

**ENGINEER'S REPORT
ANNEXATION NO. 25 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

January 25, 2007

**ENGINEER'S REPORT
ANNEXATION NO. 25 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for
CITY OF SAN JACINTO
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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: Tract Map for Zone 36
- A-3: Site Plan for Zone 36
- B: Assessment Roll
- C: Detailed Cost Estimate: Zone 36
- D: Cost of Services Summary
- E: Cash Flow Model: Zone 36

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. 25 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 25 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. 25 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 25 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. 25.

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. 25, 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. 25 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. 25 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. 25 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 36

Zone 36 consists of Tract No. 32518 and Assessor Parcel Number (“APN”) 438-050-020. Tract No. 32518 encompasses approximately 8.19 acres and includes 35 residential lots. A map and site plan of Tract No. 32518 is provided in Exhibit A-2. A site plan for Tract No. 32518 is included in Exhibit A-3.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

WHEREAS, the City Council pursuant to Resolution No. 2585, 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. 25, 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. 25 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. 25 to the Assessment District have been assessed upon the parcels of land in Annexation No. 25 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. 25 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 25 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 2007-2008. 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. 25 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	Expected Lot No. [1]	No. of Residential Lots [1]	Benefit Factor	FY 2007-08 Assessment per Residential Lot [1]	FY 2007-08 Total Annual Assessment
36	13-15, 25-31	10	1.0	\$525.50	\$5,255.00
36	12, 32	2	0.5	\$262.75	\$525.50
36	1-11, 16-24, 33-35	23	0.0	\$0.00	\$0.00
Total	NA	35	NA	NA	\$5,780.50
[1] If the lot configuration changes based on recordation of final maps, the total annual cost will be reallocated to each lot that benefits from the annual assessment.					

The maximum amount of such annual assessment for the Assessment District shall increase annually beginning July 1, 2008, 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 some of the 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 \$22.52 per single-family residential lot was added for annual administration of Annexation No. 25 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 36 is expected to be developed with thirty-five single-family residential homes. However, due to the configuration of the tract, only 10 of the lots will access their property through the internal streets. Therefore, these lots have been given a benefit factor of 1.0. In addition, there are two corner lots that have frontage along the internal street. These lots have been given a benefit factor of 0.5. The remaining lots do not benefit from the maintenance of the internal street. Therefore, the cost of services for such Zone is allocated to each of the twelve single-family residential lots, while the other twenty-three single family residential lots will not be charged with the maintenance of interior street facilities within such Zone since they do not receive benefit from the interior street facilities

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 36 (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 2007-08 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 2007-08 assessment for the annexed Zone as well as the fiscal year 2007-08 maximum assessment per residential lot.

Schedule of Assessments

Zone	Expected Lot No. [1]	No. of Residential Lots [1]	Benefit Factor	FY 2007-08 Assessment per Residential Lot [1, 2]	FY 2007-08 Total Annual Assessment [2]
36	13-15, 25-31	10	1.0	\$525.50	\$5,255.00
36	12, 32	2	0.5	\$262.75	\$525.50
36	1-11, 16-24, 33-35	23	0.0	\$0.00	\$0.00
Total	NA	35	NA	NA	\$5,780.50

[1] If the lot configuration changes based on recordation of final maps, the total annual cost will be reallocated to each lot that benefits from the annual assessment.

[2] Annual Assessments are subject to annual escalations between 0% and 6% per year.

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 25, 2007.



David Taussig and Associates, Inc.

A handwritten signature in black ink, appearing to read "Stephen A. Runk".

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 January 2007.

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

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 25\engrpt_annex25.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

**ASSESSMENT DIAGRAM
ANNEXATION NO. 25 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 _____, 2007.

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 _____, 2007. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the _____ day of _____ 2007. 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 _____, 2007, 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.

