

**ENGINEER'S REPORT
ANNEXATION NO. 23 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

September 14, 2006

**ENGINEER'S REPORT
ANNEXATION NO. 23 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for
CITY OF SAN JACINTO
248 East Main Street
San Jacinto, CA 92583
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Prepared by
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INTRODUCTION

In accordance with the Resolution of the City Council of the City of San Jacinto, California, initiating the annexation of certain real property to Assessment District No. 2003-01 (hereinafter referred to as the “Assessment District or AD No. 2003-1”), pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the “Resolution of Initiation”), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the “Council”), in connection with the proceedings for Annexation No. 23 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 23 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. 23 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 23 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. 23.

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. 23, 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. 23 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. 23 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. 23 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 34

Zone 34 consists of tentative Tract No. 30597, Assessor Parcel Number (“APN”) 431-150-003. Tentative Tract No. 30597 encompasses approximately 39.08 acres, and includes 116 residential lots, a detention basin, and a Metropolitan Water District (“MWD”) easement. A map of tentative Tract No. 30597 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. 23, 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. 23 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. 23 to the Assessment District have been assessed upon the parcels of land in Annexation No. 23 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. 23 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 23 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. 23 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]
34	\$23,930	116	\$206.29
[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. 23 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 34 is expected to be developed with single-family residential homes, while the detention basin and MWD easement will remain undeveloped. Only the single-family residential lots receive benefit from the maintenance of interior street facilities within such Zone. Therefore, the cost of services for such Zone is allocated equally to each single-family residential lot within the Zone, while the detention basin and MWD easement are exempted.

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 34 (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.

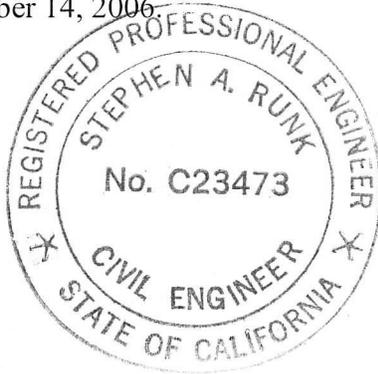
The following table sets forth the total fiscal year 2006-07 assessment for the annexed Zone as well as the fiscal year 2006-07 maximum assessment per residential lot.

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]
34	\$23,930	116	\$206.29
[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: September 14, 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 15th day of September 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. 23\engrpt_annex23_draft.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 23 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

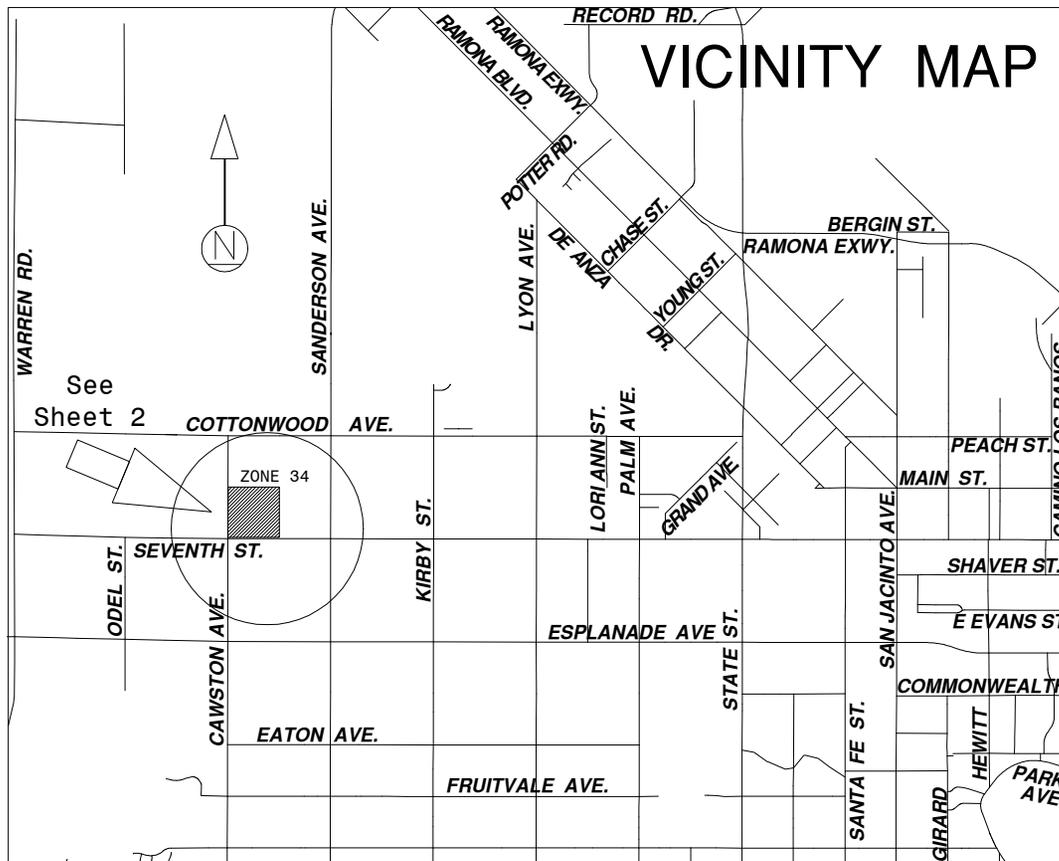
Assessor-County Clerk-Recorder of Riverside County

