,279	\$5,035	\$118,103	\$340,673
29	2034	\$72,456	\$1,177				\$118	\$5,191	\$6,486	\$406,644
30	2035	\$74,702	\$1,214				\$121	\$5,352	\$6,687	\$474,659
31	2036	\$77,018	\$1,251				\$125	\$5,518	\$6,894	\$544,783
32	2037	\$79,406	\$1,290	\$114,850			\$11,614	\$5,689	\$133,443	\$490,746
33	2038	\$81,867	\$1,330				\$133	\$5,865	\$7,328	\$565,285
34	2039	\$84,405	\$1,371				\$137	\$6,047	\$7,555	\$642,135
35	2040	\$87,022	\$1,414				\$141	\$6,234	\$7,789	\$721,367
36	2041	\$89,719	\$1,458			\$730,036	\$73,149	\$6,428	\$811,071	\$16
<b>Totals</b>		<b>\$1,989,697</b>	<b>\$32,323</b>	<b>\$470,638</b>	<b>\$446,217</b>	<b>\$730,036</b>	<b>\$167,921</b>	<b>\$142,545</b>	<b>\$1,989,681</b>	

Number of Single Family Residential Lots	100
Year 1 Cost per Residential Lot	\$308.20

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

**EXHIBIT E-5**

**ENGINEER'S REPORT**

**CASH FLOW MODEL : ZONE 28**

Street Maintenance Allocation [1]  
 City of San Jacinto  
 AD No. 2003-1, Annexation No. 17  
 Zone 28  
 Tentative Tract No. 30084

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	\$26,391	\$346				\$35	\$2,385	\$2,765	\$23,626
2	2007	\$27,209	\$356				\$36	\$2,459	\$2,850	\$47,985
3	2008	\$28,053	\$367				\$37	\$2,535	\$2,939	\$73,099
4	2009	\$28,922	\$379	\$42,138			\$4,252	\$2,613	\$49,381	\$52,640
5	2010	\$29,819	\$390				\$39	\$2,694	\$3,124	\$79,335
6	2011	\$30,743	\$403				\$40	\$2,778	\$3,221	\$106,857
7	2012	\$31,696	\$415				\$41	\$2,864	\$3,320	\$135,233
8	2013	\$32,679	\$428	\$47,611			\$4,804	\$2,953	\$55,795	\$112,117
9	2014	\$33,692	\$441				\$44	\$3,044	\$3,530	\$142,279
10	2015	\$34,736	\$455				\$45	\$3,139	\$3,639	\$173,377
11	2016	\$35,813	\$469				\$47	\$3,236	\$3,752	\$205,438
12	2017	\$36,923	\$483		\$154,294		\$15,478	\$3,336	\$173,591	\$68,770
13	2018	\$38,068	\$498				\$50	\$3,440	\$3,988	\$102,850
14	2019	\$39,248	\$514				\$51	\$3,546	\$4,112	\$137,987
15	2020	\$40,465	\$530				\$53	\$3,656	\$4,239	\$174,212
16	2021	\$41,719	\$546	\$60,782			\$6,133	\$3,770	\$71,230	\$144,701
17	2022	\$43,012	\$563				\$56	\$3,887	\$4,506	\$183,208
18	2023	\$44,346	\$581				\$58	\$4,007	\$4,646	\$222,908
19	2024	\$45,721	\$599				\$60	\$4,131	\$4,790	\$263,839
20	2025	\$47,138	\$617	\$68,676			\$6,929	\$4,259	\$80,482	\$230,494
21	2026	\$48,599	\$636				\$64	\$4,391	\$5,091	\$274,002
22	2027	\$50,106	\$656				\$66	\$4,527	\$5,249	\$318,859
23	2028	\$51,659	\$676				\$68	\$4,668	\$5,412	\$365,106
24	2029	\$53,260	\$697		\$222,562		\$22,326	\$4,813	\$250,398	\$167,969
25	2030	\$54,912	\$719				\$72	\$4,962	\$5,753	\$217,128
26	2031	\$56,614	\$741				\$74	\$5,116	\$5,931	\$267,811
27	2032	\$58,369	\$764				\$76	\$5,274	\$6,115	\$320,065
28	2033	\$60,178	\$788	\$87,675			\$8,846	\$5,438	\$102,747	\$277,496
29	2034	\$62,044	\$812				\$81	\$5,606	\$6,500	\$333,040
30	2035	\$63,967	\$837				\$84	\$5,780	\$6,701	\$390,306
31	2036	\$65,950	\$863				\$86	\$5,959	\$6,909	\$449,347
32	2037	\$67,995	\$890	\$99,063			\$9,995	\$6,144	\$116,092	\$401,249
33	2038	\$70,102	\$918				\$92	\$6,334	\$7,344	\$464,008
34	2039	\$72,276	\$946				\$95	\$6,531	\$7,572	\$528,712
35	2040	\$74,516	\$976				\$98	\$6,733	\$7,806	\$595,422
36	2041	\$76,826	\$1,006			\$603,791	\$60,480	\$6,942	\$672,218	\$29
<b>Totals</b>		<b>\$1,703,767</b>	<b>\$22,307</b>	<b>\$405,945</b>	<b>\$376,856</b>	<b>\$603,791</b>	<b>\$140,890</b>	<b>\$153,949</b>	<b>\$1,703,737</b>	

Number of Single Family Residential Lots	108
Year 1 Cost per Residential Lot	\$244.36

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