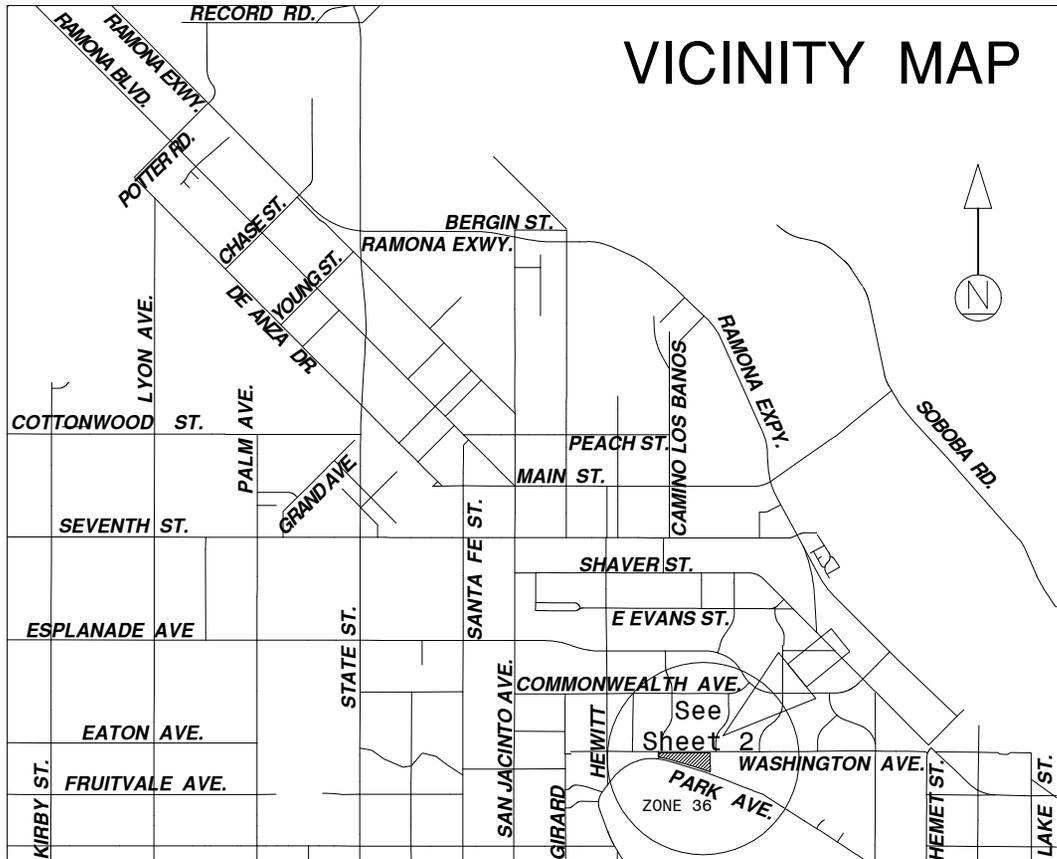
Larry W. Ward

Assessor-County Clerk-Recorder of Riverside County

By _____
Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103



ASSESSMENT DIAGRAM
ANNEXATION NO. 25 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LEGEND

■ ■ ■ ■ ■ ■ Zone 36 Boundaries of
Annexation No. 25 to
Assessment District No.
2003-1 San Jacinto,
Riverside County, CA

438-050-020 Assessor Parcel
Number



STREET

ARROYO VIEJO AVE.

WASHINGTON AVENUE

HEWITT

WINDHAM ST.

438-050-020

ZONE 36

PARK AVENUE

BERNBER

DR

MONDAVI ST.

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.

EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAP FOR ZONE 36

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

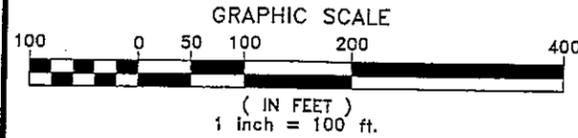
TRACT NO. 32518

BEING A SUBDIVISION OF BLOCK 83, DESCRIBED IN DEED RECORDED IN BOOK 168, PAGE 291 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, IN SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST, OF THE RANCHO SAN JACINTO VIEJO.