By _____

Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103



ASSESSMENT DIAGRAM
ANNEXATION NO. 23 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



COTTONWOOD AVENUE

CAWSTON AVENUE

SANDERSON AVENUE

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

LEGEND

■ ■ ■ Zone 34 Boundaries of Annexation No. 23 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA

— Assessor Parcel Line

431 - 150 - 003 Assessor Parcel Number



431 - 150 - 003

ZONE 34

SEVENTH STREET

EXHIBIT A-2

ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 34

Tract No. 30597

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

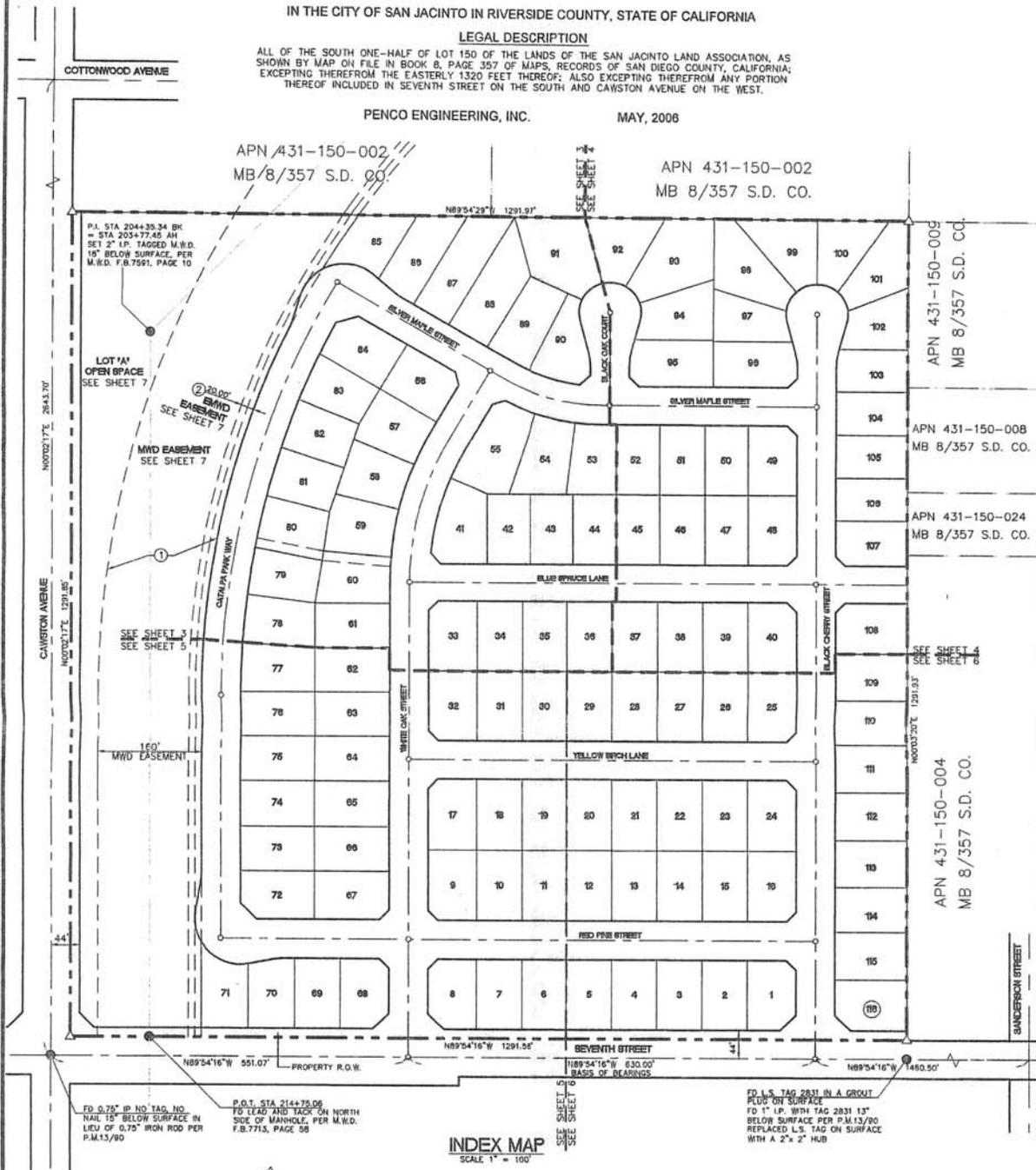
LEGAL DESCRIPTION

ALL OF THE SOUTH ONE-HALF OF LOT 150 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; EXCEPTING THEREFROM THE EASTERLY 1320 FEET THEREOF; ALSO EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN SEVENTH STREET ON THE SOUTH AND CAWSTON AVENUE ON THE WEST.

PENCO ENGINEERING, INC. MAY, 2006

APN 431-150-002
MB 8/357 S.D. CO.

APN 431-150-002
MB 8/357 S.D. CO.



P.I. STA 204+35.34 BK
= STA 203+77.45 AH
SET 2" I.P. TAGGED M.W.D.
18" BELOW SURFACE, PER
M.R.D. F.B. 7591, PAGE 10

LOT 1A
