

**ENGINEER'S REPORT
ANNEXATION NO. 18 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

April 24, 2006

**ENGINEER'S REPORT
ANNEXATION NO. 18 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for
CITY OF SAN JACINTO
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- C: Detailed Cost Estimate: Zone 29
- D: Cost of Services Summary
- E: Cash Flow Model: Zone 29

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. 18 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 18 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. 18 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 18 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. 18.

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. 18, 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. 18 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. 18 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. 18 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 29

Zone 29 consists of tentative Tract No. 32247, Assessor Parcel Numbers (“APN”) 431-180-009, 431-180-010, 431-180-011, and 431-180-012. Tentative Tract No. 32247 encompasses approximately 43.31 acres, and includes 150 residential lots, park property, and a detention basin. A map of tentative Tract No. 32247 is provided in Exhibit A-2.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

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

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

WHEREAS, previously the City Council of the City of San Jacinto, California, did, pursuant to the provisions of the Benefit Assessment Act of 1982, adopt its Resolution of Initiation, for the purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 18, 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. 18 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. 18 to the Assessment District have been assessed upon the parcels of land in Annexation No. 18 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. 18 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 18 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. 18 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]
29	\$32,575	150	\$217.17
[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. 18 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 29 is expected to be developed with single-family residential lots, park property, 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 park property and 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 29 (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]
29	\$32,575	150	\$217.17

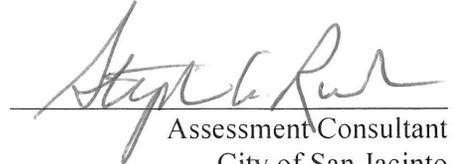
[1] Annual Assessments are subject to annual escalations between 0% and 6% per year.
[2] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.

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: April 24, 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 25th day of April 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. 18\engrpt_annex18_draft.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 18 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

