

ENGINEER'S REPORT
ANNEXATION No. 31 TO
ASSESSMENT DISTRICT No. 2003-1
OF THE
CITY OF SAN JACINTO

JANUARY 13, 2009

Public Finance
Facilities Planning
Urban Economics

Newport Beach
Riverside
San Francisco
Walnut Creek

**ENGINEER'S REPORT
ANNEXATION NO. 31 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for
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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. 31 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 31 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. 31 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 31 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. 31.

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. 31, 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. 31 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. 31 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. 31 consists of one zone of benefit (“Zone”) based on location as described below and shown on the assessment diagram located in Exhibit A-1.

Zone 42

Zone 42 consists of Assessor Parcel Numbers (“APN”) 435-190-052 and 435-190-053. These APNs are located within Lot Line Adjustment No. 05-10, a portion of which was further subdivided into Tract No. 35166. Based on the Lot Line Adjustment and Tract Map, we have estimated that Zone 42 encompasses approximately 20 gross acres, of which an estimated 16 net acres are expected to be developed into non-residential uses. Note that we have estimated the developable acreage for Parcel B of the Lot Line Adjustment which is subject to change based on recordation of a final map for the property. A map of Tract No. 35166 and Lot Line Adjustment No. 05-10 are provided in Exhibit A-2.

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. 31, 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. 31 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. 31 to the Assessment District have been assessed upon the parcels of land in Annexation No. 31 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. 31 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 31 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 parcel for fiscal year 2008-2009. 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. 31 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2008-09 Total Annual Assessment	Estimated No. of Developable Acres [1]	FY 2008-09 Assessment per Acre [1]
42	\$12,158	16	\$772.26
[1] If total number of acres within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of acres within such Zone.			

The maximum amount of such annual assessment for the Assessment District shall increase annually beginning July 1, 2009, 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 property 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 \$79.40 per acre was added for annual administration of Annexation No. 31 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 42 is expected to be developed into various non-residential uses that will receive 100% of the benefit from the maintenance of interior street facilities within such zone. We have determined that 100% of the costs of services should be allocated to property within Zone 42 since the services provided are only for internal streets and as a result provide direct and special benefit to only the property within the Zone. In addition, all developable land within Zone 42 benefits equally from the services provided and the cost for such services is allocated equally to each developable acre within the Zone.

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for Zone 42 (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 2008-09 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 2008-09 assessment for the annexed Zone as well as the fiscal year 2008-09 maximum assessment per acre.

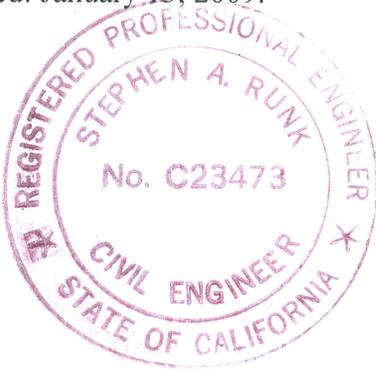
Schedule of Assessments

Zone	FY 2008-09 Total Annual Assessment [1]	Estimated No. of Developable Acres [2]	FY 2008-09 Assessment per Acre [1, 2]
42	\$12,158	16	\$772.26

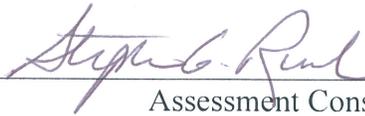
[1] Annual Assessments are subject to annual escalations between 0% and 6% per year.
[2] If total number of acres within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of acres within such Zone.

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: January 13, 2009.



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 14th day of January 2009.

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

K:\CLIENTS2\San Jacinto\roadmaint\Annex No. 31\engrpt_annex31.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM : ZONE 42

ASSESSMENT DIAGRAM
ANNEXATION NO. 31 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 _____, 200__.

