

REVISED
ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO

December 11, 2003

**REVISED
ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for

**CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583**

Prepared by

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

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INTRODUCTION

In accordance with the Resolution of the City Council of the City of San Jacinto, California, setting a public hearing and providing for a noticing and balloting for purposes of forming Assessment District No. 2003-01 (AD No. 2003-01) pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the “Resolution of Intention”), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the “Council”), in connection with the proceedings for Assessment District No. 2003-1 (hereinafter referred to as the “Assessment District”), David Taussig & Associates, Inc. herewith submits the Engineer’s Report for the Assessment District (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 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within the Assessment District 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 the Assessment District.

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 the Assessment District, 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 the Assessment District's boundary 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 the district 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, the Assessment District has been divided into four zones of benefit (“Zone”) based on location as described below and shown on the assessment diagram located in Exhibit A.

Zone 1

Zone 1 consists solely of Tract No. 28858, Assessor Parcel Numbers (“APN”) 431-050-018 and 431-050-024, and encompasses approximately 15.82 acres. There are 65 residential lots located in Tract No. 28858. A map of Tract No. 28858 is provided in Exhibit A-2.

Zone 2

Zone 2 consists of Tract No. 30644 and Tract No. 30644-1, APN 434-160-009, and encompasses approximately 39.24 acres. There are 72 residential lots located in Tract No. 30644 and 76 residential lots located in Tract No. 30644-1. A map of Tract Nos. 30644 and 30644-1 is provided in Exhibit A-3.

Zone 3

Zone 3 consists solely of Tentative Tract No. 30878, APNs 431-160-006, 431-160-007, 431-160-008, 431-160-009, and encompasses approximately 57.75 acres. There are 172 residential lots located in Tentative Tract No. 30878. A map of Tentative Tract No. 30878 is provided in Exhibit A-4.

Zone 4

Zone 4 consists solely of Tentative Tract No. 31035, APN 434-160-010 and encompasses approximately 19.67 acres. There are 77 residential lots located in Tentative Tract No. 31035. A map of Tentative Tract No. 31035 is provided in Exhibit A-5.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

WHEREAS, on October 2, 2003, 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 Intention, for the annual levy and collection of assessments for the maintenance of streets, roads and highways within the Assessment District's boundaries, and,

WHEREAS, said Resolution of Intention, as required by law, did direct the City Engineer to prepare or cause to be prepared and file a Report, regarding the proposed benefit assessment district 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 of Intention 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 Intention, the costs and expenses of the street maintenance to be performed in the Assessment District have been assessed upon the parcels of land in 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 the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Assessment District as the same existed at the time of the passage of said Resolution of Intention, 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 2004-2005. 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 the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2004-05 Total Annual Assessment	No. of Residential Lots [1]	FY 2004-05 Assessment per Residential Lot [1]
1	\$15,400	65	\$236.92
2	\$27,250	148	\$184.12
3	\$34,350	172	\$199.71
4	\$17,050	77	\$221.43
[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, 2005, 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 City's current annual budget for street sweeping is approximately \$36,000. This monthly service is provided to approximately 200 curb-miles, resulting in a unit cost of \$180 per curb-mile per year. This unit price was applied to the total curb miles for each of the four Zones.

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 each Zone are provided in Exhibits C-1 through C-4.

Ten percent was added to the estimated maintenance costs for construction administration. An additional amount (estimated at \$10,000 for fiscal year 2004-05) was added for annual administration of the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 1 is expected to be developed with single family residential lots only, all of which receive similar benefit from the maintenance of interior street facilities within such zone. Therefore the cost of services for such Zone are allocated equally to each single family residential lot within the Zone.

Zone 2 is expected to be developed with single family residential lots only, all of which receive similar benefit from the maintenance of interior street facilities within such zone. Therefore the cost of services for such Zone are allocated equally to each single family residential lot within the Zone.

Zone 3 is expected to be developed with single family residential lots only, all of which receive similar benefit from the maintenance of interior street facilities within such zone. Therefore the cost of services for such Zone are allocated equally to each single family residential lot within the Zone.

Zone 4 is expected to be developed with single family residential lots only, all of which receive similar benefit from the maintenance of interior street facilities within such zone. Therefore the cost of services for such Zone are allocated equally to each single family residential lot within the Zone.

Annual Assessment

In order to determine the annual assessment for each Zone, a 36-year cash flow was prepared for each Zone (see Exhibits E-1 through E-4). The cash flow for each Zone 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 2004-05 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 2004-05 assessment for each Zone as well as the fiscal year 2004-05 maximum assessment per residential lot.

Schedule of Assessments

Zone	FY 2004-05 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2004-05 Assessment per Residential Lot [1, 2]
1	\$15,400	65	\$236.92
2	\$27,250	148	\$184.12
3	\$34,350	172	\$199.71
4	\$17,050	77	\$221.43
<p>[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.</p>			

In conclusion, it is my opinion that the assessments for the above-referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the street maintenance services.

Dated: December 11, 2003.



David Taussig and Associates, Inc.

A handwritten signature in black ink that reads "Stephen A. Runk".

Assessment Consultant
City of San Jacinto
County of Riverside
State of California

I, Dorothy 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 18th day of December, 2003.

City Clerk of the City of San Jacinto
County of Riverside
State of California

K:\Clients2\San Jacinto\roadmaint\engrpt3.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

**ASSESSMENT DIAGRAM
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 _____, 2003.

Dorothy 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 6th day of November, 2003. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the ____ day of _____ 2003. 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.

Filed this ____ day of _____, 2003, 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.

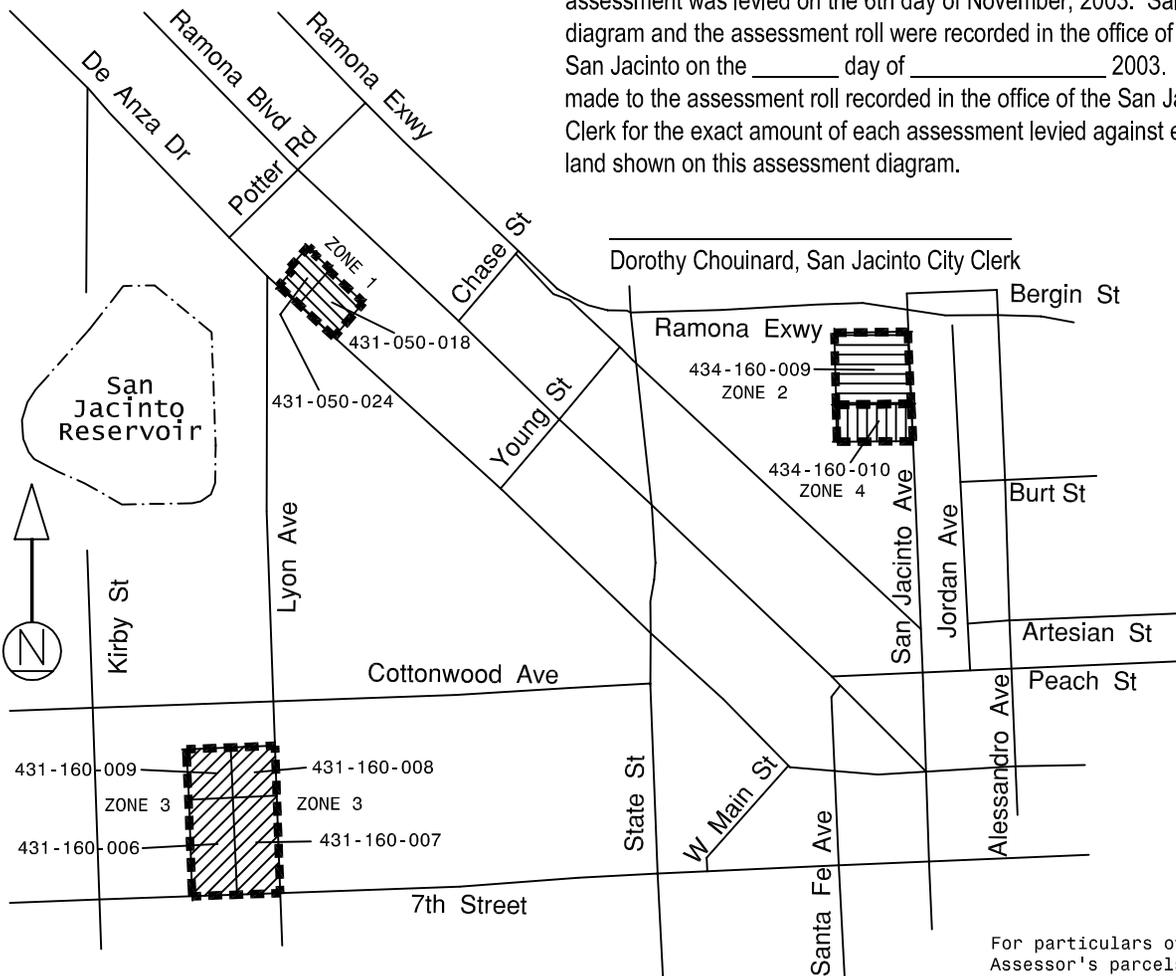
Fee _____

County Recorder of Riverside County

Exempt recording requested,
per CA Government Code § 6103.

LEGEND

	Assessment District No. 2003-1 Zone 1
	Assessment District No. 2003-1 Zone 2
	Assessment District No. 2003-1 Zone 3
	Assessment District No. 2003-1 Zone 4
43N-NNN-NNN	Assessment Number



For particulars of lines and dimensions of Assessor's parcels reference is made to the maps of the Riverside County Assessor.