BLAINE A. WOMER CIVIL ENGINEERING

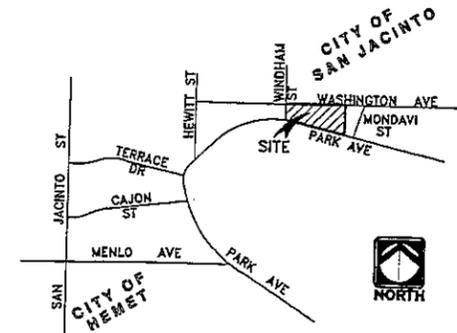
NOVEMBER 2005

SHEET 2 OF 4 SHEETS

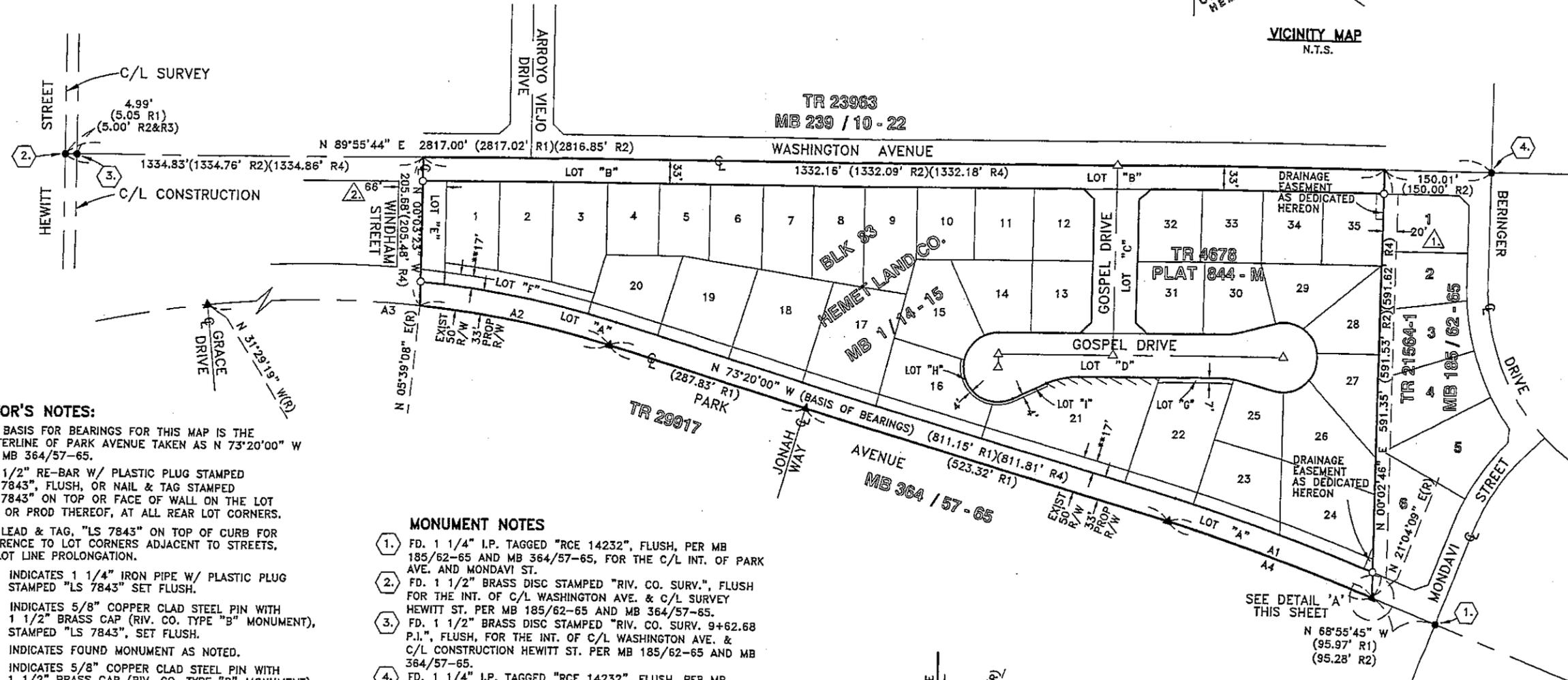


****VACATION NOTE**

VACATION OF RIGHT OF WAY (17.00') AS SHOWN FOR PUBLIC ACCESS PURPOSES, IS HEREBY PERFECTED CONCURRENT WITH THE RECORDATION OF THIS MAP.



VICINITY MAP
N.T.S.