OPEN SPACE
SEE SHEET 7

28.00'
BLIND
EASEMENT
SEE SHEET 7

MWD EASEMENT
SEE SHEET 7

SEE SHEET 3
SEE SHEET 5

160'
MWD EASEMENT

FD 0.75" I.P. NO TAG, NO
NAIL 18" BELOW SURFACE IN
LIEU OF 0.75" IRON ROD PER
P.M.13/90

P.O.T. STA 214+75.06
TO LEAD AND TACK ON NORTH
SIDE OF MANHOLE, PER M.W.D.
F.B. 7713, PAGE 58

FD L.S. TAG 2831 IN A GROUT
PLUG ON SURFACE
FD 1" I.P. WITH TAG 2831 13"
BELOW SURFACE PER P.M.13/90
REPLACED L.S. TAG ON SURFACE
WITH A 2"x 2" HUB

INDEX MAP

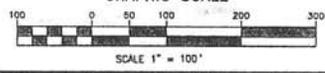
SCALE 1" = 100'



VICINITY MAP

NOT TO SCALE
TOWNSHIP 4 SOUTH AND RANGE 1 WEST OF SECTION 32

GRAPHIC SCALE



ENGINEER'S NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 150 AS SHOWN BY MAP ON FILE IN BOOK 66, PAGES 71-75 OF RECORDS OF SURVEY, SHOWN AS S89°54'16"E THEREON.

- ⊙ INDICATES FOUND MONUMENT
- △ INDICATES 1" I.P. 18" LONG, FLUSH, TAGGED R.C.E. 23796 TO BE SET PER THIS MAP.
- INDICATES SET SPIKE AND TAG TAGGED R.C.E. 23796 AT ALL CENTERLINE EC'S, BC'S, PRC'S AND OTHER POINTS OF CONTROL WITHIN 120 DAYS OF ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

ALL PROPOSED BEARINGS ARE PARALLEL TO THE STREET CENTERLINE BEARINGS EXCEPT AS NOTED.

