

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

July 27, 2004

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

CITY OF SAN JACINTO

Prepared for

**CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583
(949) 654-7337**

Prepared by

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

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: Boundary Map
- A-2: Tract Map for Zone 5
- A-3: Tract Map for Zone 6
- A-4: Tentative Tract Map for Zone 7
- B: Assessment Roll
- C-1: Detailed Cost Estimate: Zone 5
- C-2: Detailed Cost Estimate: Zone 6
- C-3: Detailed Cost Estimate: Zone 7
- D: Cost of Services Summary
- E-1: Cash Flow Model: Zone 5
- E-2: Cash Flow Model: Zone 6
- E-3: Cash Flow Model: Zone 7

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

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 1 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. 1.

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. 1, 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. 1 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. 1 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. 1 has been divided into three zones of benefit (“Zone”) based on location as described below and shown on the assessment diagram located in Exhibit A.

Zone 5

Zone 5 consists solely of Tract No. 29859, Assessor Parcel Numbers (“APN”) 431-170-017 and 431-170-022, and encompasses approximately 17.74 acres. There are 82 residential lots located in Tract No. 29859. A map of Tract No. 29859 is provided in Exhibit A-1.

Zone 6

Zone 6 consists solely of Tract No. 31036, APNs 433-160-001, 433-160-002, 433-160-003 and encompasses approximately 40.00 acres. There are 133 residential lots located in Tract No. 31036. A map of Tract No. 31036 is provided in Exhibit A-2.

Zone 7

Zone 7 consists solely of Tentative Tract No. 29917, APNs 438-280-012, 438-280-013, and encompasses approximately 46.5 acres. There are 135 residential lots located in Tentative Tract No. 29917. A map of Tentative Tract No. 29917 is provided in Exhibit A-3.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

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

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

WHEREAS, on July 15, 2004, 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 purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 1, 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 Annexation No. 1 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 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 Annexation No. 1 to the Assessment District have been assessed upon the parcels of land in Annexation No. 1 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. 1 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 1 to the 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 Annexation No. 1 to 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]
5	\$16,842	82	\$205.39
6	\$30,077	133	\$226.14
7	\$28,138	135	\$208.43
[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 three 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-3.

Ten percent was added to the estimated maintenance costs for construction administration. An additional \$21.65 per single family residential lot was added for annual administration of Annexation No. 1 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 5 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 6 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 7 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-3). 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 2005-06 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]
5	\$16,842	82	\$205.39
6	\$30,077	133	\$226.14
7	\$28,138	135	\$208.43
<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: July 27, 2004.

David Taussig and Associates, Inc.

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 27th day of July, 2004.

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

K:\Clients2\San Jacinto\roadmaint\annex\engrpt_annex3.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 1 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 _____, 2004.

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 _____, 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 _____, 2004, 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.

Gary L. Orso
Assessor-County Clerk-Recorder of Riverside County

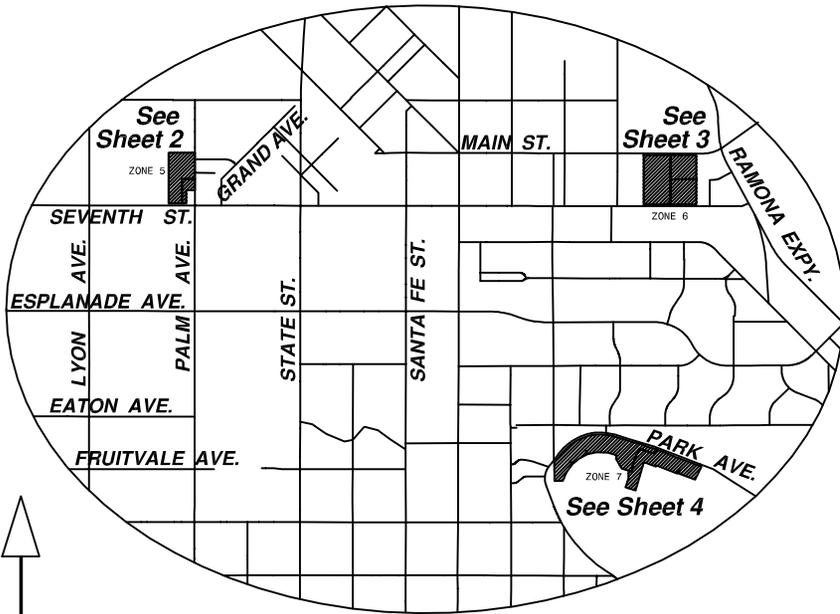
By _____

Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103

VICINITY MAP



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

COTTONWOOD ST.