SURVEYOR'S NOTES:

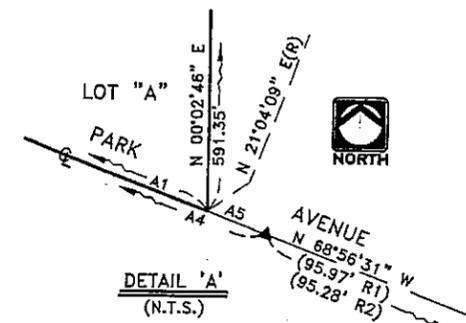
1. THE BASIS FOR BEARINGS FOR THIS MAP IS THE CENTERLINE OF PARK AVENUE TAKEN AS N 73°20'00" W PER MB 364/57-65.
2. SET 1/2" RE-BAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH, OR NAIL & TAG STAMPED "LS 7843" ON TOP OR FACE OF WALL ON THE LOT LINE OR PROD THEREOF, AT ALL REAR LOT CORNERS.
3. SET LEAD & TAG, "LS 7843" ON TOP OF CURB FOR REFERENCE TO LOT CORNERS ADJACENT TO STREETS, ON LOT LINE PROLONGATION.
4. ○ INDICATES 1 1/4" IRON PIPE W/ PLASTIC PLUG STAMPED "LS 7843" SET FLUSH.
5. △ INDICATES 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP (RIV. CO. TYPE "B" MONUMENT), STAMPED "LS 7843", SET FLUSH.
6. ● INDICATES FOUND MONUMENT AS NOTED.
7. ▲ INDICATES 5/8" COPPER CLAD STEEL PIN WITH 1 1/2" BRASS CAP (RIV. CO. TYPE "B" MONUMENT), STAMPED "LS 7843", PER MB 364/57-65.
8. R1 INDICATES RECORD DATA PER MB 364/57-65.
9. R2 INDICATES RECORD DATA PER MB 185/62-65.
10. R3 INDICATES RECORD DATA PER MB 239/10-22.
11. R4 INDICATES RECORD DATA PER RIVERSIDE COUNTY BOUNDARY PLAT NO. 844-M.
12. // INDICATES RESTRICTED ACCESS.
13. TRACT MAP NO. 32518 HAS 35 LOTS PLUS LOTS 'A' THROUGH 'F' INCLUSIVE.
14. TRACT MAP NO. 32518 CONTAINS 11.67± ACRES WITHIN THE DISTINCTIVE BORDER.

MONUMENT NOTES

1. FD. 1 1/4" I.P. TAGGED "RCE 14232", FLUSH, PER MB 185/62-65 AND MB 364/57-65, FOR THE C/L INT. OF PARK AVE. AND MONDAVI ST.
2. FD. 1 1/2" BRASS DISC STAMPED "RIV. CO. SURV.", FLUSH FOR THE INT. OF C/L WASHINGTON AVE. & C/L SURVEY HEWITT ST. PER MB 185/62-65 AND MB 364/57-65.
3. FD. 1 1/2" BRASS DISC STAMPED "RIV. CO. SURV. 9+62.68 P.I.", FLUSH, FOR THE INT. OF C/L WASHINGTON AVE. & C/L CONSTRUCTION HEWITT ST. PER MB 185/62-65 AND MB 364/57-65.
4. FD. 1 1/4" I.P. TAGGED "RCE 14232", FLUSH, PER MB 185/62-65 AND MB 364/57-65, FOR THE C/L INT. OF WASHINGTON AVE. AND BERINGER DR.

EASEMENT NOTE

1. A DRAINAGE EASEMENT TO THE CITY OF SAN JACINTO FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AS SHOWN BY MAP ON FILE OF TRACT NO. 21564-1, IN BOOK 185, PAGES 62 THROUGH 65, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. DEDICATION TO PUBLIC USE, FOR ROAD PURPOSES, RECORDED JANUARY 27, 1953, IN BOOK 1435, PAGES 487 THROUGH 489, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



CURVE DATA
(THIS SHEET ONLY)

CURVE	DELTA	RADIUS	LENGTH	TANGENT
A1	04°24'09"	4000.00'	307.35'	153.75'
A2	11°00'51"	1400.00'	269.13'	134.98'
A3(R1)	(48°09'19")	(1400.00')	(1176.66')	(625.59')
A4(R1)	(04°24'15")	(4000.00')	(307.47')	(153.81')
A4(R2)	(04°24'11")	(4000.00')	(307.39')	(153.77')
A5	00°00'06"	4000.00'	0.12'	0.06'
A5(R2)	(00°00'42")	(4000.00')	(0.81')	(0.41')