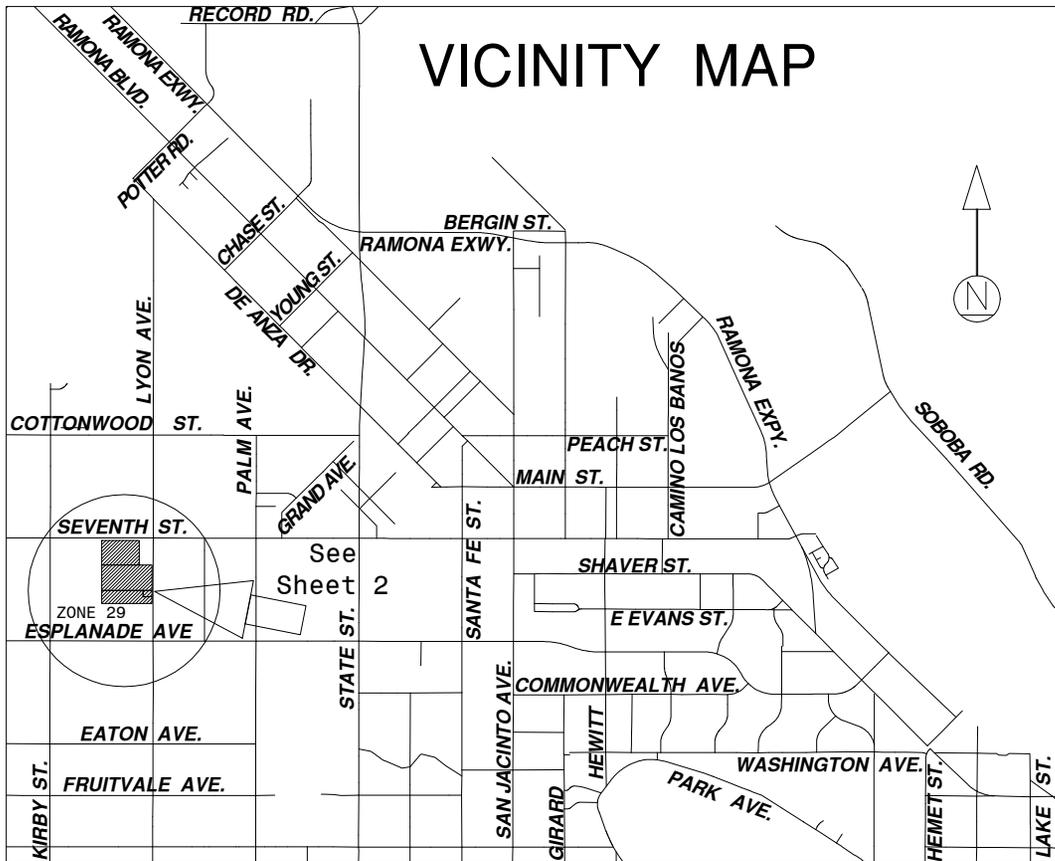
By _____

Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103

VICINITY MAP



ASSESSMENT DIAGRAM
ANNEXATION NO. 18 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

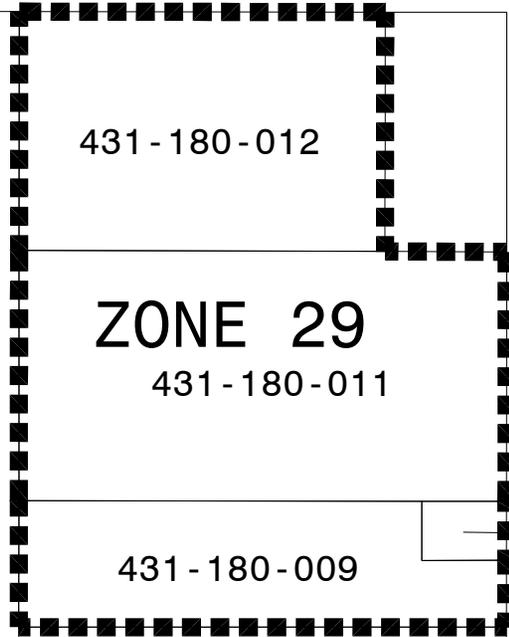
SEVENTH ST.

LEGEND



Zone 29 Boundaries of
Annexation No. 18 to
Assessment District No.
2003-1 San Jacinto,
Riverside County, CA

431 - 180 - 0nn Assessor Parcel
Number



431 - 180 - 010

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

KIRBY ST.

LYON AVE.

ESPLANADE AVE.

EXHIBIT A-2

ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 29

TRACT MAP 32247

A PORTION OF THE NORTHEAST ONE QUARTER AND THE SOUTHEAST ONE QUARTER OF FARM LOT 158 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, SAN DIEGO COUNTY RECORDS.
RICK ENGINEERING COMPANY

PROCEDURE OF SURVEY

JULY 2005

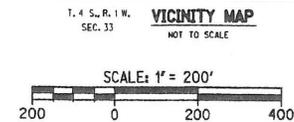
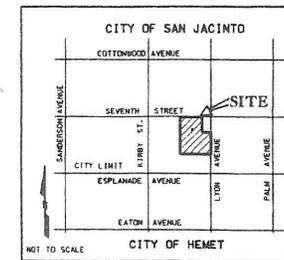
☉ PALM AVENUE