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 _____, 200__. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the ____ day of _____, 200__. 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 _____, 200__, 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

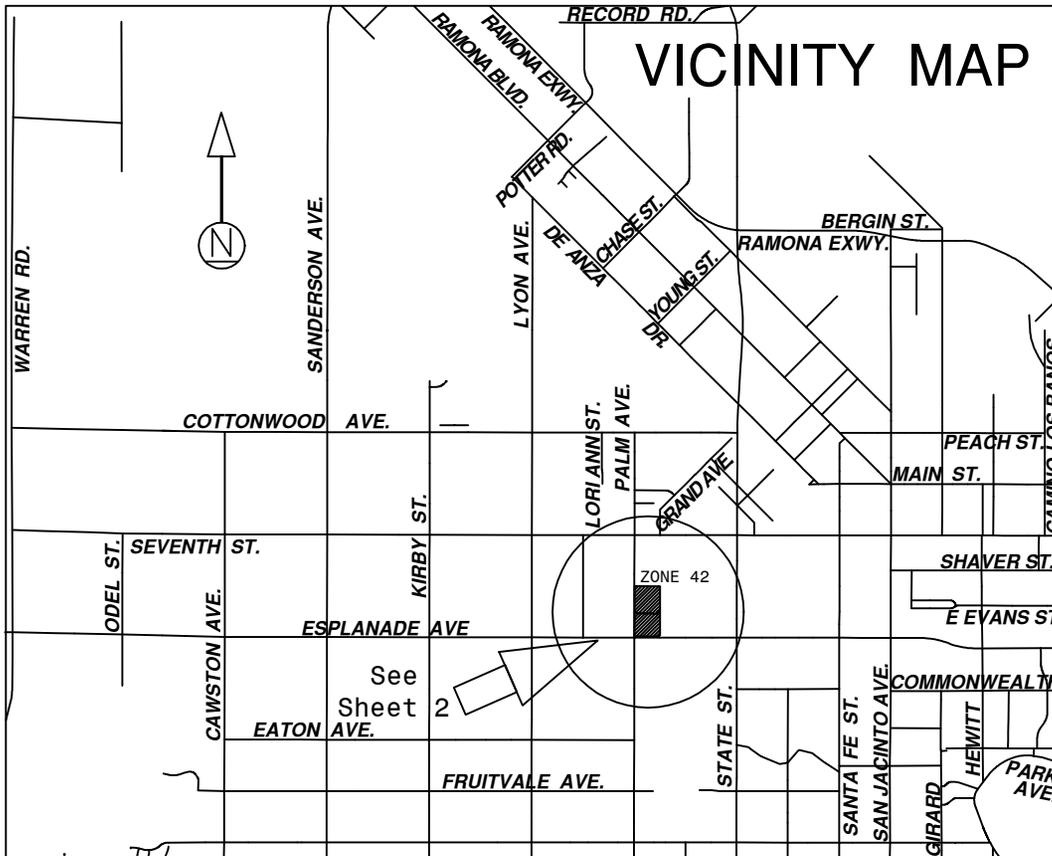
By _____

Deputy

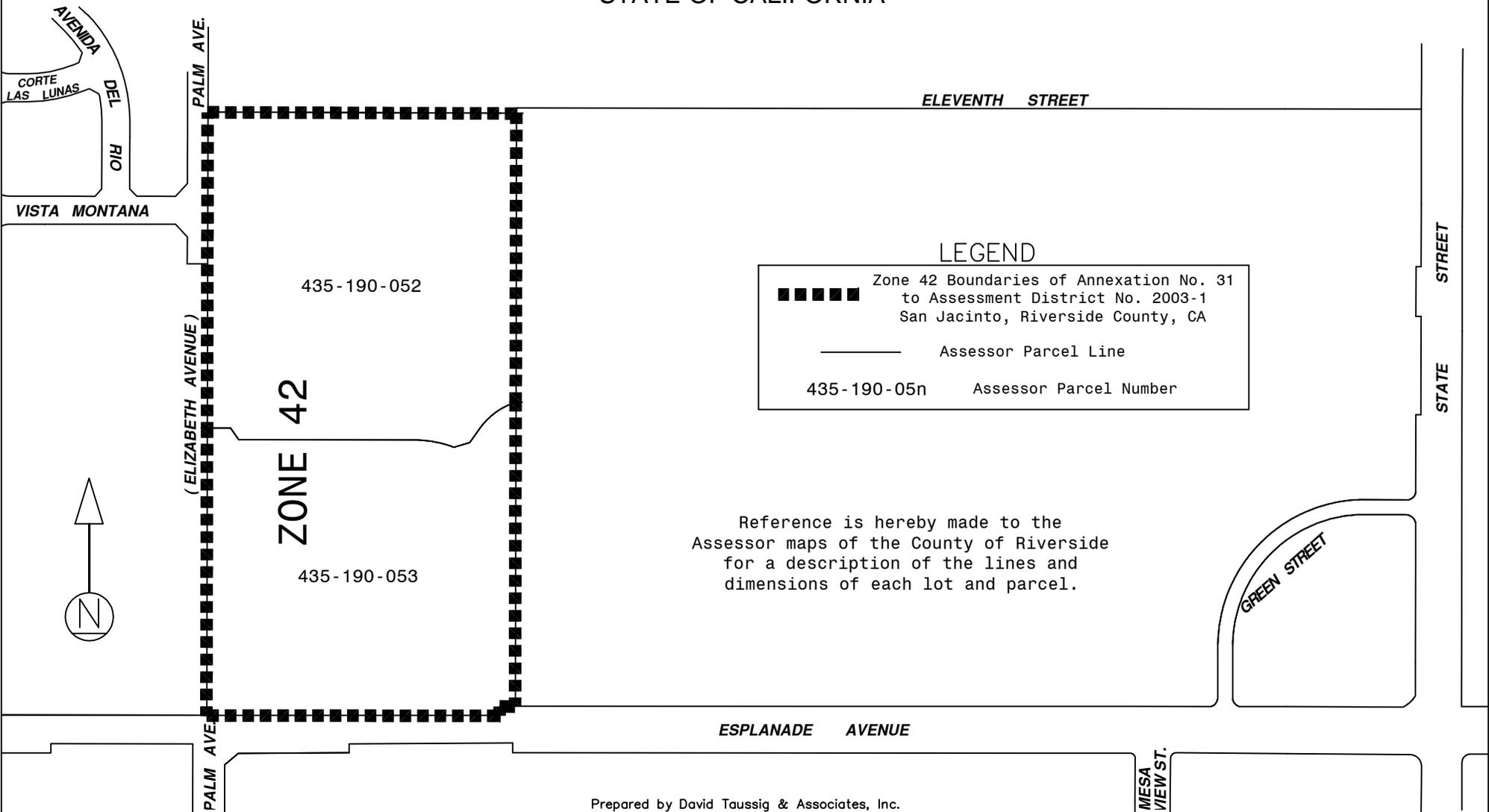
Fee _____

Exempt recording requested, per CA Government Code §6103

VICINITY MAP



ASSESSMENT DIAGRAM
ANNEXATION NO. 31 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



LEGEND

 Zone 42 Boundaries of Annexation No. 31 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
 Assessor Parcel Line
 435-190-05n Assessor Parcel Number

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

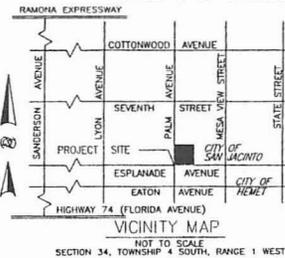
ENGINEER'S REPORT

TRACT MAP AND LOT LINE ADJUSTMENT: ZONE 42

TRACT NO. 35166

BEING A SUBDIVISION OF PARCEL 'A' AND A PORTION OF PARCEL 'B' AS SHOWN IN
LOT LINE ADJUSTMENT 05-10 RECORDED MARCH 10, 2006 AS INSTRUMENT
#2006-0175013 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING PORTIONS OF
SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 WEST SAN BERNARDINO MERIDIAN.