EXHIBIT A-2

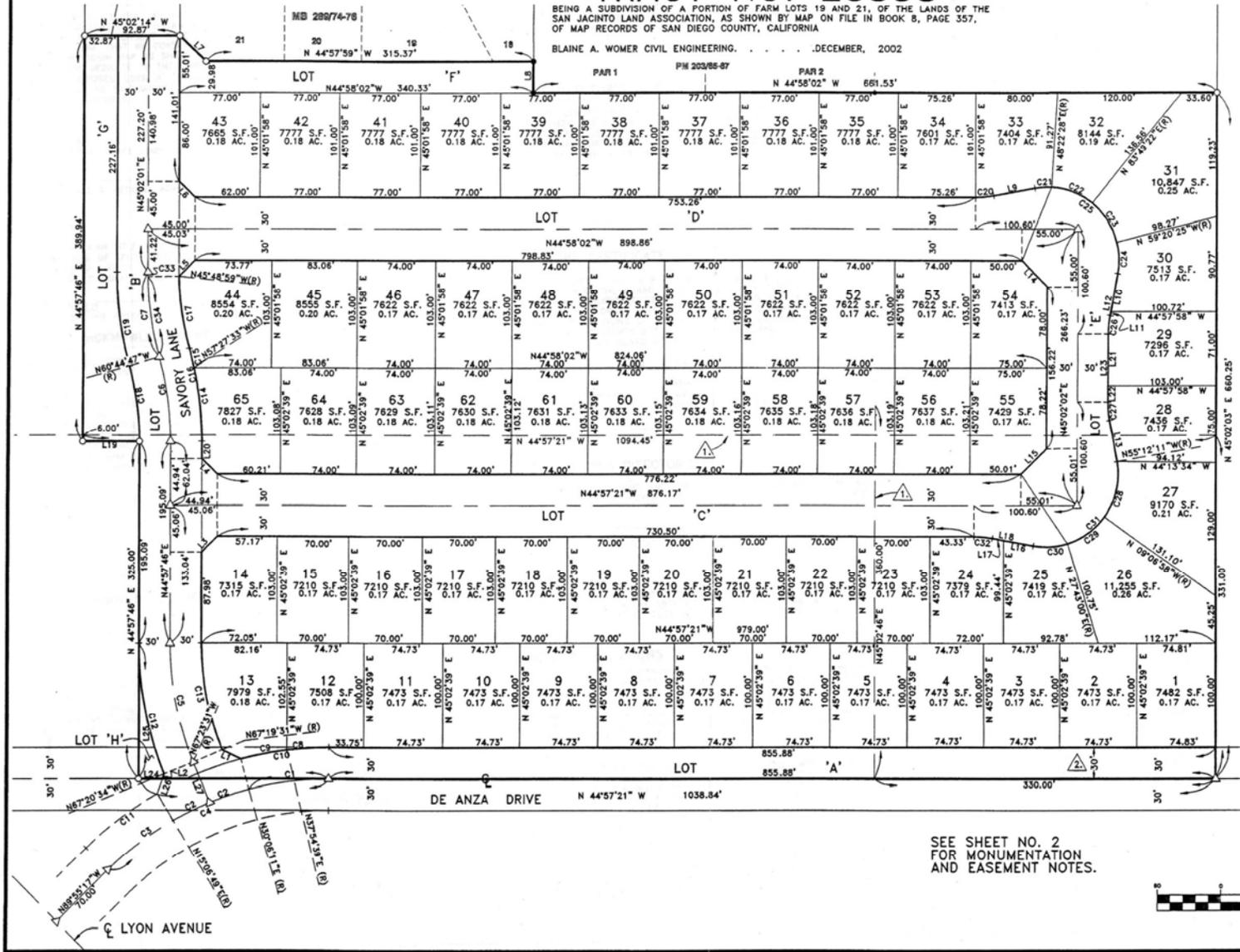
ENGINEER'S REPORT

TRACT MAP FOR ZONE 1

TRACT NO. 28858

BEING A SUBDIVISION OF A PORTION OF FARM LOTS 19 AND 21, OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357, OF MAP RECORDS OF SAN DIEGO COUNTY, CALIFORNIA

BLAINE A. WOMER CIVIL ENGINEERING. DECEMBER, 2002



NO.	CURVE		DATA	
	DELTA	TANGENT	RADIUS	LENGTH
C1	14°56'29"	39.34'	300.00'	78.23'
C2	07°29'41"	19.65'	300.00'	39.24'
C3	15°04'54"	39.71'	300.00'	78.97'
C4	44°57'56"	124.16'	300.00'	335.43'
C5	22°21'17"	59.28'	300.00'	117.05'
C6	15°42'53"	41.39'	300.00'	82.25'
C7	15°46'48"	41.58'	300.00'	82.62'
C8	07°08'00"	20.57'	330.00'	41.09'
C9	07°48'28"	22.52'	330.00'	44.97'
C10	14°58'28"	43.27'	330.00'	86.06'
C11	15°02'06"	43.95'	330.00'	86.59'
C12	22°18'20"	65.06'	330.00'	128.47'
C13	22°17'17"	53.19'	270.00'	105.03'
C14	12°25'19"	35.19'	330.00'	71.55'
C15	03°17'14"	9.47'	330.00'	18.93'
C16	15°42'33"	45.52'	330.00'	90.48'
C17	14°55'48"	35.38'	270.00'	70.36'
C18	15°42'33"	37.25'	270.00'	74.03'
C19	15°46'48"	45.73'	330.00'	90.89'
C20	10°14'14"	8.96'	100.00'	17.87'
C21	13°54'43"	8.33'	70.00'	16.99'
C22	35°28'54"	22.37'	70.00'	43.31'
C23	36°50'13"	23.31'	70.00'	45.00'
C24	24°38'41"	15.27'	70.00'	30.07'
C25	11°02'38"	100.88'	70.00'	134.97'
C26	10°14'14"	8.96'	100.00'	17.87'
C27	10°14'14"	8.96'	100.00'	17.87'
C28	46°05'13"	29.78'	70.00'	56.31'
C29	36°49'58"	23.31'	70.00'	45.00'
C30	27°33'53"	17.17'	70.00'	33.68'
C31	11°02'38"	100.88'	70.00'	134.98'
C32	10°14'14"	8.96'	100.00'	17.87'
C33	00°51'00"	2.23'	300.00'	4.45'
C34	19°56'49"	59.31'	300.00'	78.17'

LINE DATA		
NO.	BEARING	DISTANCE
L1	N 18°36'40" W	19.79'
L2	N 63°53'07" E	4.97'
L3	N 89°59'47" W	21.23'
L4	N 0°00'13" E	21.20'
L5	N 89°36'30" E	21.37'
L6	N 0°00'00" E	21.21'
L7	N 0°08'08" E	35.34'
L8	N 45°00'44" E	29.97'
L9	N 55°16'16" W	41.04'
L10	N 55°16'16" E	37.15'
L11	N 55°16'16" E	3.89'
L12	N 55°16'16" E	41.04'
L13	N 34°47'49" E	41.04'
L14	N 0°02'00" E	35.36'
L15	N 89°57'39" W	35.36'
L16	N 34°43'07" W	29.97'
L17	N 34°43'07" W	11.07'
L18	N 34°43'07" W	41.04'
L19	N 44°57'21" W	55.00'
L20	N 44°57'46" E	17.11'
L21	N 45°02'02" E	49.40'
L22	N 45°02'02" E	15.63'
L23	N 45°02'02" E	65.02'
L24	N 44°57'21" W	55.00'
L25	N 44°57'46" E	129.81'
L26	N 63°53'07" E	14.81'
L27	N 22°36'29" E	11.76'

SEE SHEET NO. 2 FOR MONUMENTATION AND EASEMENT NOTES.

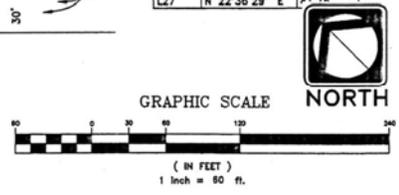


EXHIBIT A-3

ENGINEER'S REPORT

TRACT MAP FOR ZONE 2

A RIGHT OF WAY OVER A STRIP OF LAND 30.00 FEET WIDE ON EACH SIDE OF THE SECTION AND QUARTER SECTION LINES FOR ROAD OR FOR DITCHES OR PIPES FOR CONDUCTING AND DISTRIBUTING WATER, AS SHOWN ON THE MAP OF FOREST GROVE SUBDIVISION OF THE LOGSDON PLACE, RECORDED IN BOOK 11, PAGE 534 OF MAPS, RECORDS OF SAN DIEGO COUNTY.