ENGINEER'S NOTES

- THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF RIDER STREET PER MB 33471-11, SHOWN AS NORTH 89°44'26" WEST.
- INDICATES FOUND AS NOTED.
- INDICATES SET 1" IRON PIPE TAGGED R.C.E. 33591, FLUSH.
- ALL MONUMENTS SET ARE PER RIVERSIDE COUNTY ORDINANCE 461.9.
- THIS TRACT MAP CONTAINS 44.0 ACRES GROSS.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDING AND OBSTRUCTIONS.
- ALL MONUMENTS SHOWN SET SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED.
- INDICATES SUBDIVISION BOUNDARY.
- RAD ----- INDICATES RADIAL BEARING.
- () ----- INDICATES RECORD DATA PER R.S.104/16
- < > ----- INDICATES RECORD AND MEASURED DATA PER
- ////// ----- INDICATES RESTRICTED ACCESS
- 151 INDICATES LAST LOT NUMBER
- A LEAD AND DISC STAMPED R.C.E. 33591, WILL BE SET FLUSH (RIV. CO. STD. "E"). IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES. ALSO FOR E.C.'S - B.C.'S AND CURB RETURNS ON A LINE PROJECTED ON A RADIAL TO THE PROPERTY LINE CURVE, UNLESS OTHERWISE INDICATED.
- A 1" IRON PIPE WITH TAG R.C.E. 33591, WILL BE SET FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES UNLESS OTHERWISE INDICATED.

EASEMENT NOTES

- AN EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES RECORDED SEPTEMBER 6, 1889 IN BOOK 152, PAGE 446 OF DEEDS, RECORDS, SAN DIEGO COUNTY, CALIFORNIA.
- AN EASEMENT FOR A RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED MARCH 4, 1896 IN BOOK 3, PAGE 53, OF SUPERVISORS MINUTES OF RIVERSIDE COUNTY.
- AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 18, 1963 AS INSTRUMENT NO. 6333, IN BOOK 3304, PAGE 386, OFFICIAL RECORDS.



JAN 04 2005

FD 1" I.P. TAGGED LS 6095, FLUSH, PER COUNTY OF RIVERSIDE CORNER 99-347, ACCEPTED AS NORTHWEST CORNER OF FARM LOT 158 1/4 CORNER, SEC. 33, T4S, R1W

TRACT MAP 32250 MB

PARCEL MAP 5287 PARCEL 2 PM 9/88

☉ KIRBY STREET

N0°03'30"E 2643.37' N0°07'39"E 2643.001'

☉ SEVENTH STREET

N89°58'50"W 2643.24' (N89°54'42"W 2643.26')

N0°06'28"E 2643.341' N0°02'07"E 1622.17'

RS 104/16

☉ ESPLANADE AVENUE

N89°58'23"W 2645.36' (N89°58'57"W 2645.23')

FD 1" I.P. TAGGED LS 6095, FLUSH, PER COUNTY OF RIVERSIDE CORNER RECORD 99-347, ACCEPTED AS NORTHEAST CORNER OF FARM LOT 158 (C1/4 CORNER, SEC. 33, T4S, R1W)

N0°01'06" 630.91'

BASIS OF BEARING

N89°59'30"W 2647.73' (N89°59'30"W 2647.44')

FD 1 1/2" I.P. DN. 1.0" TAG ILLEGIBLE CL INT 7TH ST. & PROD OF PALM AVE. MB 238/15-19 & MB 118/15-19

☉ LYON AVENUE

N0°00'44"E 815.91' (N0°05'05"E 2643.58')

N89°58'36"W 30.00'

N0°00'44"E 2643.65'

FD 1" I.P. ILLEGIBLE PLASTIC CAP, DN 1.0" ACCEPTED AS SOUTH-EAST CORNER OF FARM LOT 158 AND RIVERSIDE COUNTY MONUMENT, AS SHOWN ON RECORD OF SURVEY 104/16; (S 1/4 CORNER, SEC. 33, T4S, R1W)