CSL ENGINEERING, INC. NOVEMBER, 2007
FOR CONDOMINIUM PURPOSES



ENGINEER'S NOTES

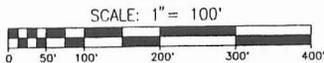
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.D. IRON PIPE TAGGED R.C.E. 31574, FLUSH.
- () INDICATES RECORD DATA PER RECORD OF SURVEY, R.S. 60/28-30
- [] INDICATES RECORD DATA PER TRACT 22665, M.B. 240/41-44.
- < > INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO. 05-10, RECORDED MARCH 10, 2006, AS INSTRUMENT NO. 2006-0175013.
- THIS TRACT CONTAINS 9.53 GROSS ACRES TO CENTERLINE ESPLANADE
- SET A 1" I.D. PIPE WITH PLASTIC PLUG MARKED R.C.E. 31574, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE MATERIAL PLACED ON AN INDIVIDUAL LOT.
- S.F. INDICATES SQUARE FEET

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE EAST LINE OF FARM LOT 156 (GRAND AVENUE) AS BEING N00°02'29"E PER R.S. 60/28-30 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES

- A 25' WIDE EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINE PURPOSES RECORDED APRIL 27, 1953 IN BOOK 1465, PAGE 524, O.R.
- A 33' WIDE PUBLIC UTILITY EASEMENT RESERVED TO THE CITY OF SAN JACINTO FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES RECORDED JANUARY 11, 1985 AS INSTRUMENT NO. 6865, O.R.
- A 17' WIDE PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SAN JACINTO FOR ANY EXISTING PUBLIC UTILITIES RECORDED OCTOBER 11, 1968 AS INSTRUMENT NO. 89416, O.R.



CURVE DATA				
NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	<20°19'09"	<250.00'	<88.66'	<44.80'
C2	<37°40'19"	<150.00'	<49.62'	<24.81'
C3	0°32'23"	250.00'	11.08'	5.54'
C4	19°13'23"	250.00'	83.88'	42.34'
C5	89°59'35"	220.00'	345.55'	219.97'
C6	70°09'20"	190.00'	232.64'	133.42'
C7	07°07'32"	190.00'	23.63'	11.83'

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	<N 00°03'32"E	<30.00'
T2	N 00°03'32"E	55.00'
T3	<S 89°56'28"E	<50.00'
T4	<S 34°09'51"E	<30.24'
T5	<N 73°57'34"E	<35.75'
T6	<N 35°02'54"E	<35.91'
T7	<S 89°57'09"W	<33.00'
T8	<S 00°02'29"W	<20.00'
T9	N 55°47'51"E	30.21'
T10	N 44°59'39"W	24.06'
T11	N 34°16'02"E	30.23'
T12	N 44°59'56"W	49.82'
T13	N 89°57'06"W	54.00'
T14	N 89°57'06"W	12.00'
T15	N 89°57'06"W	42.00'
T16	N 45°05'43"E	49.82'
T17	N 89°57'06"W	38.67'
T18	N 67°56'42"E	18.11'
T19	N 57°18'44"W	64.00'
T20	N 02°35'05"W	18.10'
T21	N 25°08'29"E	32.35'
T22	N 00°02'29"E	54.19'
T23	N 47°20'29"W	33.97'
T24	N 81°16'47"W	34.23'
T25	N 89°57'06"W	57.88'
T26	N 54°10'19"E	52.22'
T27	N 54°10'19"E	71.25'
T28	N 89°57'06"W	65.12'
T29	N 85°33'20"W	75.29'
T30	N 00°02'29"E	19.39'
T31	N 00°02'29"E	110.30'
T32	N 89°57'06"W	55.94'