MB 227 / 1-4

MB 104 / 11-14

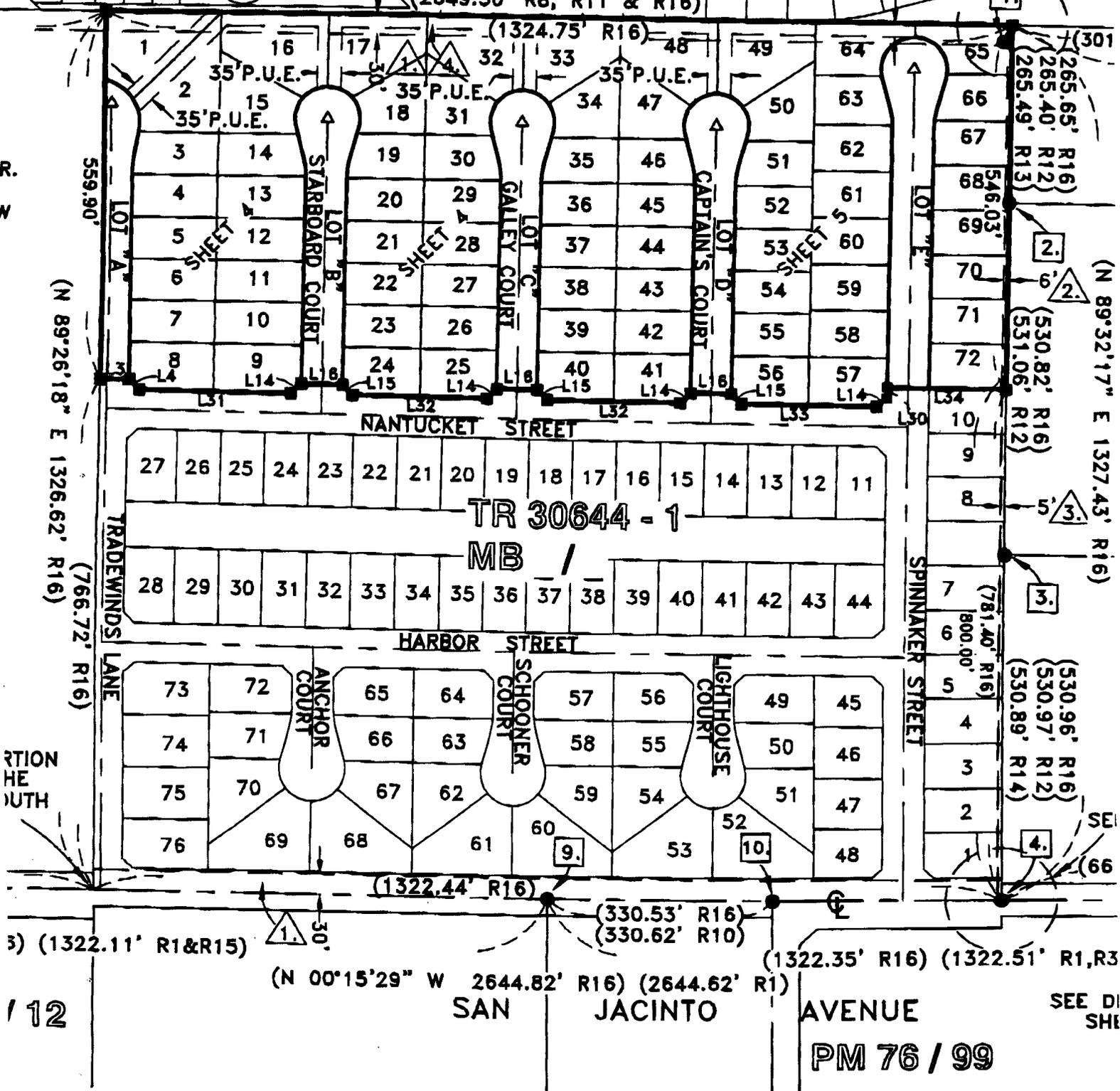
MB 219 / 37-40

MB 227 / 5-8

SEE DETAIL 'C' SHEET 5

20' P.U.E.

00°17'36" W 3415.73' R16) (3416.31' R4, R5 & R7) 12 | 11 | 26 | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 | 17 | 11
(2649.50' R8, R11 & R16)



12

PM 76 / 99

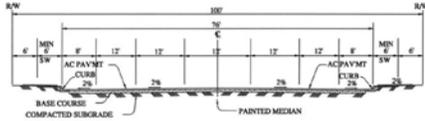
SEE DI SHE

EXHIBIT A-4

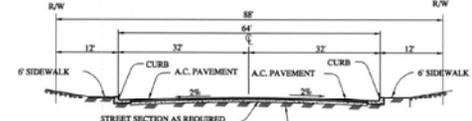
ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 3

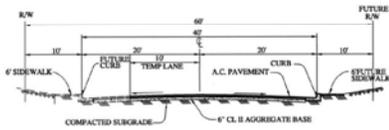
IN THE CITY OF SAN JACINTO, CALIFORNIA TENTATIVE TRACT MAP NO. 30878



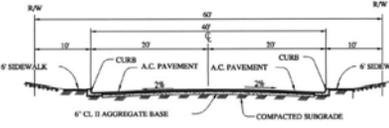
**TYPICAL STREET SECTION
COTTONWOOD AVENUE**
NOT TO SCALE



**TYPICAL STREET SECTION
SEVENTH STREET**
NOT TO SCALE



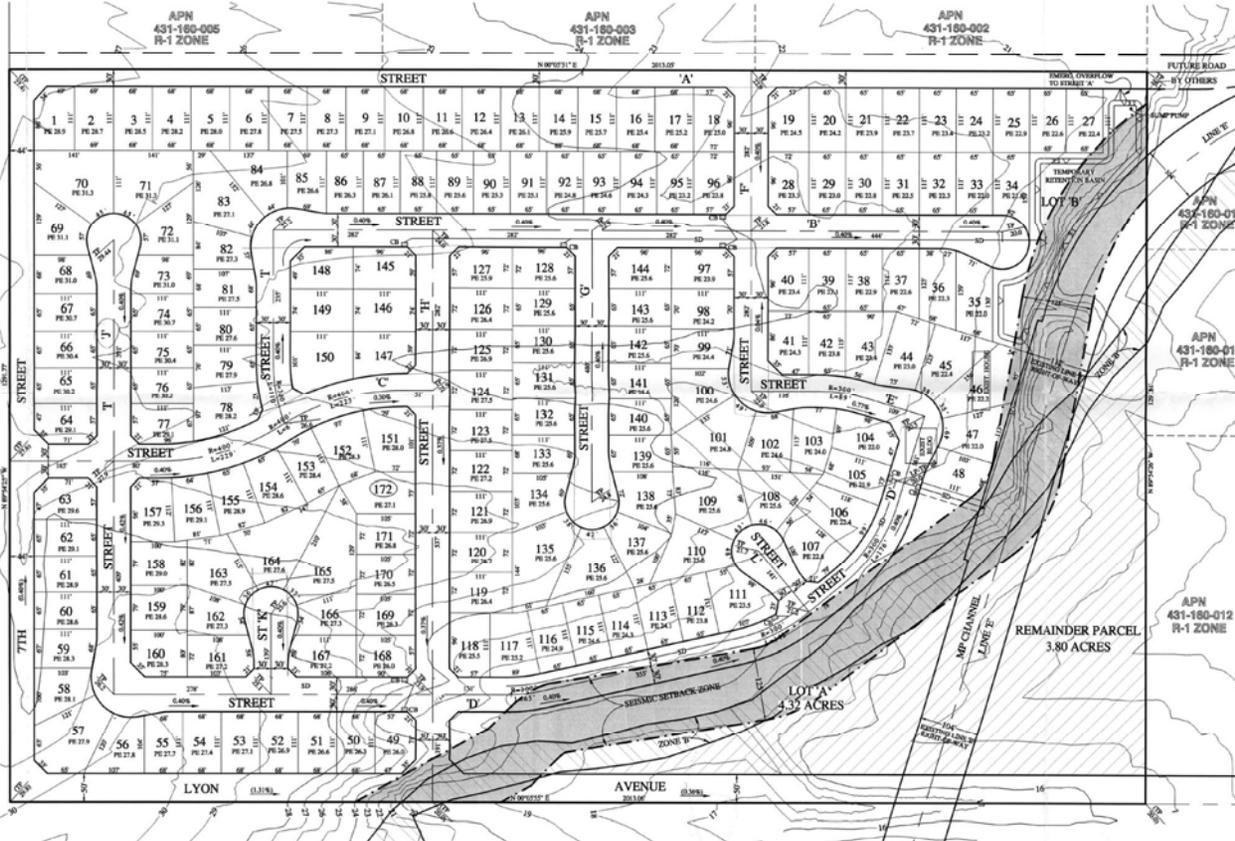
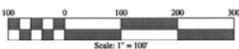
**TYPICAL STREET SECTION
STREET 'A'**
NOT TO SCALE



**TYPICAL STREET SECTION
STREETS 'B'-'L'**
NOT TO SCALE



VICINITY MAP



OWNER
ART OOSTDAM
1645 N. RAMONA BLVD.
SAN JACINTO, CA 92582

JOHN P. OOSTDAM
1970 N. WARREN ROAD
SAN JACINTO, CA 92582

APPLICANT
SEVENTH STREET PARTNERS
C/O STEVE HOLGATE
P.O. BOX 2738
TERRACILLA, CA 92581
(949) 279-8785

PETE OOSTDAM
1980 N. WARREN ROAD
SAN JACINTO, CA 92582

ASSESSOR'S PARCEL NOS.
431-160-005-01
431-160-005-02
431-160-011-01
431-160-011-02
431-160-012-01
431-160-012-02

GROSS ACREAGE
57.75± ACRES

NUMBER OF LOTS
172 RESIDENTIAL LOTS
2 OPEN SPACE LOTS (LOTS A & B)
1 REMAINDER PARCEL (NORTH OF LINE 'E' ROW)

DENSITY
2.08 DU/ACRE

EXISTING / PROPOSED ZONING
R-1

PROPOSED LAND USE
RESIDENTIAL

ADJACENT LAND USE
NORTH-VACANT RESIDENTIAL
EAST-VACANT RESIDENTIAL
SOUTH RESIDENTIAL
WEST-VACANT RESIDENTIAL

PUBLIC UTILITIES
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRIC - SOUTHERN CALIFORNIA EDISON CO.
WATER - EASTERN MUNICIPAL WATER DISTRICT
SEWER - EASTERN MUNICIPAL WATER DISTRICT
TELEPHONE - VERIZON
CABLE - ADDELPHIA

FLOOD ZONE
ZONE 'C' ZONE 'B' ZONE 'AF'
COMMUNITY PANEL #060245 1490 D REVISED 9/08/88

DESCRIPTION

THE SOUTHEAST QUARTER OF FARM LOT 152, ALONG WITH THE SOUTH HALF OF THE NORTHEAST QUARTER OF FARM LOT 153 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 357 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

LEGEND

- INDICATES ZONE 'W' FLOOD PLAIN
- INDICATES ZONE 'AF' FLOOD PLAIN
- INDICATES SEISMIC SETBACK ZONE

NOTES:

1. LOT 'A' AND 'W' ROW TO BE LANDSCAPED AND MAINTAINED BY THE LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT.
2. A RUMP PUMP WELL WILL BE INSTALLED IN THE DETENTION BASIN IF INFILTRATION DOES NOT PROVIDE A DRY BASIN WITHIN 72 HOURS AFTER A STORM EVENT.