LEGEND

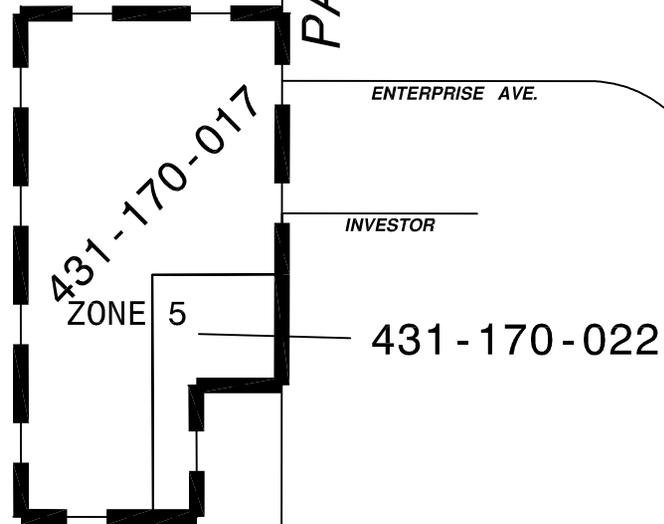
Zone 5 Boundaries of Annexation No. 1
to Assessment District No. 2003-1
San Jacinto, Riverside County, CA

431-170-0nn Assessor Parcel Number

LYON AVE.

PALM AVE.

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



SEVENTH ST.

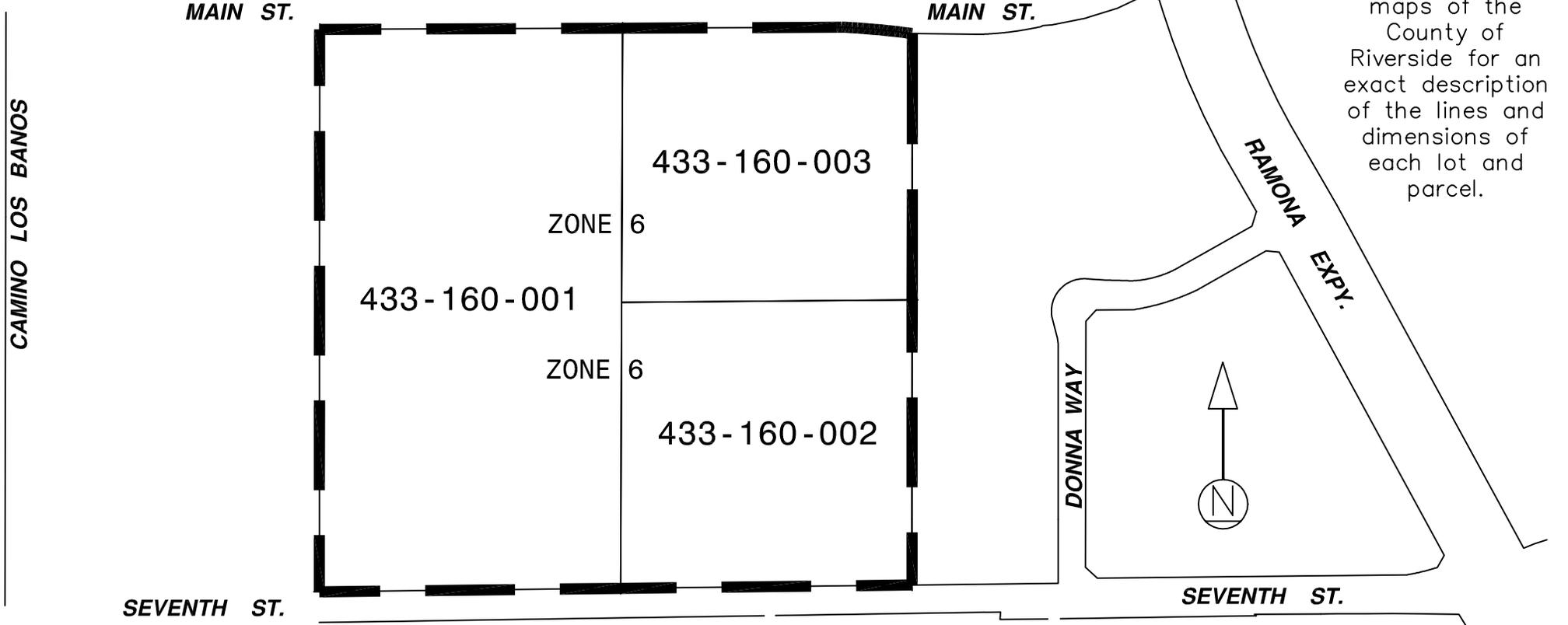


ASSESSMENT DIAGRAM
ANNEXATION NO. 1 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LEGEND

		Zone 6 Boundaries of Annexation No. 1 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
433-160-00n	Assessor Parcel Number	

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



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

WASHINGTON AVE.

HEWITT ST.

PARK AVE.

MONDAVI ST.

VILLINES

438-280-012

ZONE 7

438-280-013

TERRACE DR.

CAJON



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

LEGEND

	Zone 7 Boundaries of Annexation No. 1 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
438-280-01n	Assessor Parcel Number

EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAP FOR ZONE 5

IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP 29859

NOTES

1. SEE SHEET 2 FOR THE BASIS OF BEARINGS, MONUMENT NOTES, AND GENERAL NOTES

BEING A DIVISION OF PARCEL 4 AND THAT PORTION OF PARCEL 3 OF PARCEL MAP 7443, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RICK ENGINEERING COMPANY

MARCH 2004

FD 1" I.P. W/ TAG 862 DN. 175' ACC. AS CL INT. COTTON WOOD & PALM PER PM 26/12.

COTTONWOOD AVE.