A 1" I.P. TAGGED R.C.E. 23796, WILL BE SET FLUSH AT ALL REAR LOT CORNERS WITHIN 120 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

A LEAD AND TAG R.C.E. 23796, WILL BE SET IN THE TOP OF CURB, AT THE POINT PROLONGATION OF ALL INTERIOR SIDE LOT LINES WITHIN 120 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

CENTERLINE TIES FOR ALL CENTERLINE POINTS OF CONTROL WILL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE WITHIN 120 DAYS OF ACCEPTANCE OF IMPROVEMENTS.

EASEMENT NOTES

- 1 A PERPETUAL EASEMENT OVER A STRIP OF LAND, 160 FEET IN WIDTH, FOR PIPE LINES, AS TAKEN BY THE UNITED STATES OF AMERICA BY DECREE OF CONDEMNATION DATED MARCH 25, 1947 AND RECORDED OCTOBER 31, 1949 IN BOOK 1119 PAGE 434 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (PERMANENT EASEMENT IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA)
- 2 AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC CORPORATION, FOR SEWER TRANSMISSION, COLLECTION FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1976 AS INSTRUMENT NO. 17102 OFFICIAL RECORD, AS-BUILT LOCATION VERIFIED AND SHOWN.

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

**City of San Jacinto
Annexation No. 23 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 34				
	431-150-003	30597	1	\$206.29
	431-150-003	30597	2	\$206.29
	431-150-003	30597	3	\$206.29
	431-150-003	30597	4	\$206.29
	431-150-003	30597	5	\$206.29
	431-150-003	30597	6	\$206.29
	431-150-003	30597	7	\$206.29
	431-150-003	30597	8	\$206.29
	431-150-003	30597	9	\$206.29
	431-150-003	30597	10	\$206.29
	431-150-003	30597	11	\$206.29
	431-150-003	30597	12	\$206.29
	431-150-003	30597	13	\$206.29
	431-150-003	30597	14	\$206.29
	431-150-003	30597	15	\$206.29
	431-150-003	30597	16	\$206.29
	431-150-003	30597	17	\$206.29
	431-150-003	30597	18	\$206.29
	431-150-003	30597	19	\$206.29
	431-150-003	30597	20	\$206.29
	431-150-003	30597	21	\$206.29
	431-150-003	30597	22	\$206.29
	431-150-003	30597	23	\$206.29
	431-150-003	30597	24	\$206.29
	431-150-003	30597	25	\$206.29
	431-150-003	30597	26	\$206.29
	431-150-003	30597	27	\$206.29
	431-150-003	30597	28	\$206.29
	431-150-003	30597	29	\$206.29
	431-150-003	30597	30	\$206.29
	431-150-003	30597	31	\$206.29
	431-150-003	30597	32	\$206.29
	431-150-003	30597	33	\$206.29
	431-150-003	30597	34	\$206.29
	431-150-003	30597	35	\$206.29
	431-150-003	30597	36	\$206.29
	431-150-003	30597	37	\$206.29
	431-150-003	30597	38	\$206.29
	431-150-003	30597	39	\$206.29
	431-150-003	30597	40	\$206.29
	431-150-003	30597	41	\$206.29
	431-150-003	30597	42	\$206.29
	431-150-003	30597	43	\$206.29
	431-150-003	30597	44	\$206.29
	431-150-003	30597	45	\$206.29
	431-150-003	30597	46	\$206.29
	431-150-003	30597	47	\$206.29
	431-150-003	30597	48	\$206.29
	431-150-003	30597	49	\$206.29
	431-150-003	30597	50	\$206.29
	431-150-003	30597	51	\$206.29
	431-150-003	30597	52	\$206.29
	431-150-003	30597	53	\$206.29
	431-150-003	30597	54	\$206.29