3. EXISTING RESIDENCE TO BE REMOVED
 4. BASIN SIZE IS BASED ON DETENTION OF A 100 YR. 24 HOUR STORM IN THE DEVELOPED CONDITION.
 5. PROJECT IS TO BE SECURED BY AN EXISTING 27" MWD SEWER IN COTTONWOOD AVE. EXTENSION FROM COTTONWOOD TO 7TH STREET IS AT DEVELOPER'S EXPENSE.
- PREPARED SEPTEMBER, 2002

SEAL

SEAL

APPROVED BY: _____ DATE _____

PREPARED BY: _____ DATE _____

R.C.E. NO. _____ EXP. DATE _____



BLAINE A. WOMER
CIVIL ENGINEER

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

BLAINE A. WOMER, 4025 E. Florida Ave., Suite E, Phone (909) 628-1722 Fax (909) 628-9147
P.O. Box 17, Baha, 5131 Court Canyon Dr., #102, Phelan/CA 91761-1188

REV	DATE	DESCRIPTION	DATE	APPROVAL

CITY OF SAN JACINTO
SEVENTH STREET PARTNERS
**TENTATIVE TRACT MAP
NO 30878**

SHEET NO.: _____
1
OF 1 SHEETS

EXHIBIT A-5

ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 4

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

City of San Jacinto
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

	<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05</u> <u>Assessment</u>
Zone 1				
	431-105-018	28858	1	\$236.92
	431-105-018	28858	2	\$236.92
	431-105-018	28858	3	\$236.92
	431-105-018	28858	4	\$236.92
	431-105-018	28858	5	\$236.92
	431-105-018	28858	6	\$236.92
	431-105-018	28858	7	\$236.92
	431-105-018	28858	8	\$236.92
	431-105-018	28858	9	\$236.92
	431-105-018	28858	18	\$236.92
	431-105-018	28858	19	\$236.92
	431-105-018	28858	20	\$236.92
	431-105-018	28858	21	\$236.92
	431-105-018	28858	22	\$236.92
	431-105-018	28858	23	\$236.92
	431-105-018	28858	24	\$236.92
	431-105-018	28858	25	\$236.92
	431-105-018	28858	26	\$236.92
	431-105-018	28858	27	\$236.92
	431-105-018	28858	28	\$236.92
	431-105-018	28858	29	\$236.92
	431-105-018	28858	30	\$236.92
	431-105-018	28858	31	\$236.92
	431-105-018	28858	32	\$236.92
	431-105-018	28858	33	\$236.92
	431-105-018	28858	34	\$236.92
	431-105-018	28858	35	\$236.92
	431-105-018	28858	36	\$236.92
	431-105-018	28858	37	\$236.92
	431-105-018	28858	38	\$236.92
	431-105-018	28858	39	\$236.92
	431-105-018	28858	48	\$236.92
	431-105-018	28858	49	\$236.92
	431-105-018	28858	50	\$236.92
	431-105-018	28858	51	\$236.92
	431-105-018	28858	52	\$236.92
	431-105-018	28858	53	\$236.92
	431-105-018	28858	54	\$236.92
	431-105-018	28858	55	\$236.92
	431-105-018	28858	56	\$236.92
	431-105-018	28858	57	\$236.92
	431-105-018	28858	58	\$236.92
	431-105-018	28858	59	\$236.92
	431-105-018	28858	60	\$236.92
	431-105-018	28858	61	\$236.92
			Subtotal:	\$10,661.40
	431-105-024	28858	10	\$236.92
	431-105-024	28858	11	\$236.92
	431-105-024	28858	12	\$236.92
	431-105-024	28858	13	\$236.92
	431-105-024	28858	14	\$236.92
	431-105-024	28858	15	\$236.92
	431-105-024	28858	16	\$236.92
	431-105-024	28858	17	\$236.92
	431-105-024	28858	40	\$236.92
	431-105-024	28858	41	\$236.92

City of San Jacinto
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
431-105-024	28858	42	\$236.92
431-105-024	28858	43	\$236.92
431-105-024	28858	44	\$236.92
431-105-024	28858	45	\$236.92
431-105-024	28858	46	\$236.92
431-105-024	28858	47	\$236.92
431-105-024	28858	62	\$236.92
431-105-024	28858	63	\$236.92
431-105-024	28858	64	\$236.92
431-105-024	28858	65	\$236.92

Subtotal: \$4,738.40

Total Assessment for Zone 1 : \$15,399.80

Zone 2

434-416-009	30644	1	\$184.12
434-416-009	30644	2	\$184.12
434-416-009	30644	3	\$184.12
434-416-009	30644	4	\$184.12
434-416-009	30644	5	\$184.12
434-416-009	30644	6	\$184.12
434-416-009	30644	7	\$184.12
434-416-009	30644	8	\$184.12
434-416-009	30644	9	\$184.12
434-416-009	30644	10	\$184.12
434-416-009	30644	11	\$184.12
434-416-009	30644	12	\$184.12
434-416-009	30644	13	\$184.12
434-416-009	30644	14	\$184.12
434-416-009	30644	15	\$184.12
434-416-009	30644	16	\$184.12
434-416-009	30644	17	\$184.12
434-416-009	30644	18	\$184.12
434-416-009	30644	19	\$184.12
434-416-009	30644	20	\$184.12
434-416-009	30644	21	\$184.12
434-416-009	30644	22	\$184.12
434-416-009	30644	23	\$184.12
434-416-009	30644	24	\$184.12
434-416-009	30644	25	\$184.12
434-416-009	30644	26	\$184.12
434-416-009	30644	27	\$184.12
434-416-009	30644	28	\$184.12
434-416-009	30644	29	\$184.12
434-416-009	30644	30	\$184.12
434-416-009	30644	31	\$184.12
434-416-009	30644	32	\$184.12
434-416-009	30644	33	\$184.12
434-416-009	30644	34	\$184.12
434-416-009	30644	35	\$184.12
434-416-009	30644	36	\$184.12
434-416-009	30644	37	\$184.12
434-416-009	30644	38	\$184.12
434-416-009	30644	39	\$184.12
434-416-009	30644	40	\$184.12
434-416-009	30644	41	\$184.12
434-416-009	30644	42	\$184.12
434-416-009	30644	43	\$184.12
434-416-009	30644	44	\$184.12

City of San Jacinto
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
434-416-009	30644	45	\$184.12
434-416-009	30644	46	\$184.12
434-416-009	30644	47	\$184.12
434-416-009	30644	48	\$184.12
434-416-009	30644	49	\$184.12
434-416-009	30644	50	\$184.12
434-416-009	30644	51	\$184.12
434-416-009	30644	52	\$184.12
434-416-009	30644	53	\$184.12
434-416-009	30644	54	\$184.12
434-416-009	30644	55	\$184.12
434-416-009	30644	56	\$184.12
434-416-009	30644	57	\$184.12
434-416-009	30644	58	\$184.12
434-416-009	30644	59	\$184.12
434-416-009	30644	60	\$184.12
434-416-009	30644	61	\$184.12
434-416-009	30644	62	\$184.12
434-416-009	30644	63	\$184.12
434-416-009	30644	64	\$184.12
434-416-009	30644	65	\$184.12
434-416-009	30644	66	\$184.12
434-416-009	30644	67	\$184.12
434-416-009	30644	68	\$184.12
434-416-009	30644	69	\$184.12
434-416-009	30644	70	\$184.12
434-416-009	30644	71	\$184.12
434-416-009	30644	72	\$184.12
434-416-009	30644-1	1	\$184.12
434-416-009	30644-1	2	\$184.12
434-416-009	30644-1	3	\$184.12
434-416-009	30644-1	4	\$184.12
434-416-009	30644-1	5	\$184.12
434-416-009	30644-1	6	\$184.12
434-416-009	30644-1	7	\$184.12
434-416-009	30644-1	8	\$184.12
434-416-009	30644-1	9	\$184.12
434-416-009	30644-1	10	\$184.12
434-416-009	30644-1	11	\$184.12
434-416-009	30644-1	12	\$184.12
434-416-009	30644-1	13	\$184.12
434-416-009	30644-1	14	\$184.12
434-416-009	30644-1	15	\$184.12
434-416-009	30644-1	16	\$184.12
434-416-009	30644-1	17	\$184.12
434-416-009	30644-1	18	\$184.12
434-416-009	30644-1	19	\$184.12
434-416-009	30644-1	20	\$184.12
434-416-009	30644-1	21	\$184.12
434-416-009	30644-1	22	\$184.12
434-416-009	30644-1	23	\$184.12
434-416-009	30644-1	24	\$184.12
434-416-009	30644-1	25	\$184.12
434-416-009	30644-1	26	\$184.12
434-416-009	30644-1	27	\$184.12
434-416-009	30644-1	28	\$184.12
434-416-009	30644-1	29	\$184.12
434-416-009	30644-1	30	\$184.12