FD 2" BRASS DISK REC 11467 DN. 10' IN WELL @ CL INTERSECTION PALM & DON ALBERTO

DON ALBERTO LANE

ENGINEER'S NOTES

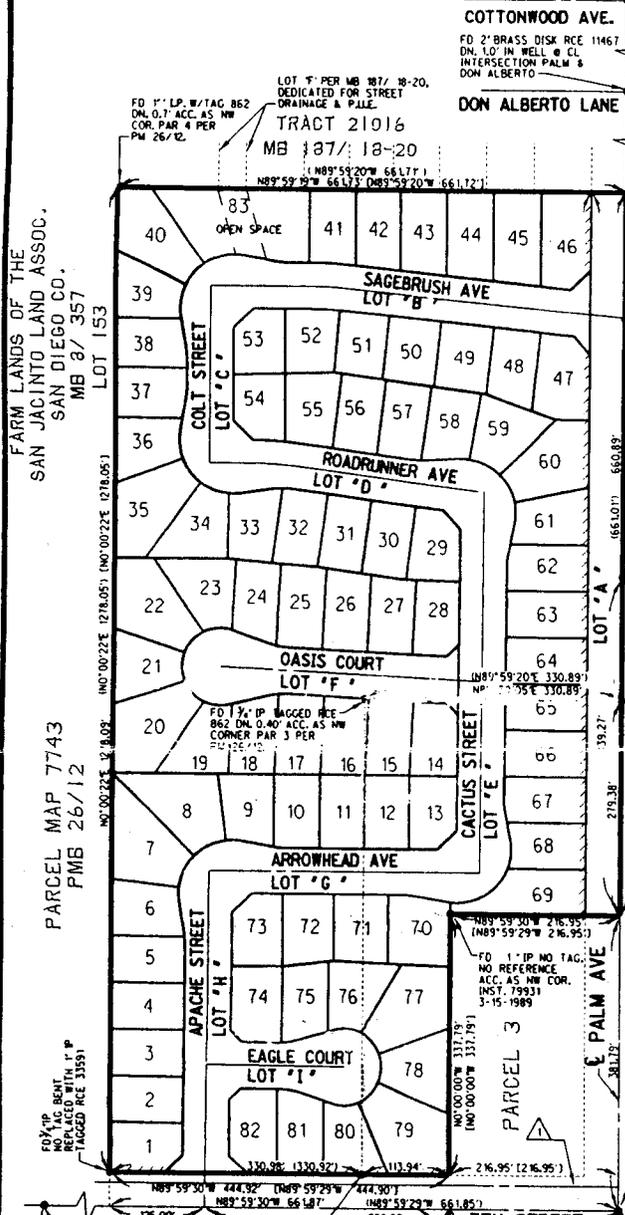
- THE BASIS OF BEARINGS FOR THIS MAP IS THE EASTERLY LINE OF PARCEL 3 AND PARCEL 4 OF PARCEL MAP 7443. PMB 26/12 ALSO BEING THE CENTER LINE OF PALM AVENUE BEING N0°0'0" W
- INDICATES FOUND 1/2" IRON PIPE TAGGED REC 862 FLUSH PER PM 7443. PMB 26/12 UNLESS OTHERWISE NOTED.
- INDICATES SET 1" IRON PIPE TAGGED R.C.E. 33591. FLUSH.
- ALL MONUMENTS SET ARE PER RIVERSIDE COUNTY ORDINANCE 461-9.
- THIS TRACT CONTAINS 17.7 ACRES GROSS.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDING AND OBSTRUCTIONS.
- ALL MONUMENTS SHOWN SET SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 82 RESIDENTIAL LOTS.
- INDICATES SUBDIVISION BOUNDARY.
- RAD INDICATES RADIAL BEARING.
- () INDICATES RECORD PER PARCEL MAP 7443 PMB 26/12
- [] INDICATES RECORD PER DEED RECORDED AS INST. NO. 79931. RECORDED 3-15-89
- A LEAD AND DISC STAMPED R.C.E. 33591. SET FLUSH. IRIV. CO. STD. "E". IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES. ALSO FOR E.C.'S, B.C.'S AND CURB RETURNS ON A LINE PROJECTED ON A RADIAL TO THE PROPERTY LINE CURVE UNLESS OTHERWISE INDICATED.
- A 1" IRON PIPE WITH TAG R.C.E. 33591. SET FLUSH IRIV. CO. STD. "A" AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES UNLESS OTHERWISE INDICATED.
- ////// INDICATES RESTRICTED ACCESS.
- C.C. & R's. RECORDED AS INST. NO.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY OF SAN JACINTO, CITY ENGINEER, IN E.C.S. BOOK, PAGE, THIS AFFECTS ALL LOTS.

EASEMENT NOTES

▲ AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF NEVADA-CALIFORNIA ELECTRIC CORPORATION PER DOCUMENT RECORDED FEBRUARY 8, 1940 IN BOOK 445 PG 435 OF OFFICIAL RECORDS.