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

**City of San Jacinto
Annexation No. 18 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 29				
	431-180-009	32247	36	\$217.17
	431-180-009	32247	37	\$217.17
	431-180-009	32247	38	\$217.17
	431-180-009	32247	39	\$217.17
	431-180-009	32247	40	\$217.17
	431-180-009	32247	41	\$217.17
	431-180-009	32247	42	\$217.17
	431-180-009	32247	43	\$217.17
	431-180-009	32247	44	\$217.17
	431-180-009	32247	45	\$217.17
	431-180-009	32247	46	\$217.17
	431-180-009	32247	47	\$217.17
	431-180-009	32247	48	\$217.17
	431-180-009	32247	49	\$217.17
	431-180-009	32247	50	\$217.17
	431-180-009	32247	51	\$217.17
	431-180-009	32247	52	\$217.17
	431-180-009	32247	53	\$217.17
	431-180-009	32247	54	\$217.17
	431-180-009	32247	55	\$217.17
	431-180-009	32247	56	\$217.17
	431-180-009	32247	57	\$217.17
	431-180-009	32247	61	\$217.17
	431-180-009	32247	84	\$217.17
	431-180-009	32247	85	\$217.17
	431-180-009	32247	86	\$217.17
	431-180-009	32247	87	\$217.17
	431-180-009	32247	88	\$217.17
	431-180-009	32247	89	\$217.17
	431-180-009	32247	90	\$217.17
	431-180-009	32247	91	\$217.17
	431-180-009	32247	92	\$217.17
	431-180-009	32247	105	\$217.17
	431-180-009	32247	106	\$217.17
	431-180-010	32247	58	\$217.17
	431-180-010	32247	59	\$217.17
	431-180-010	32247	60	\$217.17
	431-180-011	32247	20	\$217.17
	431-180-011	32247	21	\$217.17
	431-180-011	32247	22	\$217.17
	431-180-011	32247	23	\$217.17
	431-180-011	32247	24	\$217.17
	431-180-011	32247	25	\$217.17
	431-180-011	32247	26	\$217.17
	431-180-011	32247	27	\$217.17
	431-180-011	32247	28	\$217.17
	431-180-011	32247	29	\$217.17
	431-180-011	32247	30	\$217.17
	431-180-011	32247	31	\$217.17
	431-180-011	32247	32	\$217.17
	431-180-011	32247	33	\$217.17
	431-180-011	32247	34	\$217.17

City of San Jacinto
Annexation No. 18 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>
431-180-011	32247	35	\$217.17
431-180-011	32247	62	\$217.17
431-180-011	32247	63	\$217.17
431-180-011	32247	64	\$217.17
431-180-011	32247	65	\$217.17
431-180-011	32247	66	\$217.17
431-180-011	32247	67	\$217.17
431-180-011	32247	68	\$217.17
431-180-011	32247	69	\$217.17
431-180-011	32247	70	\$217.17
431-180-011	32247	71	\$217.17
431-180-011	32247	72	\$217.17
431-180-011	32247	73	\$217.17
431-180-011	32247	74	\$217.17
431-180-011	32247	75	\$217.17
431-180-011	32247	76	\$217.17
431-180-011	32247	77	\$217.17
431-180-011	32247	78	\$217.17
431-180-011	32247	79	\$217.17
431-180-011	32247	80	\$217.17
431-180-011	32247	81	\$217.17
431-180-011	32247	82	\$217.17
431-180-011	32247	83	\$217.17
431-180-011	32247	93	\$217.17
431-180-011	32247	94	\$217.17
431-180-011	32247	95	\$217.17
431-180-011	32247	96	\$217.17
431-180-011	32247	97	\$217.17
431-180-011	32247	98	\$217.17
431-180-011	32247	99	\$217.17
431-180-011	32247	100	\$217.17
431-180-011	32247	101	\$217.17
431-180-011	32247	102	\$217.17
431-180-011	32247	103	\$217.17
431-180-011	32247	104	\$217.17
431-180-011	32247	107	\$217.17
431-180-011	32247	108	\$217.17
431-180-011	32247	109	\$217.17
431-180-011	32247	110	\$217.17
431-180-011	32247	111	\$217.17
431-180-011	32247	112	\$217.17
431-180-011	32247	113	\$217.17
431-180-011	32247	114	\$217.17
431-180-011	32247	117	\$217.17
431-180-011	32247	118	\$217.17
431-180-011	32247	134	\$217.17
431-180-011	32247	135	\$217.17
431-180-011	32247	138	\$217.17
431-180-011	32247	139	\$217.17
431-180-011	32247	140	\$217.17
431-180-011	32247	141	\$217.17
431-180-011	32247	142	\$217.17
431-180-011	32247	143	\$217.17
431-180-011	32247	144	\$217.17
431-180-012	32247	1	\$217.17