City of San Jacinto
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
434-416-009	30644-1	31	\$184.12
434-416-009	30644-1	32	\$184.12
434-416-009	30644-1	33	\$184.12
434-416-009	30644-1	34	\$184.12
434-416-009	30644-1	35	\$184.12
434-416-009	30644-1	36	\$184.12
434-416-009	30644-1	37	\$184.12
434-416-009	30644-1	38	\$184.12
434-416-009	30644-1	39	\$184.12
434-416-009	30644-1	40	\$184.12
434-416-009	30644-1	41	\$184.12
434-416-009	30644-1	42	\$184.12
434-416-009	30644-1	43	\$184.12
434-416-009	30644-1	44	\$184.12
434-416-009	30644-1	45	\$184.12
434-416-009	30644-1	46	\$184.12
434-416-009	30644-1	47	\$184.12
434-416-009	30644-1	48	\$184.12
434-416-009	30644-1	49	\$184.12
434-416-009	30644-1	50	\$184.12
434-416-009	30644-1	51	\$184.12
434-416-009	30644-1	52	\$184.12
434-416-009	30644-1	53	\$184.12
434-416-009	30644-1	54	\$184.12
434-416-009	30644-1	55	\$184.12
434-416-009	30644-1	56	\$184.12
434-416-009	30644-1	57	\$184.12
434-416-009	30644-1	58	\$184.12
434-416-009	30644-1	59	\$184.12
434-416-009	30644-1	60	\$184.12
434-416-009	30644-1	61	\$184.12
434-416-009	30644-1	62	\$184.12
434-416-009	30644-1	63	\$184.12
434-416-009	30644-1	64	\$184.12
434-416-009	30644-1	65	\$184.12
434-416-009	30644-1	66	\$184.12
434-416-009	30644-1	67	\$184.12
434-416-009	30644-1	68	\$184.12
434-416-009	30644-1	69	\$184.12
434-416-009	30644-1	70	\$184.12
434-416-009	30644-1	71	\$184.12
434-416-009	30644-1	72	\$184.12
434-416-009	30644-1	73	\$184.12
434-416-009	30644-1	74	\$184.12
434-416-009	30644-1	75	\$184.12
434-416-009	30644-1	76	\$184.12

Subtotal: \$27,249.76

Total Assessment for Zone 2 : \$27,249.76

Zone 3

431-116-006	30878	1	\$199.71
431-116-006	30878	2	\$199.71
431-116-006	30878	3	\$199.71
431-116-006	30878	4	\$199.71
431-116-006	30878	5	\$199.71
431-116-006	30878	6	\$199.71
431-116-006	30878	7	\$199.71
431-116-006	30878	8	\$199.71

City of San Jacinto
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
431-116-006	30878	9	\$199.71
431-116-006	30878	10	\$199.71
431-116-006	30878	11	\$199.71
431-116-006	30878	12	\$199.71
431-116-006	30878	13	\$199.71
431-116-006	30878	14	\$199.71
431-116-006	30878	15	\$199.71
431-116-006	30878	16	\$199.71
431-116-006	30878	17	\$199.71
431-116-006	30878	18	\$199.71
431-116-006	30878	64	\$199.71
431-116-006	30878	65	\$199.71
431-116-006	30878	66	\$199.71
431-116-006	30878	67	\$199.71
431-116-006	30878	68	\$199.71
431-116-006	30878	69	\$199.71
431-116-006	30878	70	\$199.71
431-116-006	30878	71	\$199.71
431-116-006	30878	72	\$199.71
431-116-006	30878	73	\$199.71
431-116-006	30878	74	\$199.71
431-116-006	30878	75	\$199.71
431-116-006	30878	76	\$199.71
431-116-006	30878	77	\$199.71
431-116-006	30878	78	\$199.71
431-116-006	30878	79	\$199.71
431-116-006	30878	80	\$199.71
431-116-006	30878	81	\$199.71
431-116-006	30878	82	\$199.71
431-116-006	30878	83	\$199.71
431-116-006	30878	84	\$199.71
431-116-006	30878	85	\$199.71
431-116-006	30878	86	\$199.71
431-116-006	30878	87	\$199.71
431-116-006	30878	88	\$199.71
431-116-006	30878	89	\$199.71
431-116-006	30878	90	\$199.71
431-116-006	30878	91	\$199.71
431-116-006	30878	92	\$199.71
431-116-006	30878	93	\$199.71
431-116-006	30878	94	\$199.71
431-116-006	30878	95	\$199.71
431-116-006	30878	96	\$199.71
431-116-006	30878	97	\$199.71
431-116-006	30878	98	\$199.71
431-116-006	30878	99	\$199.71
431-116-006	30878	100	\$199.71
431-116-006	30878	101	\$199.71
431-116-006	30878	102	\$199.71
431-116-006	30878	123	\$199.71
431-116-006	30878	124	\$199.71
431-116-006	30878	125	\$199.71
431-116-006	30878	126	\$199.71
431-116-006	30878	127	\$199.71
431-116-006	30878	128	\$199.71
431-116-006	30878	129	\$199.71
431-116-006	30878	130	\$199.71
431-116-006	30878	131	\$199.71

City of San Jacinto
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<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
431-116-006	30878	132	\$199.71
431-116-006	30878	140	\$199.71
431-116-006	30878	141	\$199.71
431-116-006	30878	142	\$199.71
431-116-006	30878	143	\$199.71
431-116-006	30878	144	\$199.71
431-116-006	30878	145	\$199.71
431-116-006	30878	146	\$199.71
431-116-006	30878	147	\$199.71
431-116-006	30878	148	\$199.71
431-116-006	30878	149	\$199.71
431-116-006	30878	150	\$199.71
431-116-006	30878	151	\$199.71
Subtotal: \$15,777.09			
431-116-007	30878	49	\$199.71
431-116-007	30878	50	\$199.71
431-116-007	30878	51	\$199.71
431-116-007	30878	52	\$199.71
431-116-007	30878	53	\$199.71
431-116-007	30878	54	\$199.71
431-116-007	30878	55	\$199.71
431-116-007	30878	56	\$199.71
431-116-007	30878	57	\$199.71
431-116-007	30878	58	\$199.71
431-116-007	30878	59	\$199.71
431-116-007	30878	60	\$199.71
431-116-007	30878	61	\$199.71
431-116-007	30878	62	\$199.71
431-116-007	30878	63	\$199.71
431-116-007	30878	109	\$199.71
431-116-007	30878	110	\$199.71
431-116-007	30878	111	\$199.71
431-116-007	30878	112	\$199.71
431-116-007	30878	113	\$199.71
431-116-007	30878	114	\$199.71
431-116-007	30878	115	\$199.71
431-116-007	30878	116	\$199.71
431-116-007	30878	117	\$199.71
431-116-007	30878	118	\$199.71
431-116-007	30878	119	\$199.71
431-116-007	30878	120	\$199.71
431-116-007	30878	121	\$199.71
431-116-007	30878	122	\$199.71
431-116-007	30878	133	\$199.71
431-116-007	30878	134	\$199.71
431-116-007	30878	135	\$199.71
431-116-007	30878	136	\$199.71
431-116-007	30878	137	\$199.71
431-116-007	30878	138	\$199.71
431-116-007	30878	139	\$199.71
431-116-007	30878	152	\$199.71
431-116-007	30878	153	\$199.71
431-116-007	30878	154	\$199.71
431-116-007	30878	155	\$199.71
431-116-007	30878	156	\$199.71
431-116-007	30878	157	\$199.71
431-116-007	30878	158	\$199.71
431-116-007	30878	159	\$199.71

City of San Jacinto
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<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
431-116-007	30878	160	\$199.71
431-116-007	30878	161	\$199.71
431-116-007	30878	162	\$199.71
431-116-007	30878	163	\$199.71
431-116-007	30878	164	\$199.71
431-116-007	30878	165	\$199.71
431-116-007	30878	166	\$199.71
431-116-007	30878	167	\$199.71
431-116-007	30878	168	\$199.71
431-116-007	30878	169	\$199.71
431-116-007	30878	170	\$199.71
431-116-007	30878	171	\$199.71
431-116-007	30878	172	\$199.71
Subtotal:			\$11,383.47
431-116-008	30878	48	\$199.71
431-116-008	30878	105	\$199.71
431-116-008	30878	106	\$199.71
431-116-008	30878	107	\$199.71
431-116-008	30878	108	\$199.71
Subtotal:			\$998.55
431-116-009	30878	19	\$199.71
431-116-009	30878	20	\$199.71
431-116-009	30878	21	\$199.71
431-116-009	30878	22	\$199.71
431-116-009	30878	23	\$199.71
431-116-009	30878	24	\$199.71
431-116-009	30878	25	\$199.71
431-116-009	30878	26	\$199.71
431-116-009	30878	27	\$199.71
431-116-009	30878	28	\$199.71
431-116-009	30878	29	\$199.71
431-116-009	30878	30	\$199.71
431-116-009	30878	31	\$199.71
431-116-009	30878	32	\$199.71
431-116-009	30878	33	\$199.71
431-116-009	30878	34	\$199.71
431-116-009	30878	35	\$199.71
431-116-009	30878	36	\$199.71
431-116-009	30878	37	\$199.71
431-116-009	30878	38	\$199.71
431-116-009	30878	39	\$199.71
431-116-009	30878	40	\$199.71
431-116-009	30878	41	\$199.71
431-116-009	30878	42	\$199.71
431-116-009	30878	43	\$199.71
431-116-009	30878	44	\$199.71
431-116-009	30878	45	\$199.71
431-116-009	30878	46	\$199.71
431-116-009	30878	47	\$199.71
431-116-009	30878	103	\$199.71
431-116-009	30878	104	\$199.71
Subtotal:			\$6,191.01

Total Assessment for Zone 3 : \$34,350.12

Zone 4

434-416-010	31035	1	\$221.43
434-416-010	31035	2	\$221.43
434-416-010	31035	3	\$221.43