FARM LANDS OF THE
 SAN JACINTO LAND ASSOC.
 SAN DIEGO CO.
 MB 8/ 357
 LOT 153

PARCEL MAP 7743
 PMB 26/12

FD 1" IP NO TAG BENT REPLACED WITH 1" IP TAGGED REC 33591

FD 1" IP LS 6095 FLUSH IN A.C. CL INTERSECTION 7TH ST & LYON AVE

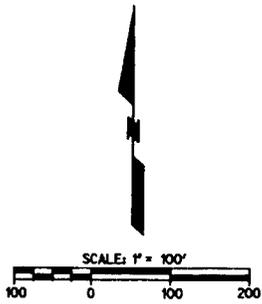
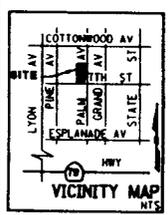
TRACT 13364
 MB 118/ 55-58

FD 1/2" COPPERWELD STAMPED LS 4104 ON 0.2" ACC. AS CL INT PALM & INVESTOR PER MB 118 / 55-58

FD 1" I.P. W/ TAG 862 FLUSH ACC. AS NE COR. FAR 3 PER PM 26/12 DURING SEARCH 5/89. DESTROYED DURING CONSTRUCTION OF PALM AVE SET 1" IP W/APP REC 33591

FD 1" IP NO TAG, NO REFERENCE ACC. AS NW COR. INST. 79931 3-15-1989

FD 1/2" IP DN. LO TAG ILLIGIBLE CL INT 7TH ST. & PROD OF PALM AVE. MB 238/ 15-19 & MB 118 / 15-19



PRELIMINARY
 SAN JACINTO, CALIFORNIA
 PLOT DATED 24-MAY-2004

EXHIBIT A-3

ENGINEER'S REPORT

TRACT MAP FOR ZONE 6

TRACT NO. 31036

BEING A SUBDIVISION OF LOT 5 OF THE KUMLER RANCH TRACT ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND FARM LOT 81 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, OF THE RANCHO SAN JACINTO VIEJO, IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST.

BLAINE A. WOMER CIVIL ENGINEERING

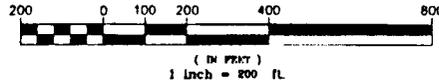
OCTOBER 2003

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SEVENTH STREET TAKEN AS N 89°46'06" E PER MB 117/19-20.
2. TRACT MAP NO. 31036 HAS 133 LOTS PLUS LOTS 'A' THROUGH 'O', INCLUSIVE.
3. TRACT MAP NO. 31036 CONTAINS 40.15 GR. ACRES WITHIN THE DISTINCTIVE BORDER.
4. ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
5. 1" I.D. IRON PIPE W/ PLASTIC PLUG STAMPED "LS 7843" SET FLUSH, OR NAIL & TAG STAMPED "LS 7843" SET ON TOP OF WALL OR IN WALL FOOTING, AT ALL REAR LOT CORNERS.
6. LOT CORNERS ADJACENT TO STREETS REFERENCED BY LEAD & TAG STAMPED "LS 7843", ON TOP OF CURB, ON EXTENSION OF LOT LINES.
7. Δ INDICATES TYPE "B" MONUMENT, STAMPED "LS 7843", SET FLUSH, PER RV. CO. STD. NO. 903, UNLESS NOTED OTHERWISE.
8. \bullet INDICATES FOUND MONUMENT, SIZE AND DESCRIPTION AS NOTED.
9. \circ INDICATES SET 1" I.D. IRON PIPE W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH UNLESS OTHERWISE NOTED.
10. ALL EXISTING EASEMENTS SHOWN ARE LOCATED BY BEST AVAILABLE RECORD AND NOT BY ANY FIELD SURVEY TO DATE.
11. R1 ~ INDICATES RECORD DATA PER MB 117/19-20.
12. R2 ~ INDICATES RECORD DATA PER PM 131/60-83.
13. R3 ~ INDICATES RECORD DATA PER MB 8/357, S.D. CO.
14. R4 ~ INDICATES RECORD DATA PER MB 8/51.
15. ||||| INDICATES RESTRICTED ACCESS.

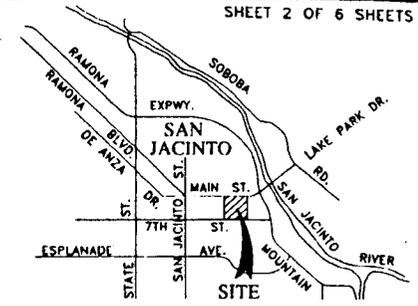


GRAPHIC SCALE



LINE DATA (THIS SHEET ONLY)

NUMBER	DIRECTION	DISTANCE
B1	N 89°46'06" E	115.83' (116.32' R1)
B2	N 00°18'48" W	175.02' (175.00' R2)
B3	N 89°46'06" E	330.51' (330.00' R2)
B4	N 44°53'40" W	329.39' (329.85' R2)
B5	N 89°46'24" E	154.23' (154.27' R2)
B6	N 00°15'13" W	29.94' (30.00' R1)



VICINITY MAP

N.T.S.



EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY, A CORPORATION, FOR POLE LINES, RECORDED JULY 7, 1925, IN BOOK 639, PAGE 542 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE EXACT LOCATION CANNOT BE LOCATED FROM RECORD.
2. C/L OF AN EASEMENT GRANTED TO THE NEVADA-CALIFORNIA ELECTRIC CORPORATION, FOR POLE LINES, RECORDED MARCH 2, 1937, IN BOOK 313, PAGE 466 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT, FOR WATER FACILITIES, RECORDED MAY 4, 1972, AS INSTRUMENT NO. 58043 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AFFECTING LOT 5 OF THE KUMLER RANCH TRACT ADDITION, AS SHOWN MAP ON FILE IN BOOK 8, PAGE 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY, THE EXACT LOCATION CANNOT BE LOCATED FROM RECORD.

MONUMENT NOTES

1. FD. MARKED MANHOLE WITH 1.0' NAIL SWING TIES, FOR THE CENTERLINE INTERSECTION OF MAIN ST. AND CAMINO LOS BANOS, PER R1 & R2.
2. FD. 1" I.P., NO TAG, DN. 1", FOR THE CENTERLINE INTERSECTION OF CAMINO LOS BANOS AND 7TH ST. PER R1 & R2. SET TAG, "LS 7843".
3. FD. 2 1/2" BRASS DISC STAMPED "RCE 19128", DN. 12" IN WELL MONUMENT, FOR THE CENTERLINE INTERSECTION OF 7TH ST. AND SALAM PL. PER R1.
4. FD. 1 1/4" I.P. TAGGED "LS 3018", FLUSH, FOR THE INTERSECTION OF THE EAST LINE OF TRACT 11403 AND THE NORTH LINE OF 7TH ST. (30.00' NORTH OF CENTERLINE), PER R1.
5. FD. 3/4" I.P. TAGGED "RCE 19128", FLUSH, NO REF., ACCEPTED AS THE NORTHEAST CORNER OF TRACT 11403 PER R1.
6. FD. 2" BRASS DISC WITH PUNCH MARK, DN. 12" IN WELL MONUMENT, FOR THE CENTERLINE INTERSECTION OF 7TH ST. AND DONNA WY. PER R2.
7. FD. 3/4" I.P. TAGGED "LS 2831", DN. 7", FOR THE CTR. OF SECTION 36, PER R1.
8. FD. 1" I.P. TAGGED "RE 1547", DN. 12", FOR THE SOUTHWEST CORNER OF PARCEL 3 OF PM 20795 PER R2.
9. FD. 1 1/4" I.P., NO TAG, BENT OVER 0.33' EAST OF LINE.
10. FD. 1 1/2" BRASS DISC STAMPED "EC 26-81", FLUSH, NO REF., ACCEPTED AS THE CENTERLINE B.C. PER R2.
11. SEARCHED, FOUND NOTHING, ESTABLISHED BY SINGLE PROPORTION PER R2.
12. SEARCHED, FOUND NOTHING, ESTABLISHED BY INTERSECTION.
13. FD. NAIL & TAG, "LS 3018", FLUSH IN PAVEMENT AT CTR. OF AERIAL TARGET, NO REF., 0.35' EAST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 11403.