City of San Jacinto
Annexation No. 23 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>
431-150-003	30597	55	\$206.29
431-150-003	30597	56	\$206.29
431-150-003	30597	57	\$206.29
431-150-003	30597	58	\$206.29
431-150-003	30597	59	\$206.29
431-150-003	30597	60	\$206.29
431-150-003	30597	61	\$206.29
431-150-003	30597	62	\$206.29
431-150-003	30597	63	\$206.29
431-150-003	30597	64	\$206.29
431-150-003	30597	65	\$206.29
431-150-003	30597	66	\$206.29
431-150-003	30597	67	\$206.29
431-150-003	30597	68	\$206.29
431-150-003	30597	69	\$206.29
431-150-003	30597	70	\$206.29
431-150-003	30597	71	\$206.29
431-150-003	30597	72	\$206.29
431-150-003	30597	73	\$206.29
431-150-003	30597	74	\$206.29
431-150-003	30597	75	\$206.29
431-150-003	30597	76	\$206.29
431-150-003	30597	77	\$206.29
431-150-003	30597	78	\$206.29
431-150-003	30597	79	\$206.29
431-150-003	30597	80	\$206.29
431-150-003	30597	81	\$206.29
431-150-003	30597	82	\$206.29
431-150-003	30597	83	\$206.29
431-150-003	30597	84	\$206.29
431-150-003	30597	85	\$206.29
431-150-003	30597	86	\$206.29
431-150-003	30597	87	\$206.29
431-150-003	30597	88	\$206.29
431-150-003	30597	89	\$206.29
431-150-003	30597	90	\$206.29
431-150-003	30597	91	\$206.29
431-150-003	30597	92	\$206.29
431-150-003	30597	93	\$206.29
431-150-003	30597	94	\$206.29
431-150-003	30597	95	\$206.29
431-150-003	30597	96	\$206.29
431-150-003	30597	97	\$206.29
431-150-003	30597	98	\$206.29
431-150-003	30597	99	\$206.29
431-150-003	30597	100	\$206.29
431-150-003	30597	101	\$206.29
431-150-003	30597	102	\$206.29
431-150-003	30597	103	\$206.29
431-150-003	30597	104	\$206.29
431-150-003	30597	105	\$206.29
431-150-003	30597	106	\$206.29
431-150-003	30597	107	\$206.29
431-150-003	30597	108	\$206.29
431-150-003	30597	109	\$206.29

**City of San Jacinto
Annexation No. 23 to
Assessment District No. 2003-1
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<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2006-07 Assessment</u>
431-150-003	30597	110	\$206.29
431-150-003	30597	111	\$206.29
431-150-003	30597	112	\$206.29
431-150-003	30597	113	\$206.29
431-150-003	30597	114	\$206.29
431-150-003	30597	115	\$206.29
431-150-003	30597	116	\$206.29

Total Assessment for Zone 34: \$23,929.64

Total FY 2006-07 Assessment: \$23,929.64

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 23\Assessment_Roll.rpt

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 34

Detailed Cost Estimate
City of San Jacinto
AD No. 2003-1, Annexation No. 23
Zone 34
Tract No. 30597

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	11,200	2.12	\$194.08	\$411.69

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,695.57	\$2,696
Place slurry seal	200,455	s.f.	\$0.11	\$21,614
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$4,323
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			Total	\$34,023

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,312.92	\$4,313
Grind	200,455	s.f.	\$0.03	\$6,484
0.15' asphaltic concrete paving overlay	2,105	tons	\$37.74	\$79,430
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic Control	1	l.s.	\$2,695.57	\$2,696
			Total	\$95,618

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$10,782.30	\$10,782
Remove concrete curb @ 10% of total quantity	1,120	l.f.	\$1.08	\$1,208
Remove sidewalk @ 10% of total quantity	6,160	s.f.	\$0.16	\$996
Grind 0.33' AC paving	200,455	s.f.	\$0.07	\$14,481
construct 6" curb @10% of total quantity	1,120	l.f.	\$8.19	\$9,178
construct 6' wide sidewalk @ 10% of total quantity	6,160	s.f.	\$1.89	\$11,623
construct 0.25' AC paving	3,508	tons	\$37.74	\$132,384
Striping	1	l.s.	\$2,695.57	\$2,696
Traffic control	1	l.s.	\$2,695.57	\$2,696
			Total	\$186,043

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

Cost of Services Summary
City of San Jacinto
AD No. 2003-1, Annexation No. 23

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]
34	116	2.12	200,455	\$412	\$34,023	\$95,618	\$186,043	\$1,656	\$2,561

[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. 23 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 34

Street Maintenance Allocation [1]
 City of San Jacinto
 AD No. 2003-1, Annexation No. 23
 Zone 34
 Tract No. 30597