City of San Jacinto
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<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
434-416-010	31035	4	\$221.43
434-416-010	31035	5	\$221.43
434-416-010	31035	6	\$221.43
434-416-010	31035	7	\$221.43
434-416-010	31035	8	\$221.43
434-416-010	31035	9	\$221.43
434-416-010	31035	10	\$221.43
434-416-010	31035	11	\$221.43
434-416-010	31035	12	\$221.43
434-416-010	31035	13	\$221.43
434-416-010	31035	14	\$221.43
434-416-010	31035	15	\$221.43
434-416-010	31035	16	\$221.43
434-416-010	31035	17	\$221.43
434-416-010	31035	18	\$221.43
434-416-010	31035	19	\$221.43
434-416-010	31035	20	\$221.43
434-416-010	31035	21	\$221.43
434-416-010	31035	22	\$221.43
434-416-010	31035	23	\$221.43
434-416-010	31035	24	\$221.43
434-416-010	31035	25	\$221.43
434-416-010	31035	26	\$221.43
434-416-010	31035	27	\$221.43
434-416-010	31035	28	\$221.43
434-416-010	31035	29	\$221.43
434-416-010	31035	30	\$221.43
434-416-010	31035	31	\$221.43
434-416-010	31035	32	\$221.43
434-416-010	31035	33	\$221.43
434-416-010	31035	34	\$221.43
434-416-010	31035	35	\$221.43
434-416-010	31035	36	\$221.43
434-416-010	31035	37	\$221.43
434-416-010	31035	38	\$221.43
434-416-010	31035	39	\$221.43
434-416-010	31035	40	\$221.43
434-416-010	31035	41	\$221.43
434-416-010	31035	42	\$221.43
434-416-010	31035	43	\$221.43
434-416-010	31035	44	\$221.43
434-416-010	31035	45	\$221.43
434-416-010	31035	46	\$221.43
434-416-010	31035	47	\$221.43
434-416-010	31035	48	\$221.43
434-416-010	31035	49	\$221.43
434-416-010	31035	50	\$221.43
434-416-010	31035	51	\$221.43
434-416-010	31035	52	\$221.43
434-416-010	31035	53	\$221.43
434-416-010	31035	54	\$221.43
434-416-010	31035	55	\$221.43
434-416-010	31035	56	\$221.43
434-416-010	31035	57	\$221.43
434-416-010	31035	58	\$221.43
434-416-010	31035	59	\$221.43
434-416-010	31035	60	\$221.43
434-416-010	31035	61	\$221.43

City of San Jacinto
Assessment District No. 2003-1
FY 2004-05 Assessment Roll

<u>Napn</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
434-416-010	31035	62	\$221.43
434-416-010	31035	63	\$221.43
434-416-010	31035	64	\$221.43
434-416-010	31035	65	\$221.43
434-416-010	31035	66	\$221.43
434-416-010	31035	67	\$221.43
434-416-010	31035	68	\$221.43
434-416-010	31035	69	\$221.43
434-416-010	31035	70	\$221.43
434-416-010	31035	71	\$221.43
434-416-010	31035	72	\$221.43
434-416-010	31035	73	\$221.43
434-416-010	31035	74	\$221.43
434-416-010	31035	75	\$221.43
434-416-010	31035	76	\$221.43
434-416-010	31035	77	\$221.43

Subtotal: \$17,050.11

Total Assessment for Zone 4: \$17,050.11

Total FY 2004-05 Assessment: \$94,049.79

K:\Clients2\San Jacinto\roadmaint\Assessment_Roll.rpt

EXHIBIT C-1

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 1

Exhibit C-1
City of San Jacinto
Detailed Cost Estimate
Zone 1 (Tract No. 28858)

<u>Street Sweeping</u>	<u>Quantity</u>	<u>Units [1]</u>	<u>Unit Price</u>	<u>Total</u>
Curb Miles:	1.16	Curb Mile	\$180.00	<u><u>208.80</u></u>
Slurry Seal				
Place Slurry Seal (SS)	126,453	S.F.	\$0.10	\$12,645
Mobilization		L.S.	\$2,500	\$2,500
Striping		L.S.	\$5,000	\$5,000
Crack Seal	20% of SS	L.S.	\$2,529	\$2,529
Traffic Control		L.S.	\$1,500	\$1,500
Total Slurry Seal				<u><u>\$24,174</u></u>
Grind & Overlay				
Mobilization		L.S.	\$2,500	\$2,500
Grind	126,453	S.F.	\$0.03	\$3,794
Depth: 0.15' A.C. [2]	1,328	Tons	\$35.00	\$46,471
Striping		L.S.	\$5,000	\$5,000
Traffic Control		L.S.	\$2,500	\$2,500
Total Grind & Overlay				<u><u>\$60,265</u></u>
Remove and Reconstruct				
Curb and Sidewalk				
6" Concrete Curb	6,130	L.F.	\$7.60	\$46,588
Remove Existing Curb	6,130	L.F.	\$1.00	\$6,130
6" Wide Sidewalk	37,400	S.F.	\$1.75	\$65,450
Remove Existing Sidewalk	37,400	S.F.	\$0.15	\$5,610
Mobilization		L.S.	\$12,000.00	\$12,000
Subtotal				<u><u>\$135,778</u></u>
Curb and Sidewalk Component			@ 10%	<u><u>\$13,578</u></u>
Mobilization		L.S.	\$5,000.00	\$5,000
Grind: 0.33 Acres	126,453	S.F.	\$0.066	\$8,346
Area: 0.25' Asphalt & Concrete	2,213	Tons	\$35.00	\$77,455
Striping		L.S.	\$10,000.00	\$10,000
Traffic Control		L.S.	\$2,500.00	\$2,500
Subtotal				<u><u>\$103,301</u></u>
Total Remove and Reconstruct				<u><u>\$116,879</u></u>

[1] Abbreviations are as follows: S.F = Square Feet; L.S. = Lump Sum; L.F. = Linear Foot.

[2] $126,453 \text{ square feet} \times .15 \text{ cubic feet} \times 140 \text{ lbs/cubic foot} = 2,637.76 \text{ Tons}$
 $\frac{2,637.76 \text{ Tons}}{2,000 \text{ lbs}} = 1,318.88 \text{ Tons}$

EXHIBIT C-2

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 2

Exhibit C-2
City of San Jacinto
Detailed Cost Estimate
Zone 2 (Tract No. 30644)

<u>Street Sweeping (Annual)</u>	<u>Quantity</u>	<u>Units [1]</u>	<u>Unit Price</u>	<u>Total</u>
Curb Miles:	2.60	Curb Mile	\$180.00	<u><u>\$468.00</u></u>
Slurry Seal				
Place Slurry Seal (SS)	233,568	S.F.	\$0.10	\$23,357
Mobilization		L.S.	\$5,000	\$5,000
Striping		L.S.	\$10,000	\$10,000
Crack Seal	20% of SS	L.S.	\$4,671	\$4,671
Traffic Control		L.S.	\$2,500	\$2,500
Total Slurry Seal				<u><u>\$45,528</u></u>
Grind & Overlay				
Mobilization		L.S.	\$5,000	\$5,000
Grind	233,568	S.F.	\$0.03	\$7,007
Depth: 0.15 ' A.C. [2]	2,452	Tons	\$35.00	\$85,836
Striping		L.S.	\$10,000	\$10,000
Traffic Control		L.S.	\$2,500	\$2,500
Total Grind & Overlay				<u><u>\$110,343</u></u>
Remove and Reconstruct				
Curb and Sidewalk				
6" Concrete Curb	13,714	L.F.	\$7.60	\$104,226
Remove Existing Curb	13,714	L.F.	\$1.00	\$13,714
6" Wide Sidewalk	82,284	S.F.	\$1.75	\$143,997
Remove Existing Sidewalk	82,284	S.F.	\$0.15	\$12,343
Mobilization		L.S.	\$25,000.00	\$25,000
Subtotal				<u><u>\$299,280</u></u>
Curb and Sidewalk Component			@ 10%	<u><u>\$29,928</u></u>
Mobilization		L.S.	\$5,000.00	\$5,000
Grind: 0.33 Acres	233,568	S.F.	\$0.066	\$15,415
Area: 0.25' Asphalt & Concrete	4,087	Tons	\$35.00	\$143,045
Striping		L.S.	\$10,000.00	\$10,000
Traffic Control		L.S.	\$2,500.00	\$2,500
Subtotal				<u><u>\$175,960</u></u>
Total Remove and Reconstruct				<u><u>\$205,888</u></u>

[1] Abbreviations are as follows: A.C. = Asphalt & Concrete; S.F. = Square Feet; L.S. = Lump Sum; L.F. = Linear Foot.

[2] $233,568 \text{ square feet} \times .15 \text{ cubic feet} \times \frac{140 \text{ lbs/cubi Ton}}{2,000 \text{ lbs}} = 2,452.46 \text{ Tons}$

EXHIBIT C-3

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 3

Exhibit C-3
City of San Jacinto
Detailed Cost Estimate
Zone 3 (Tentative Tract No. 30878)

<u>Street Sweeping</u>	<u>Quantity</u>	<u>Units [1]</u>	<u>Unit Price</u>	<u>Total</u>
Curb Miles:	3.18	Curb Mile	\$180.00	<u><u>\$572.40</u></u>
Slurry Seal				
Place Slurry Seal (SS)	306,000	S.F.	\$0.10	\$30,600
Mobilization		L.S.	\$7,500	\$7,500
Striping		L.S.	\$12,500	\$12,500
Crack Seal	20% of SS	L.S.	\$6,120	\$6,120
Traffic Control		L.S.	\$3,000	\$3,000
Total Slurry Seal				<u><u>\$59,720</u></u>
Grind & Overlay				
Mobilization		L.S.	\$7,500	\$7,500
Grind	306,000	S.F.	\$0.03	\$9,180
Depth: 0.15' A.C. [2]	3,213	Tons	\$35.00	\$112,455
Striping		L.S.	\$12,500	\$12,500
Traffic Control		L.S.	\$3,000	\$3,000
Total Grind & Overlay				<u><u>\$144,635</u></u>
Remove and Reconstruct				
Curb and Sidewalk				
6" Concrete Curb	16,784	L.F.	\$7.60	\$127,558
Remove Existing Curb	16,784	L.F.	\$1.00	\$16,784
6" Wide Sidewalk	100,704	S.F.	\$1.75	\$176,232
Remove Existing Sidewalk	100,704	S.F.	\$0.15	\$15,106
Mobilization		L.S.	\$23,000.00	\$23,000
Subtotal				<u><u>\$358,680</u></u>
Curb and Sidewalk Component			@ 10%	<u><u>\$35,868</u></u>
Mobilization		L.S.	\$5,000.00	\$5,000
Grind: 0.33 Acres	306,000	S.F.	\$0.066	\$20,196
Area: 0.25' Asphalt & Concrete	5,260	Tons	\$35.00	\$184,100
Striping		L.S.	\$12,500.00	\$12,500
Traffic Control		L.S.	\$3,000.00	\$3,000
Subtotal				<u><u>\$224,796</u></u>
Total Remove and Reconstruct				<u><u>\$260,664</u></u>

[1] Abbreviations are as follows: A.C. = Asphalt & Concrete; S.F. = Square Feet; L.S. = Lump Sum; L.F. = Linear Foot.