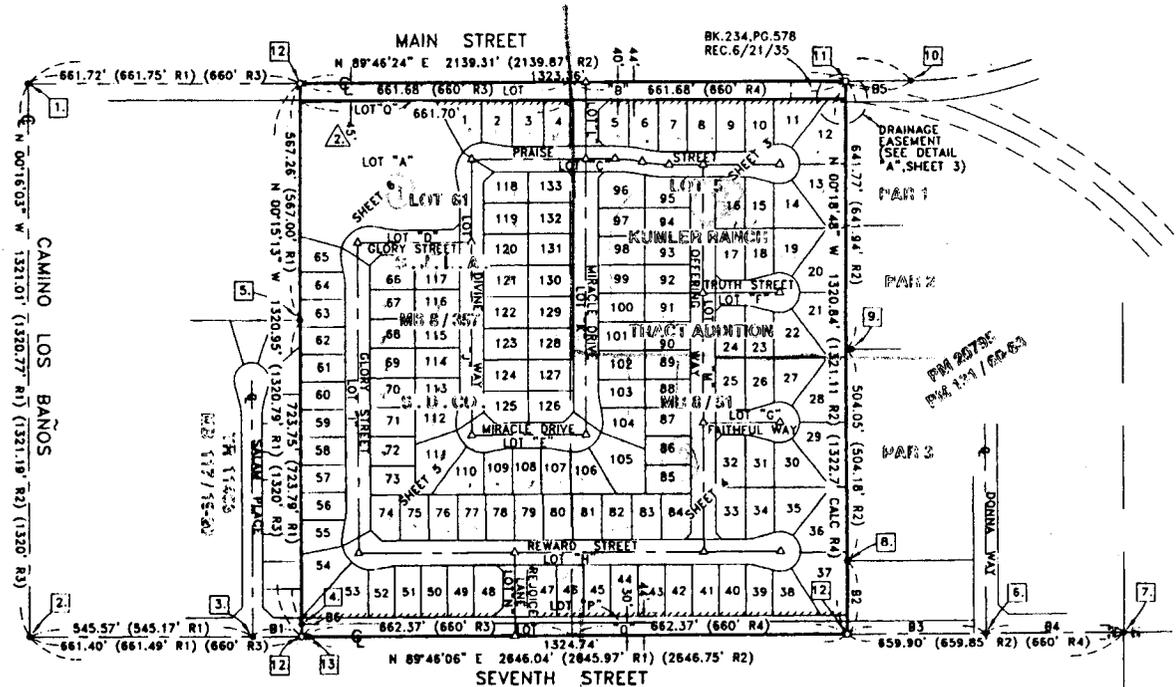


EXHIBIT A-4

ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 7

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

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

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
Zone 5			
431-170-017	29859	1	\$205.39
431-170-017	29859	2	\$205.39
431-170-017	29859	3	\$205.39
431-170-017	29859	4	\$205.39
431-170-017	29859	5	\$205.39
431-170-017	29859	6	\$205.39
431-170-017	29859	7	\$205.39
431-170-017	29859	8	\$205.39
431-170-017	29859	9	\$205.39
431-170-017	29859	10	\$205.39
431-170-017	29859	11	\$205.39
431-170-017	29859	16	\$205.39
431-170-017	29859	17	\$205.39
431-170-017	29859	18	\$205.39
431-170-017	29859	19	\$205.39
431-170-017	29859	20	\$205.39
431-170-017	29859	21	\$205.39
431-170-017	29859	22	\$205.39
431-170-017	29859	23	\$205.39
431-170-017	29859	24	\$205.39
431-170-017	29859	25	\$205.39
431-170-017	29859	26	\$205.39
431-170-017	29859	27	\$205.39
431-170-017	29859	28	\$205.39
431-170-017	29859	29	\$205.39
431-170-017	29859	30	\$205.39
431-170-017	29859	31	\$205.39
431-170-017	29859	32	\$205.39
431-170-017	29859	33	\$205.39
431-170-017	29859	34	\$205.39
431-170-017	29859	35	\$205.39
431-170-017	29859	36	\$205.39
431-170-017	29859	37	\$205.39
431-170-017	29859	38	\$205.39
431-170-017	29859	39	\$205.39
431-170-017	29859	40	\$205.39
431-170-017	29859	41	\$205.39
431-170-017	29859	42	\$205.39
431-170-017	29859	43	\$205.39
431-170-017	29859	44	\$205.39
431-170-017	29859	45	\$205.39
431-170-017	29859	46	\$205.39
431-170-017	29859	47	\$205.39
431-170-017	29859	48	\$205.39
431-170-017	29859	49	\$205.39
431-170-017	29859	50	\$205.39
431-170-017	29859	51	\$205.39
431-170-017	29859	52	\$205.39
431-170-017	29859	53	\$205.39
431-170-017	29859	54	\$205.39
431-170-017	29859	55	\$205.39
431-170-017	29859	56	\$205.39
431-170-017	29859	57	\$205.39
431-170-017	29859	58	\$205.39
431-170-017	29859	59	\$205.39

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

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
431-170-017	29859	60	\$205.39
431-170-017	29859	61	\$205.39
431-170-017	29859	62	\$205.39
431-170-017	29859	63	\$205.39
431-170-017	29859	64	\$205.39
431-170-017	29859	71	\$205.39
431-170-017	29859	72	\$205.39
431-170-017	29859	73	\$205.39
431-170-017	29859	74	\$205.39
431-170-017	29859	75	\$205.39
431-170-017	29859	76	\$205.39
431-170-017	29859	80	\$205.39
431-170-017	29859	81	\$205.39
431-170-017	29859	82	\$205.39
Subtotal:			\$14,171.91
431-170-022	29859	12	\$205.39
431-170-022	29859	13	\$205.39
431-170-022	29859	14	\$205.39
431-170-022	29859	15	\$205.39
431-170-022	29859	65	\$205.39
431-170-022	29859	66	\$205.39
431-170-022	29859	67	\$205.39
431-170-022	29859	68	\$205.39
431-170-022	29859	69	\$205.39
431-170-022	29859	70	\$205.39
431-170-022	29859	77	\$205.39
431-170-022	29859	78	\$205.39
431-170-022	29859	79	\$205.39
Subtotal:			\$2,670.07

Total Assessment for Zone 5 : \$16,841.98

Zone 6

433-160-001	31036	1	\$226.14
433-160-001	31036	2	\$226.14
433-160-001	31036	3	\$226.14
433-160-001	31036	4	\$226.14
433-160-001	31036	46	\$226.14
433-160-001	31036	47	\$226.14
433-160-001	31036	48	\$226.14
433-160-001	31036	49	\$226.14
433-160-001	31036	50	\$226.14
433-160-001	31036	51	\$226.14
433-160-001	31036	52	\$226.14
433-160-001	31036	53	\$226.14
433-160-001	31036	54	\$226.14
433-160-001	31036	55	\$226.14
433-160-001	31036	56	\$226.14
433-160-001	31036	57	\$226.14
433-160-001	31036	58	\$226.14
433-160-001	31036	59	\$226.14
433-160-001	31036	60	\$226.14
433-160-001	31036	61	\$226.14
433-160-001	31036	62	\$226.14
433-160-001	31036	63	\$226.14
433-160-001	31036	64	\$226.14
433-160-001	31036	65	\$226.14
433-160-001	31036	66	\$226.14