**City of San Jacinto
Annexation No. 18 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>
431-180-012	32247	2	\$217.17
431-180-012	32247	3	\$217.17
431-180-012	32247	4	\$217.17
431-180-012	32247	5	\$217.17
431-180-012	32247	6	\$217.17
431-180-012	32247	7	\$217.17
431-180-012	32247	8	\$217.17
431-180-012	32247	9	\$217.17
431-180-012	32247	10	\$217.17
431-180-012	32247	11	\$217.17
431-180-012	32247	12	\$217.17
431-180-012	32247	13	\$217.17
431-180-012	32247	14	\$217.17
431-180-012	32247	15	\$217.17
431-180-012	32247	16	\$217.17
431-180-012	32247	17	\$217.17
431-180-012	32247	18	\$217.17
431-180-012	32247	19	\$217.17
431-180-012	32247	115	\$217.17
431-180-012	32247	116	\$217.17
431-180-012	32247	119	\$217.17
431-180-012	32247	120	\$217.17
431-180-012	32247	121	\$217.17
431-180-012	32247	122	\$217.17
431-180-012	32247	123	\$217.17
431-180-012	32247	124	\$217.17
431-180-012	32247	125	\$217.17
431-180-012	32247	126	\$217.17
431-180-012	32247	127	\$217.17
431-180-012	32247	128	\$217.17
431-180-012	32247	129	\$217.17
431-180-012	32247	130	\$217.17
431-180-012	32247	131	\$217.17
431-180-012	32247	132	\$217.17
431-180-012	32247	133	\$217.17
431-180-012	32247	136	\$217.17
431-180-012	32247	137	\$217.17
431-180-012	32247	145	\$217.17
431-180-012	32247	146	\$217.17
431-180-012	32247	147	\$217.17
431-180-012	32247	148	\$217.17
431-180-012	32247	149	\$217.17
431-180-012	32247	150	\$217.17

Total Assessment for Zone 29: \$32,575.50

Total FY 2006-07 Assessment: \$32,575.50

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 29

Detailed Cost Estimate
City of San Jacinto
AD No. 2003-1, Annexation No. 18
Zone 29
Tract No. 32247

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	14,685	2.78	\$194.08	\$539.79

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	287,933	s.f.	\$0.11	\$31,046
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$6,209
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
Total				\$45,342

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	287,933	s.f.	\$0.03	\$9,314
0.15' asphaltic concrete paving overlay	3,023	tons	\$37.74	\$114,093
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
Total				\$133,111

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	1,469	l.f.	\$1.08	\$1,583
Remove sidewalk @ 10% of total quantity	8,077	s.f.	\$0.16	\$1,306
Grind 0.33' AC paving	287,933	s.f.	\$0.07	\$20,801
construct 6" curb @10% of total quantity	1,469	l.f.	\$8.19	\$12,034
construct 6' wide sidewalk @ 10% of total quantity	8,077	s.f.	\$1.89	\$15,240
construct 0.25' AC paving	5,039	tons	\$37.74	\$190,156
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
Total				\$257,293

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

Cost of Services Summary
 City of San Jacinto
 AD No. 2003-1, Annexation No. 18

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]
29	150	2.78	287,933	\$540	\$45,342	\$133,111	\$257,293	\$2,264	\$3,312

[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 29

Street Maintenance Allocation [1]
 City of San Jacinto
 AD No. 2003-1, Annexation No. 18
 Zone 29
 Tract No. 32247