[2] $300,600 \text{ square feet} \times .15 \text{ cubic feet} \times 140 \text{ lbs/cubic ft.} \times \frac{\text{Ton}}{2,000 \text{ lbs}} = 3,213.00 \text{ Tons}$

EXHIBIT C-4

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 4

Exhibit C-4
City of San Jacinto
Detailed Cost Estimate
Zone 4 (Tentative Tract No. 31035)

<u>Street Sweeping</u>	<u>Quantity</u>	<u>Units [1]</u>	<u>Unit Price</u>	<u>Total</u>
Curb Miles:	1.35	Curb Mile	\$180.00	<u><u>\$243.00</u></u>
Slurry Seal				
Place Slurry Seal (SS)	142,425	S.F.	\$0.10	\$14,243
Mobilization		L.S.	\$5,000	\$5,000
Striping		L.S.	\$5,000	\$5,000
Crack Seal	20% of SS	L.S.	\$2,849	\$2,849
Traffic Control		L.S.	\$2,500	\$2,500
Total Slurry Seal				<u><u>\$29,591</u></u>
Grind & Overlay				
Mobilization		L.S.	\$5,000	\$5,000
Grind	142,425	S.F.	\$0.03	\$4,273
Depth: 0.15 ' A.C. [2]	1,495	Tons	\$35.00	\$52,341
Striping		L.S.	\$5,000	\$5,000
Traffic Control		L.S.	\$2,500	\$2,500
Total Grind & Overlay				<u><u>\$69,114</u></u>
Remove and Reconstruct				
Curb and Sidewalk				
6" Concrete Curb	7,106	L.F.	\$7.60	\$54,006
Remove Existing Curb	7,106	L.F.	\$1.00	\$7,106
6" Wide Sidewalk	39,083	S.F.	\$1.75	\$68,395
Remove Existing Sidewalk	39,083	S.F.	\$0.15	\$5,862
Mobilization		L.S.	\$15,000	\$15,000
Subtotal				<u><u>\$150,369</u></u>
Curb and Sidewalk Component			@ 10%	<u><u>\$15,037</u></u>
Mobilization		L.S.	\$5,000	\$5,000
Grind: 0.33 Acres	142,425	S.F.	\$0.066	\$9,400
Area: 0.25' Asphalt & Concrete	2,492	Tons	\$35.00	\$87,220
Striping		L.S.	\$10,000	\$10,000
Traffic Control		L.S.	\$2,500	\$2,500
Subtotal				<u><u>\$114,120</u></u>
Total Remove and Reconstruct				<u><u>\$129,157</u></u>

[1] Abbreviations are as follows: A.C. = Asphalt & Concrete; S.F. = Square Feet; L.S. = Lump Sum; L.F. = Linear Foot.

[2]
$$\frac{300,600 \text{ square feet} \times .15 \text{ cubic feet} \times 140 \text{ lbs/cubic ft.}}{2,000 \text{ lbs}} = 1,495.46 \text{ Tons}$$

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

**EXHIBIT D
CITY OF SAN JACINTO
COST OF SERVICES SUMMARY**

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 2004-05 District Admin [2]
1	65	1.16	126,453	\$209	\$24,174	\$60,265	\$116,879	\$1,081	\$1,407
2	148	2.60	233,568	\$468	\$45,528	\$110,343	\$205,888	\$1,990	\$3,203
3	172	3.18	306,000	\$572	\$59,720	\$144,635	\$260,664	\$2,569	\$3,723
4	77	1.35	142,425	\$243	\$29,591	\$69,114	\$114,120	\$1,425	\$1,667
Total	462	8.29	808,446	\$1,492	\$159,013	\$384,357	\$697,551	\$7,065	\$10,000

[1] Refer to Exhibits C-1 through C-4 for details of the cost calculations.

[2] Estimated at \$10,000 per year administrative cost to the district for rate updates, reports, etc.

EXHIBIT E-1

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 1

City of San Jacinto
Street Maintenance Allocation¹

Zone 1
Tract No. 28858

Year	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Costs)
1	\$15,400	\$209				\$21	\$1,404	\$1,634	\$13,766
2	\$15,877	\$215				\$22	\$1,448	\$1,685	\$27,959
3	\$16,370	\$222				\$22	\$1,492	\$1,737	\$42,592
4	\$16,877	\$229	\$26,493			\$2,672	\$1,539	\$30,932	\$28,536
5	\$17,400	\$236				\$24	\$1,586	\$1,846	\$44,090
6	\$17,940	\$243				\$24	\$1,636	\$1,903	\$60,127
7	\$18,496	\$251				\$25	\$1,686	\$1,962	\$76,660
8	\$19,069	\$259	\$29,934			\$3,019	\$1,739	\$34,950	\$60,779
9	\$19,660	\$267				\$27	\$1,792	\$2,086	\$78,354
10	\$20,270	\$275				\$28	\$1,848	\$2,151	\$96,473
11	\$20,898	\$284				\$28	\$1,905	\$2,217	\$115,154
12	\$21,546	\$292		\$28,105		\$2,840	\$1,964	\$33,202	\$103,498
13	\$22,214	\$301		\$28,977		\$2,928	\$2,025	\$34,231	\$91,481
14	\$22,903	\$311		\$29,875		\$3,019	\$2,088	\$35,292	\$79,091
15	\$23,613	\$320				\$32	\$2,153	\$2,505	\$100,198
16	\$24,344	\$330	\$19,107			\$1,944	\$2,219	\$23,601	\$100,942
17	\$25,099	\$341	\$19,700			\$2,004	\$2,288	\$24,333	\$101,708
18	\$25,877	\$351				\$35	\$2,359	\$2,746	\$124,840
19	\$26,679	\$362				\$36	\$2,432	\$2,831	\$148,689
20	\$27,507	\$373	\$43,178			\$4,355	\$2,508	\$50,414	\$125,781
21	\$28,359	\$385				\$38	\$2,585	\$3,009	\$151,132
22	\$29,238	\$397				\$40	\$2,666	\$3,102	\$177,268
23	\$30,145	\$409				\$41	\$2,748	\$3,198	\$204,214
24	\$31,079	\$422		\$60,811		\$6,123	\$2,833	\$70,190	\$165,104
25	\$32,043	\$435		\$62,696		\$6,313	\$2,921	\$72,366	\$124,780
26	\$33,036	\$448				\$45	\$3,012	\$3,505	\$154,311
27	\$34,060	\$462				\$46	\$3,105	\$3,614	\$184,758
28	\$35,116	\$477	\$55,123			\$5,560	\$3,201	\$64,361	\$155,513
29	\$36,205	\$491				\$49	\$3,301	\$3,841	\$187,876
30	\$37,327	\$507				\$51	\$3,403	\$3,960	\$221,243
31	\$38,484	\$522				\$52	\$3,509	\$4,083	\$255,644
32	\$39,677	\$538	\$62,283			\$6,282	\$3,617	\$72,721	\$222,600
33	\$40,907	\$555				\$56	\$3,729	\$4,340	\$259,167
34	\$42,175	\$572				\$57	\$3,845	\$4,475	\$296,868
35	\$43,483	\$590				\$59	\$3,964	\$4,613	\$335,737
36	\$44,831	\$608			\$340,243	\$34,085	\$4,087	\$379,024	\$1,543
Totals	\$994,203	\$13,493	\$255,817	\$210,465	\$340,243	\$82,002	\$90,640	\$992,660	

Number of Single Family Residential Lots	65
Year 1 Cost per Residential Lot	\$236.92