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

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
433-160-001	31036	67	\$226.14
433-160-001	31036	68	\$226.14
433-160-001	31036	69	\$226.14
433-160-001	31036	70	\$226.14
433-160-001	31036	71	\$226.14
433-160-001	31036	72	\$226.14
433-160-001	31036	73	\$226.14
433-160-001	31036	74	\$226.14
433-160-001	31036	75	\$226.14
433-160-001	31036	76	\$226.14
433-160-001	31036	77	\$226.14
433-160-001	31036	78	\$226.14
433-160-001	31036	79	\$226.14
433-160-001	31036	80	\$226.14
433-160-001	31036	107	\$226.14
433-160-001	31036	108	\$226.14
433-160-001	31036	109	\$226.14
433-160-001	31036	110	\$226.14
433-160-001	31036	111	\$226.14
433-160-001	31036	112	\$226.14
433-160-001	31036	113	\$226.14
433-160-001	31036	114	\$226.14
433-160-001	31036	115	\$226.14
433-160-001	31036	116	\$226.14
433-160-001	31036	117	\$226.14
433-160-001	31036	118	\$226.14
433-160-001	31036	119	\$226.14
433-160-001	31036	120	\$226.14
433-160-001	31036	121	\$226.14
433-160-001	31036	122	\$226.14
433-160-001	31036	123	\$226.14
433-160-001	31036	124	\$226.14
433-160-001	31036	125	\$226.14
433-160-001	31036	126	\$226.14
433-160-001	31036	127	\$226.14
433-160-001	31036	128	\$226.14
433-160-001	31036	129	\$226.14
433-160-001	31036	130	\$226.14
433-160-001	31036	131	\$226.14
433-160-001	31036	132	\$226.14
433-160-001	31036	133	\$226.14
Subtotal: \$14,925.24			
433-160-002	31036	25	\$226.14
433-160-002	31036	26	\$226.14
433-160-002	31036	27	\$226.14
433-160-002	31036	28	\$226.14
433-160-002	31036	29	\$226.14
433-160-002	31036	30	\$226.14
433-160-002	31036	31	\$226.14
433-160-002	31036	32	\$226.14
433-160-002	31036	33	\$226.14
433-160-002	31036	34	\$226.14
433-160-002	31036	35	\$226.14
433-160-002	31036	36	\$226.14
433-160-002	31036	37	\$226.14
433-160-002	31036	38	\$226.14
433-160-002	31036	39	\$226.14

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

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
433-160-002	31036	40	\$226.14
433-160-002	31036	41	\$226.14
433-160-002	31036	42	\$226.14
433-160-002	31036	43	\$226.14
433-160-002	31036	44	\$226.14
433-160-002	31036	45	\$226.14
433-160-002	31036	81	\$226.14
433-160-002	31036	82	\$226.14
433-160-002	31036	83	\$226.14
433-160-002	31036	84	\$226.14
433-160-002	31036	85	\$226.14
433-160-002	31036	86	\$226.14
433-160-002	31036	87	\$226.14
433-160-002	31036	88	\$226.14
433-160-002	31036	89	\$226.14
433-160-002	31036	102	\$226.14
433-160-002	31036	103	\$226.14
433-160-002	31036	104	\$226.14
433-160-002	31036	105	\$226.14
433-160-002	31036	106	\$226.14
Subtotal:			\$7,914.90
433-160-003	31036	5	\$226.14
433-160-003	31036	6	\$226.14
433-160-003	31036	7	\$226.14
433-160-003	31036	8	\$226.14
433-160-003	31036	9	\$226.14
433-160-003	31036	10	\$226.14
433-160-003	31036	11	\$226.14
433-160-003	31036	12	\$226.14
433-160-003	31036	13	\$226.14
433-160-003	31036	14	\$226.14
433-160-003	31036	15	\$226.14
433-160-003	31036	16	\$226.14
433-160-003	31036	17	\$226.14
433-160-003	31036	18	\$226.14
433-160-003	31036	19	\$226.14
433-160-003	31036	20	\$226.14
433-160-003	31036	21	\$226.14
433-160-003	31036	22	\$226.14
433-160-003	31036	23	\$226.14
433-160-003	31036	24	\$226.14
433-160-003	31036	90	\$226.14
433-160-003	31036	91	\$226.14
433-160-003	31036	92	\$226.14
433-160-003	31036	93	\$226.14
433-160-003	31036	94	\$226.14
433-160-003	31036	95	\$226.14
433-160-003	31036	96	\$226.14
433-160-003	31036	97	\$226.14
433-160-003	31036	98	\$226.14
433-160-003	31036	99	\$226.14
433-160-003	31036	100	\$226.14
433-160-003	31036	101	\$226.14
Subtotal:			\$7,236.48