EXHIBIT A-3
ENGINEER'S REPORT
SITE PLAN

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

City of San Jacinto
Annexation No. 25 to
Assessment District No. 2003-1
FY 2007-08 Assessment Roll

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>Benefit Factor</u>	<u>FY 2007-08 Assessment</u>
Zone 36				
438-050-020	32518	1	0.0	\$0.00
438-050-020	32518	2	0.0	\$0.00
438-050-020	32518	3	0.0	\$0.00
438-050-020	32518	4	0.0	\$0.00
438-050-020	32518	5	0.0	\$0.00
438-050-020	32518	6	0.0	\$0.00
438-050-020	32518	7	0.0	\$0.00
438-050-020	32518	8	0.0	\$0.00
438-050-020	32518	9	0.0	\$0.00
438-050-020	32518	10	0.0	\$0.00
438-050-020	32518	11	0.0	\$0.00
438-050-020	32518	12	0.5	\$262.75
438-050-020	32518	13	1.0	\$525.50
438-050-020	32518	14	1.0	\$525.50
438-050-020	32518	15	1.0	\$525.50
438-050-020	32518	16	0.0	\$0.00
438-050-020	32518	17	0.0	\$0.00
438-050-020	32518	18	0.0	\$0.00
438-050-020	32518	19	0.0	\$0.00
438-050-020	32518	20	0.0	\$0.00
438-050-020	32518	21	0.0	\$0.00
438-050-020	32518	22	0.0	\$0.00
438-050-020	32518	23	0.0	\$0.00
438-050-020	32518	24	0.0	\$0.00
438-050-020	32518	25	1.0	\$525.50
438-050-020	32518	26	1.0	\$525.50
438-050-020	32518	27	1.0	\$525.50
438-050-020	32518	28	1.0	\$525.50
438-050-020	32518	29	1.0	\$525.50
438-050-020	32518	30	1.0	\$525.50
438-050-020	32518	31	1.0	\$525.50
438-050-020	32518	32	0.5	\$262.75
438-050-020	32518	33	0.0	\$0.00
438-050-020	32518	34	0.0	\$0.00
438-050-020	32518	35	0.0	\$0.00

Total Assessment for Zone: 36 \$5,780.50

Total FY 2007-08 Assessment: \$5,780.50

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 36

Detailed Cost Estimate
City of San Jacinto
AD No. 2003-1, Annexation No. 25
Zone 36
Tract No. 32518

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	1,320	0.25	\$200.29	\$50.07

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$2,781.83	\$2,782
Place slurry seal	27,535	s.f.	\$0.11	\$3,064
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$613
Striping	1	l.s.	\$2,781.83	\$2,782
Traffic Control	1	l.s.	\$2,781.83	\$2,782
			Total	\$12,022

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,450.93	\$4,451
Grind	27,535	s.f.	\$0.03	\$919
0.15' asphaltic concrete paving overlay	289	tons	\$38.95	\$11,260
Striping	1	l.s.	\$2,781.83	\$2,782
Traffic Control	1	l.s.	\$2,781.83	\$2,782
			Total	\$22,194

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$11,127.33	\$11,127
Remove concrete curb @ 10% of total quantity	132	l.f.	\$1.11	\$147
Remove sidewalk @ 10% of total quantity	726	s.f.	\$0.17	\$121
Grind 0.33' AC paving	27,535	s.f.	\$0.07	\$2,053
construct 6" curb @10% of total quantity	132	l.f.	\$8.46	\$1,116
construct 6' wide sidewalk @ 10% of total quantity	726	s.f.	\$1.95	\$1,414
construct 0.25' AC paving	482	tons	\$38.95	\$18,766
Striping	1	l.s.	\$2,781.83	\$2,782
Traffic control	1	l.s.	\$2,781.83	\$2,782
			Total	\$40,308

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

Cost of Services Summary
City of San Jacinto
AD No. 2003-1, Annexation No. 25

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 2007-08 District Admin [2]
36	12	0.25	27,535	\$50	\$12,022	\$22,194	\$40,308	\$441	\$270