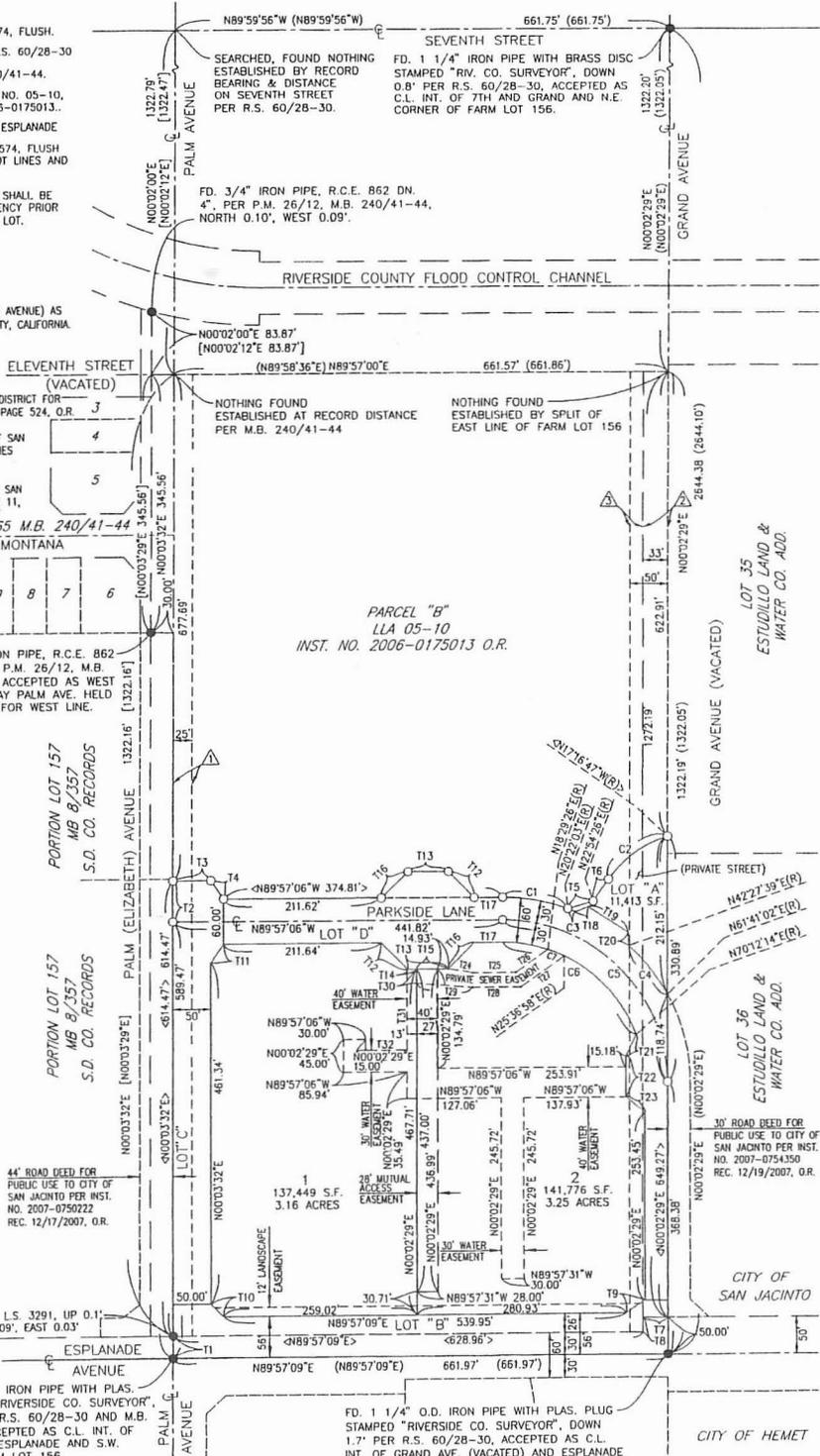