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	\$23,930	\$412				\$41	\$2,561	\$3,014	\$0	\$20,916
2	2007	\$24,672	\$424				\$42	\$2,641	\$3,108	\$0	\$42,480
3	2008	\$25,437	\$438				\$44	\$2,723	\$3,204	\$0	\$64,713
4	2009	\$26,225	\$451	\$37,286			\$3,774	\$2,807	\$44,318	\$0	\$46,620
5	2010	\$27,038	\$465				\$47	\$2,894	\$3,406	\$0	\$70,252
6	2011	\$27,876	\$480				\$48	\$2,984	\$3,511	\$0	\$94,618
7	2012	\$28,741	\$494				\$49	\$3,076	\$3,620	\$0	\$119,738
8	2013	\$29,631	\$510	\$42,129			\$4,264	\$3,172	\$50,075	\$0	\$99,295
9	2014	\$30,550	\$526				\$53	\$3,270	\$3,848	\$0	\$125,997
10	2015	\$31,497	\$542				\$54	\$3,371	\$3,967	\$0	\$153,527
11	2016	\$32,474	\$559				\$56	\$3,476	\$4,090	\$0	\$181,910
12	2017	\$33,480	\$576		\$133,779		\$13,435	\$3,583	\$151,373	\$0	\$64,017
13	2018	\$34,518	\$594				\$59	\$3,695	\$4,348	\$0	\$94,187
14	2019	\$35,588	\$612				\$61	\$3,809	\$4,483	\$0	\$125,293
15	2020	\$36,691	\$631				\$63	\$3,927	\$4,622	\$0	\$157,363
16	2021	\$37,829	\$651	\$53,784			\$5,443	\$4,049	\$63,927	\$0	\$131,264
17	2022	\$39,002	\$671				\$67	\$4,174	\$4,912	\$0	\$165,353
18	2023	\$40,211	\$692				\$69	\$4,304	\$5,065	\$0	\$200,499
19	2024	\$41,457	\$713				\$71	\$4,437	\$5,222	\$0	\$236,734
20	2025	\$42,742	\$735	\$60,770			\$6,151	\$4,575	\$72,231	\$0	\$207,246
21	2026	\$44,067	\$758				\$76	\$4,717	\$5,551	\$0	\$245,763
22	2027	\$45,433	\$782				\$78	\$4,863	\$5,723	\$0	\$285,473
23	2028	\$46,842	\$806				\$81	\$5,014	\$5,900	\$0	\$326,415
24	2029	\$48,294	\$831		\$192,970		\$19,380	\$5,169	\$218,350	\$0	\$156,359
25	2030	\$49,791	\$857				\$86	\$5,329	\$6,271	\$0	\$199,878
26	2031	\$51,334	\$883				\$88	\$5,494	\$6,466	\$0	\$244,747
27	2032	\$52,926	\$911				\$91	\$5,665	\$6,666	\$0	\$291,006
28	2033	\$54,567	\$939	\$77,581			\$7,852	\$5,840	\$92,213	\$0	\$253,360
29	2034	\$56,258	\$968				\$97	\$6,021	\$7,086	\$0	\$302,532
30	2035	\$58,002	\$998				\$100	\$6,208	\$7,306	\$0	\$353,229
31	2036	\$59,800	\$1,029				\$103	\$6,401	\$7,532	\$0	\$405,497
32	2037	\$61,654	\$1,061	\$87,658			\$8,872	\$6,599	\$104,190	\$0	\$362,961
33	2038	\$63,565	\$1,094				\$109	\$6,804	\$8,006	\$0	\$418,520
34	2039	\$65,536	\$1,127				\$113	\$7,014	\$8,255	\$0	\$475,801
35	2040	\$67,567	\$1,162				\$116	\$7,232	\$8,511	\$0	\$534,858
36	2041	\$69,662	\$1,198			\$541,586	\$54,278	\$7,456	\$604,519	\$0	\$1
Totals		\$1,544,888	\$26,578	\$359,209	\$326,749	\$541,586	\$125,412	\$165,353	\$1,544,887	\$0	

Number of Single Family Residential Lots	116
Year 1 Cost per Residential Lot	\$206.29

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