Year	FY Beginning	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Annual Interest Revenue	Fund Balance (Revenue Minus Cost)
1	2006	\$32,575	\$540				\$54	\$3,312	\$3,906	\$0	\$28,669
2	2007	\$33,585	\$557				\$56	\$3,415	\$4,027	\$0	\$58,227
3	2008	\$34,626	\$574				\$57	\$3,521	\$4,152	\$0	\$88,701
4	2009	\$35,699	\$592	\$49,691			\$5,028	\$3,630	\$58,940	\$0	\$65,461
5	2010	\$36,806	\$610				\$61	\$3,742	\$4,413	\$0	\$97,854
6	2011	\$37,947	\$629				\$63	\$3,858	\$4,550	\$0	\$131,251
7	2012	\$39,123	\$648				\$65	\$3,978	\$4,691	\$0	\$165,683
8	2013	\$40,336	\$668	\$56,145			\$5,681	\$4,101	\$66,595	\$0	\$139,424
9	2014	\$41,587	\$689				\$69	\$4,228	\$4,986	\$0	\$176,025
10	2015	\$42,876	\$710				\$71	\$4,359	\$5,141	\$0	\$213,760
11	2016	\$44,205	\$733				\$73	\$4,494	\$5,300	\$0	\$252,664
12	2017	\$45,575	\$755		\$186,234		\$18,699	\$4,634	\$210,322	\$0	\$87,917
13	2018	\$46,988	\$779				\$78	\$4,777	\$5,634	\$0	\$129,272
14	2019	\$48,445	\$803				\$80	\$4,926	\$5,809	\$0	\$171,908
15	2020	\$49,947	\$828				\$83	\$5,078	\$5,989	\$0	\$215,866
16	2021	\$51,495	\$853	\$71,677			\$7,253	\$5,236	\$85,019	\$0	\$182,342
17	2022	\$53,091	\$880				\$88	\$5,398	\$6,366	\$0	\$229,068
18	2023	\$54,737	\$907				\$91	\$5,565	\$6,563	\$0	\$277,242
19	2024	\$56,434	\$935				\$94	\$5,738	\$6,766	\$0	\$326,909
20	2025	\$58,183	\$964	\$80,986			\$8,195	\$5,916	\$96,061	\$0	\$289,031
21	2026	\$59,987	\$994				\$99	\$6,099	\$7,192	\$0	\$341,826
22	2027	\$61,847	\$1,025				\$102	\$6,288	\$7,415	\$0	\$396,257
23	2028	\$63,764	\$1,057				\$106	\$6,483	\$7,645	\$0	\$452,376
24	2029	\$65,741	\$1,089		\$268,636		\$26,972	\$6,684	\$303,382	\$0	\$214,735
25	2030	\$67,779	\$1,123				\$112	\$6,891	\$8,127	\$0	\$274,387
26	2031	\$69,880	\$1,158				\$116	\$7,105	\$8,379	\$0	\$335,888
27	2032	\$72,046	\$1,194				\$119	\$7,325	\$8,638	\$0	\$399,295
28	2033	\$74,279	\$1,231	\$103,391			\$10,462	\$7,552	\$122,636	\$0	\$350,939
29	2034	\$76,582	\$1,269				\$127	\$7,786	\$9,182	\$0	\$418,339
30	2035	\$78,956	\$1,308				\$131	\$8,028	\$9,467	\$0	\$487,828
31	2036	\$81,404	\$1,349				\$135	\$8,277	\$9,760	\$0	\$559,471
32	2037	\$83,927	\$1,391	\$116,820			\$11,821	\$8,533	\$138,565	\$0	\$504,834
33	2038	\$86,529	\$1,434				\$143	\$8,798	\$10,375	\$0	\$580,988
34	2039	\$89,211	\$1,478				\$148	\$9,070	\$10,697	\$0	\$659,503
35	2040	\$91,977	\$1,524				\$152	\$9,352	\$11,028	\$0	\$740,452
36	2041	\$94,828	\$1,571			\$748,999	\$75,057	\$9,641	\$835,269	\$0	\$11
Totals		\$2,102,997	\$34,848	\$478,709	\$454,870	\$748,999	\$171,743	\$213,818	\$2,102,986	\$0	

Number of Single Family Residential Lots	150
Year 1 Cost per Residential Lot	\$217.17

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