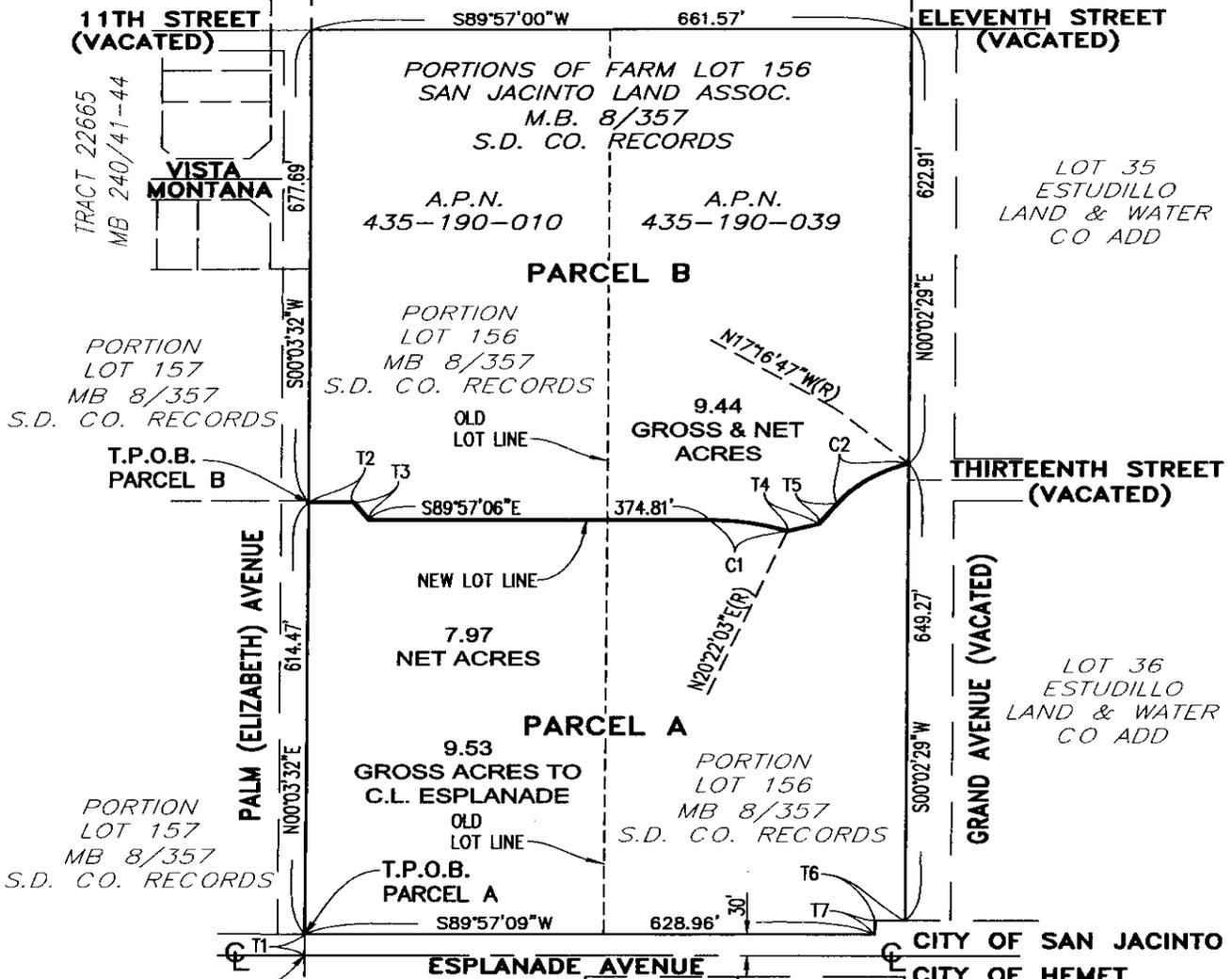