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

[2] An additional \$22.52 per single family residential lot was added for annual administration of Annexation No. 25 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 36

Street Maintenance Allocation [1]
City of San Jacinto
AD No. 2003-1, Annexation No. 25
Zone 36
Tract No. 32518

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	2007	\$5,781	\$50				\$5	\$270	\$325	\$0	\$5,455
2	2008	\$5,960	\$52				\$5	\$279	\$335	\$0	\$11,079
3	2009	\$6,144	\$53				\$5	\$287	\$346	\$0	\$16,878
4	2010	\$6,335	\$55	\$13,175			\$1,323	\$296	\$14,849	\$0	\$8,364
5	2011	\$6,531	\$57				\$6	\$305	\$368	\$0	\$14,527
6	2012	\$6,734	\$58				\$6	\$315	\$379	\$0	\$20,882
7	2013	\$6,943	\$60				\$6	\$325	\$391	\$0	\$27,434
8	2014	\$7,158	\$62	\$14,887			\$1,495	\$335	\$16,778	\$0	\$17,814
9	2015	\$7,380	\$64				\$6	\$345	\$415	\$0	\$24,778
10	2016	\$7,608	\$66				\$7	\$356	\$428	\$0	\$31,958
11	2017	\$7,844	\$68				\$7	\$367	\$441	\$0	\$39,361
12	2018	\$8,087	\$70		\$31,051		\$3,112	\$378	\$34,611	\$0	\$12,837
13	2019	\$8,338	\$72				\$7	\$390	\$469	\$0	\$20,706
14	2020	\$8,597	\$74				\$7	\$402	\$484	\$0	\$28,819
15	2021	\$8,863	\$77				\$8	\$414	\$499	\$0	\$37,183
16	2022	\$9,138	\$79	\$19,005			\$1,908	\$427	\$21,420	\$0	\$24,902
17	2023	\$9,421	\$82				\$8	\$440	\$530	\$0	\$33,793
18	2024	\$9,713	\$84				\$8	\$454	\$547	\$0	\$42,959
19	2025	\$10,014	\$87				\$9	\$468	\$564	\$0	\$52,410
20	2026	\$10,325	\$89	\$21,473			\$2,156	\$483	\$24,202	\$0	\$38,533
21	2027	\$10,645	\$92				\$9	\$498	\$599	\$0	\$48,579
22	2028	\$10,975	\$95				\$10	\$513	\$618	\$0	\$58,936
23	2029	\$11,315	\$98				\$10	\$529	\$637	\$0	\$69,614
24	2030	\$11,666	\$101		\$44,790		\$4,489	\$545	\$49,925	\$0	\$31,355
25	2031	\$12,027	\$104				\$10	\$562	\$677	\$0	\$42,705
26	2032	\$12,400	\$107				\$11	\$580	\$698	\$0	\$54,408
27	2033	\$12,785	\$111				\$11	\$598	\$720	\$0	\$66,473
28	2034	\$13,181	\$114	\$27,414			\$2,753	\$616	\$30,897	\$0	\$48,757
29	2035	\$13,590	\$118				\$12	\$635	\$765	\$0	\$61,582
30	2036	\$14,011	\$121				\$12	\$655	\$789	\$0	\$74,804
31	2037	\$14,445	\$125				\$13	\$675	\$813	\$0	\$88,437
32	2038	\$14,893	\$129	\$30,974			\$3,110	\$696	\$34,910	\$0	\$68,420
33	2039	\$15,355	\$133				\$13	\$718	\$864	\$0	\$82,910
34	2040	\$15,831	\$137				\$14	\$740	\$891	\$0	\$97,850
35	2041	\$16,321	\$141				\$14	\$763	\$919	\$0	\$113,253
36	2042	\$16,827	\$146			\$117,341	\$11,749	\$787	\$130,022	\$0	\$59
Totals		\$373,181	\$3,233	\$126,928	\$75,841	\$117,341	\$32,334	\$17,446	\$373,122	\$0	

Total Single Family Residential Benefit Factor	11
Year 1 Cost per Residential Benefit Factor	\$525.50

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