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

EXHIBIT E-2

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 2

City of San Jacinto
Street Maintenance Allocation¹

Zone 2
Tract No. 30644

Year	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Costs)
1	\$27,250	\$468				\$47	\$3,218	\$3,733	\$23,517
2	\$28,095	\$483				\$48	\$3,318	\$3,849	\$47,763
3	\$28,966	\$497				\$50	\$3,421	\$3,968	\$72,761
4	\$29,864	\$513	\$49,895			\$5,041	\$3,527	\$58,975	\$43,650
5	\$30,789	\$529				\$53	\$3,636	\$4,218	\$70,222
6	\$31,744	\$545				\$55	\$3,749	\$4,348	\$97,617
7	\$32,728	\$562				\$56	\$3,865	\$4,483	\$125,862
8	\$33,742	\$580	\$56,375			\$5,695	\$3,985	\$66,635	\$92,969
9	\$34,789	\$597				\$60	\$4,108	\$4,765	\$122,992
10	\$35,867	\$616				\$62	\$4,236	\$4,913	\$153,946
11	\$36,979	\$635				\$64	\$4,367	\$5,065	\$185,860
12	\$38,125	\$655		\$51,460		\$5,211	\$4,502	\$61,828	\$162,156
13	\$39,307	\$675		\$53,055		\$5,373	\$4,642	\$63,745	\$137,718
14	\$40,526	\$696		\$54,700		\$5,540	\$4,786	\$65,721	\$112,523
15	\$41,782	\$718				\$72	\$4,934	\$5,723	\$148,581
16	\$43,077	\$740	\$35,986			\$3,673	\$5,087	\$45,485	\$146,173
17	\$44,412	\$763	\$37,101			\$3,786	\$5,245	\$46,895	\$143,691
18	\$45,789	\$786				\$79	\$5,407	\$6,272	\$183,208
19	\$47,209	\$811				\$81	\$5,575	\$6,467	\$223,950
20	\$48,672	\$836	\$81,319			\$8,216	\$5,748	\$96,118	\$176,503
21	\$50,181	\$862				\$86	\$5,926	\$6,874	\$219,810
22	\$51,737	\$889				\$89	\$6,110	\$7,087	\$264,460
23	\$53,341	\$916				\$92	\$6,299	\$7,307	\$310,494
24	\$54,994	\$944		\$111,343		\$11,229	\$6,494	\$130,011	\$235,477
25	\$56,699	\$974		\$114,795		\$11,577	\$6,696	\$134,041	\$158,134
26	\$58,457	\$1,004				\$100	\$6,903	\$8,008	\$208,583
27	\$60,269	\$1,035				\$104	\$7,117	\$8,256	\$260,596
28	\$62,137	\$1,067	\$103,816			\$10,488	\$7,338	\$122,709	\$200,024
29	\$64,063	\$1,100				\$110	\$7,565	\$8,776	\$255,312
30	\$66,049	\$1,134				\$113	\$7,800	\$9,048	\$312,314
31	\$68,097	\$1,170				\$117	\$8,042	\$9,328	\$371,082
32	\$70,208	\$1,206	\$117,300			\$11,851	\$8,291	\$138,647	\$302,643
33	\$72,384	\$1,243				\$124	\$8,548	\$9,915	\$365,112
34	\$74,628	\$1,282				\$128	\$8,813	\$10,223	\$429,517
35	\$76,942	\$1,321				\$132	\$9,086	\$10,540	\$495,919
36	\$79,327	\$1,362			\$512,233	\$51,360	\$9,368	\$574,322	\$923
Totals	\$1,759,223	\$30,213	\$481,791	\$385,353	\$512,233	\$140,959	\$207,750	\$1,758,299	

Number of Single Family Residential Lots	148
Year 1 Cost per Residential Lot	\$ 184.12

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

EXHIBIT E-3

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 3

City of San Jacinto
Street Maintenance Allocation¹

Zone 3
Tentative Tract No. 30878

Year	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Costs)
1	\$34,350	\$572				\$57	\$1,404	\$2,033	\$32,317
2	\$35,415	\$590				\$59	\$1,448	\$2,096	\$65,635
3	\$36,513	\$608				\$61	\$1,492	\$2,161	\$99,987
4	\$37,645	\$627	\$65,448			\$6,607	\$1,539	\$74,221	\$63,411
5	\$38,812	\$646				\$65	\$1,586	\$2,297	\$99,925
6	\$40,015	\$666				\$67	\$1,636	\$2,369	\$137,571
7	\$41,255	\$687				\$69	\$1,686	\$2,442	\$176,384
8	\$42,534	\$708	\$73,949			\$7,466	\$1,739	\$83,861	\$135,057
9	\$43,853	\$730				\$73	\$1,792	\$2,596	\$176,314
10	\$45,212	\$753				\$75	\$1,848	\$2,676	\$218,850
11	\$46,614	\$776				\$78	\$1,905	\$2,759	\$262,705
12	\$48,059	\$800		\$67,452		\$6,825	\$1,964	\$77,042	\$233,721
13	\$49,549	\$825		\$69,543		\$7,037	\$2,025	\$79,431	\$203,839
14	\$51,085	\$851		\$71,699		\$7,255	\$2,088	\$81,893	\$173,031
15	\$52,668	\$877				\$88	\$2,153	\$3,117	\$222,582
16	\$54,301	\$904	\$47,203			\$4,811	\$2,219	\$55,137	\$221,745
17	\$55,984	\$932	\$48,666			\$4,960	\$2,288	\$56,847	\$220,883
18	\$57,720	\$961				\$96	\$2,359	\$3,416	\$275,186
19	\$59,509	\$991				\$99	\$2,432	\$3,522	\$331,172
20	\$61,354	\$1,022	\$106,668			\$10,769	\$2,508	\$120,966	\$271,560
21	\$63,256	\$1,053				\$105	\$2,585	\$3,744	\$331,071
22	\$65,217	\$1,086				\$109	\$2,666	\$3,860	\$392,428
23	\$67,238	\$1,120				\$112	\$2,748	\$3,980	\$455,686
24	\$69,323	\$1,154		\$145,946		\$14,710	\$2,833	\$164,644	\$360,365
25	\$71,472	\$1,190		\$150,471		\$15,166	\$2,921	\$169,748	\$262,089
26	\$73,687	\$1,227				\$123	\$3,012	\$4,362	\$331,415
27	\$75,972	\$1,265				\$127	\$3,105	\$4,497	\$402,890
28	\$78,327	\$1,304	\$136,177			\$13,748	\$3,201	\$154,431	\$326,785
29	\$80,755	\$1,345				\$134	\$3,301	\$4,780	\$402,761
30	\$83,258	\$1,386				\$139	\$3,403	\$4,928	\$481,091
31	\$85,839	\$1,429				\$143	\$3,509	\$5,081	\$561,849
32	\$88,500	\$1,474	\$153,864			\$15,534	\$3,617	\$174,489	\$475,860
33	\$91,244	\$1,519				\$152	\$3,729	\$5,401	\$561,704
34	\$94,073	\$1,567				\$157	\$3,845	\$5,568	\$650,208
35	\$96,989	\$1,615				\$162	\$3,964	\$5,741	\$741,456
36	\$99,995	\$1,665			\$758,812	\$76,048	\$4,087	\$840,612	\$839
Totals	\$2,217,589	\$36,928	\$631,975	\$505,112	\$758,812	\$193,283	\$90,640	\$2,216,750	

Number of Single Family Residential Lots	172
Year 1 Cost per Residential Lot	\$199.71

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

EXHIBIT E-4

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 4

City of San Jacinto
Street Maintenance Allocation¹

Zone 4
Tentative Tract No. 31035

Year	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Costs)
1	\$17,050	\$242				\$24	\$1,663	\$1,929	\$15,121
2	\$17,579	\$250				\$25	\$1,715	\$1,989	\$30,710
3	\$18,123	\$257				\$26	\$1,768	\$2,051	\$46,783
4	\$18,685	\$265	\$32,429			\$3,269	\$1,823	\$37,786	\$27,682
5	\$19,265	\$273				\$27	\$1,879	\$2,180	\$44,767
6	\$19,862	\$282				\$28	\$1,937	\$2,247	\$62,381
7	\$20,477	\$291				\$29	\$1,997	\$2,317	\$80,542
8	\$21,112	\$300	\$36,641			\$3,694	\$2,059	\$42,694	\$58,960
9	\$21,767	\$309				\$31	\$2,123	\$2,463	\$78,264
10	\$22,442	\$319				\$32	\$2,189	\$2,539	\$98,166
11	\$23,137	\$328				\$33	\$2,257	\$2,618	\$118,685
12	\$23,854	\$339		\$32,232		\$3,257	\$2,327	\$38,155	\$104,385
13	\$24,594	\$349		\$33,231		\$3,358	\$2,399	\$39,337	\$89,642
14	\$25,356	\$360		\$34,262		\$3,462	\$2,473	\$40,557	\$74,441
15	\$26,142	\$371				\$37	\$2,550	\$2,958	\$97,626
16	\$26,953	\$383	\$23,389			\$2,377	\$2,629	\$28,777	\$95,801
17	\$27,788	\$394	\$24,114			\$2,451	\$2,710	\$29,670	\$93,920
18	\$28,650	\$407				\$41	\$2,794	\$3,242	\$119,328
19	\$29,538	\$419				\$42	\$2,881	\$3,342	\$145,524
20	\$30,454	\$432	\$52,854			\$5,329	\$2,970	\$61,585	\$114,393
21	\$31,398	\$446				\$45	\$3,062	\$3,553	\$142,238
22	\$32,371	\$459				\$46	\$3,157	\$3,663	\$170,946
23	\$33,375	\$474				\$47	\$3,255	\$3,776	\$200,544
24	\$34,409	\$488		\$69,741		\$7,023	\$3,356	\$80,608	\$154,345
25	\$35,476	\$504		\$71,903		\$7,241	\$3,460	\$83,107	\$106,714
26	\$36,576	\$519				\$52	\$3,567	\$4,139	\$139,151
27	\$37,709	\$535				\$54	\$3,678	\$4,267	\$172,594
28	\$38,878	\$552	\$67,475			\$6,803	\$3,792	\$78,622	\$132,851
29	\$40,084	\$569				\$57	\$3,910	\$4,535	\$168,399
30	\$41,326	\$587				\$59	\$4,031	\$4,676	\$205,049
31	\$42,607	\$605				\$60	\$4,156	\$4,821	\$242,835
32	\$43,928	\$623	\$76,239			\$7,686	\$4,285	\$88,834	\$197,930
33	\$45,290	\$643				\$64	\$4,417	\$5,125	\$238,095
34	\$46,694	\$663				\$66	\$4,554	\$5,283	\$279,506
35	\$48,141	\$683				\$68	\$4,696	\$5,447	\$322,200
36	\$49,634	\$704			\$332,212	\$33,292	\$4,841	\$371,049	\$785
Totals	\$1,100,725	\$15,623	\$313,141	\$241,368	\$332,212	\$90,234	\$107,361	\$1,099,940	

Number of Single Family Residential Lots	77
Year 1 Cost per Residential Lot	\$221.43

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