EXHIBIT 'B' - MAP

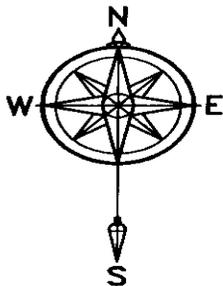
ADJUSTMENT OF THE SOUTH HALF OF FARM LOT 156 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA
CSL ENGINEERING, INC. NOVEMBER 2005

SECTION 34, T4S, R1W, SBM

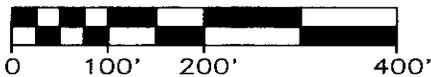
RIVERSIDE COUNTY RS 60/28-30
 FLOOD CONTROL CHANNEL



P.O.C. SOUTHWEST CORNER OF SECTION 34



SCALE: 1" = 200'



NOTE:
 SEE PAGE 2 FOR TANGENT & CURVE DATA AND EASEMENT NOTES.

EXISTING LOT LINE: TO BE DELETED
 NEW LOT LINE:



PLAT PREPARED BY:

DAVID E. CORYELL, R.C.E. 31574 EXP. 12/31/06

EXHIBIT B

ENGINEER'S REPORT

ASSESSMENT ROLL : ZONE 42

**City of San Jacinto
Annexation No. 31 to
Assessment District No. 2003-1
FY 2008-09 Assessment Roll**

	<u>Map</u>	<u>Lot/Parcel</u>	<u>Acres</u>	FY 2008-09 <u>Assessment</u>
Zone 42				
	LLA 05-10	Parcel B	9.33	\$7,207.70
	35166	1	3.16	\$2,436.79
	35166	2	3.25	\$2,513.51
	Total Assessment for Zone 42:			\$12,158.00
	Total FY 2008-09 Assessment:			\$12,158.00

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EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 42

Detailed Cost Estimate
City of San Jacinto
AD No. 2003-1, Annexation No. 31
Zone 42
Tract No. 35166

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	2,046	0.39	\$309.60	\$119.97

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$3,000.00	\$3,000
Place slurry seal	46,627	s.f.	\$0.16	\$7,460
Crack Seal @ 20% of slurry seal cost	-	l.s.	\$0.00	\$1,492
Striping	1	l.s.	\$3,000.00	\$3,000
Traffic Control	1	l.s.	\$3,000.00	\$3,000
			Total	\$17,952

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Grind	46,627	s.f.	\$0.24	\$11,190
0.15' asphaltic concrete paving overlay	490	tons	\$80.00	\$39,167
Striping	1	l.s.	\$3,000.00	\$3,000
Traffic Control	1	l.s.	\$3,000.00	\$3,000
			Total	\$61,357

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$11,555.35	\$11,555
Remove concrete curb @ 10% of total quantity	205	l.f.	\$5.00	\$1,023
Remove sidewalk @ 10% of total quantity	1,125	s.f.	\$1.50	\$1,688
Grind 0.33' AC paving	46,627	s.f.	\$0.20	\$9,325
construct 6" curb @ 10% of total quantity	205	l.f.	\$20.00	\$4,092
construct 6' wide sidewalk @ 10% of total quantity	1,125	s.f.	\$5.00	\$5,627
construct 0.25' AC paving	816	tons	\$50.00	\$40,799
Striping	1	l.s.	\$3,000.00	\$3,000
Traffic control	1	l.s.	\$3,000.00	\$3,000
			Total	\$80,109

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY : ZONE 42

Cost of Services Summary
City of San Jacinto
AD No. 2003-1, Annexation No. 31

Component Costs per Occurrence [1]									
Zone	No. of Net Acres	Curb-Miles	Paving Area (SF)	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration (10%)	FY 2008-09 District Admin [2]
42	15.74	0.39	46,627	\$120	\$17,952	\$61,357	\$80,109	\$875	\$1,250

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

[2] An additional \$79.40 per net acre was added for annual administration of Annexation No. 31 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 42

Street Maintenance Allocation [1]
 City of San Jacinto
 AD No. 2003-1, Annexation No. 31
 Zone 42
 Tract No. 35166

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	2008	\$12,158	\$120				\$12	\$1,250	\$1,382	\$0	\$10,776
2	2009	\$12,535	\$124				\$12	\$1,289	\$1,425	\$0	\$21,886
3	2010	\$12,923	\$128				\$13	\$1,329	\$1,469	\$0	\$33,341
4	2011	\$13,324	\$131	\$19,674			\$1,981	\$1,370	\$23,156	\$0	\$23,509
5	2012	\$13,737	\$136				\$14	\$1,412	\$1,561	\$0	\$35,684
6	2013	\$14,163	\$140				\$14	\$1,456	\$1,610	\$0	\$48,237
7	2014	\$14,602	\$144				\$14	\$1,501	\$1,660	\$0	\$61,180
8	2015	\$15,055	\$149	\$22,230			\$2,238	\$1,548	\$26,164	\$0	\$50,071
9	2016	\$15,521	\$153				\$15	\$1,596	\$1,764	\$0	\$63,828
10	2017	\$16,003	\$158				\$16	\$1,645	\$1,819	\$0	\$78,011
11	2018	\$16,499	\$163				\$16	\$1,696	\$1,875	\$0	\$92,635
12	2019	\$17,010	\$168		\$85,844		\$8,601	\$1,749	\$96,362	\$0	\$13,283
13	2020	\$17,537	\$173				\$17	\$1,803	\$1,993	\$0	\$28,827
14	2021	\$18,081	\$178				\$18	\$1,859	\$2,055	\$0	\$44,853
15	2022	\$18,642	\$184				\$18	\$1,917	\$2,119	\$0	\$61,375
16	2023	\$19,220	\$190	\$28,379			\$2,857	\$1,976	\$33,402	\$0	\$47,193
17	2024	\$19,815	\$196				\$20	\$2,037	\$2,252	\$0	\$64,756
18	2025	\$20,430	\$202				\$20	\$2,100	\$2,322	\$0	\$82,863
19	2026	\$21,063	\$208				\$21	\$2,166	\$2,394	\$0	\$101,532
20	2027	\$21,716	\$214	\$32,065			\$3,228	\$2,233	\$37,740	\$0	\$85,507
21	2028	\$22,389	\$221				\$22	\$2,302	\$2,545	\$0	\$105,352
22	2029	\$23,083	\$228				\$23	\$2,373	\$2,624	\$0	\$125,811
23	2030	\$23,799	\$235				\$23	\$2,447	\$2,705	\$0	\$146,904
24	2031	\$24,536	\$242		\$123,827		\$12,407	\$2,523	\$138,998	\$0	\$32,442
25	2032	\$25,297	\$250				\$25	\$2,601	\$2,875	\$0	\$54,864
26	2033	\$26,081	\$257				\$26	\$2,681	\$2,965	\$0	\$77,981
27	2034	\$26,890	\$265				\$27	\$2,765	\$3,056	\$0	\$101,814
28	2035	\$27,723	\$274	\$40,936			\$4,121	\$2,850	\$48,181	\$0	\$81,356
29	2036	\$28,583	\$282				\$28	\$2,939	\$3,249	\$0	\$106,690
30	2037	\$29,469	\$291				\$29	\$3,030	\$3,350	\$0	\$132,810
31	2038	\$30,382	\$300				\$30	\$3,124	\$3,453	\$0	\$159,738
32	2039	\$31,324	\$309	\$46,253			\$4,656	\$3,221	\$54,439	\$0	\$136,624
33	2040	\$32,295	\$319				\$32	\$3,320	\$3,671	\$0	\$165,248
34	2041	\$33,296	\$329				\$33	\$3,423	\$3,785	\$0	\$194,760
35	2042	\$34,329	\$339				\$34	\$3,529	\$3,902	\$0	\$225,187
36	2043	\$35,393	\$349			\$233,203	\$23,355	\$3,639	\$260,546	\$0	\$33
Totals		\$784,904	\$7,745	\$189,538	\$209,671	\$233,203	\$64,016	\$80,698	\$784,870	\$0	

Number of Net Acres	15.74
Year 1 Cost per Acre	\$772.26

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