Total Assessment for Zone 6 : \$30,076.62

Zone 7

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

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
438-280-012	29917	1	\$208.43
438-280-012	29917	2	\$208.43
438-280-012	29917	3	\$208.43
438-280-012	29917	4	\$208.43
438-280-012	29917	5	\$208.43
438-280-012	29917	6	\$208.43
438-280-012	29917	7	\$208.43
438-280-012	29917	8	\$208.43
438-280-012	29917	9	\$208.43
438-280-012	29917	10	\$208.43
438-280-012	29917	11	\$208.43
438-280-012	29917	12	\$208.43
438-280-012	29917	13	\$208.43
438-280-012	29917	14	\$208.43
438-280-012	29917	15	\$208.43
438-280-012	29917	16	\$208.43
438-280-012	29917	17	\$208.43
438-280-012	29917	18	\$208.43
438-280-012	29917	19	\$208.43
438-280-012	29917	48	\$208.43
438-280-012	29917	49	\$208.43
438-280-012	29917	50	\$208.43
438-280-012	29917	51	\$208.43
438-280-012	29917	52	\$208.43
438-280-012	29917	53	\$208.43
438-280-012	29917	54	\$208.43
438-280-012	29917	55	\$208.43
438-280-012	29917	56	\$208.43
438-280-012	29917	57	\$208.43
438-280-012	29917	58	\$208.43
438-280-012	29917	59	\$208.43
438-280-012	29917	60	\$208.43
438-280-012	29917	61	\$208.43
438-280-012	29917	62	\$208.43
438-280-012	29917	63	\$208.43
438-280-012	29917	64	\$208.43
438-280-012	29917	65	\$208.43
438-280-012	29917	66	\$208.43
438-280-012	29917	67	\$208.43
438-280-012	29917	68	\$208.43
438-280-012	29917	69	\$208.43
438-280-012	29917	70	\$208.43
438-280-012	29917	71	\$208.43
438-280-012	29117	72	\$208.43
438-280-012	29917	73	\$208.43
438-280-012	29917	74	\$208.43
438-280-012	29917	75	\$208.43
438-280-012	29917	76	\$208.43
438-280-012	29917	77	\$208.43
438-280-012	29917	78	\$208.43
438-280-012	29917	79	\$208.43
438-280-012	29917	80	\$208.43
438-280-012	29917	81	\$208.43
438-280-012	29917	82	\$208.43
438-280-012	29917	83	\$208.43
438-280-012	29917	84	\$208.43
438-280-012	29917	85	\$208.43

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

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05 Assessment</u>
438-280-012	29917	86	\$208.43
438-280-012	29917	87	\$208.43
438-280-012	29917	88	\$208.43
438-280-012	29917	89	\$208.43
438-280-012	29917	90	\$208.43
438-280-012	29917	91	\$208.43
438-280-012	29917	92	\$208.43
438-280-012	29917	93	\$208.43
438-280-012	29917	94	\$208.43
438-280-012	29917	95	\$208.43
438-280-012	29917	96	\$208.43
438-280-012	29917	97	\$208.43
438-280-012	29917	98	\$208.43
438-280-012	29917	99	\$208.43
438-280-012	29917	102	\$208.43
438-280-012	29917	103	\$208.43
438-280-012	29917	104	\$208.43
438-280-012	29917	105	\$208.43
438-280-012	29917	106	\$208.43
438-280-012	29917	107	\$208.43
Subtotal: \$16,049.11			
438-280-013	29917	20	\$208.43
438-280-013	29917	21	\$208.43
438-280-013	29917	22	\$208.43
438-280-013	29917	23	\$208.43
438-280-013	29917	24	\$208.43
438-280-013	29917	25	\$208.43
438-280-013	29917	26	\$208.43
438-280-013	29917	27	\$208.43
438-280-013	29917	28	\$208.43
438-280-013	29917	29	\$208.43
438-280-013	29917	30	\$208.43
438-280-013	29917	31	\$208.43
438-280-013	29917	32	\$208.43
438-280-013	29917	33	\$208.43
438-280-013	29917	34	\$208.43
438-280-013	29917	35	\$208.43
438-280-013	29917	36	\$208.43
438-280-013	29917	37	\$208.43
438-280-013	29917	38	\$208.43
438-280-013	29917	39	\$208.43
438-280-013	29917	40	\$208.43
438-280-013	29917	41	\$208.43
438-280-013	29917	42	\$208.43
438-280-013	29917	43	\$208.43
438-280-013	29917	44	\$208.43
438-280-013	29917	45	\$208.43
438-280-013	29917	46	\$208.43
438-280-013	29917	47	\$208.43
438-280-013	29917	100	\$208.43
438-280-013	29917	101	\$208.43
438-280-013	29917	108	\$208.43
438-280-013	29917	109	\$208.43
438-280-013	29917	110	\$208.43
438-280-013	29917	111	\$208.43
438-280-013	29917	112	\$208.43
438-280-013	29917	113	\$208.43

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

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2004-05</u> <u>Assessment</u>
438-280-013	29917	114	\$208.43
438-280-013	29917	115	\$208.43
438-280-013	29917	116	\$208.43
438-280-013	29917	117	\$208.43
438-280-013	29917	118	\$208.43
438-280-013	29917	119	\$208.43
438-280-013	29917	120	\$208.43
438-280-013	29917	121	\$208.43
438-280-013	29917	122	\$208.43
438-280-013	29917	123	\$208.43
438-280-013	29917	124	\$208.43
438-280-013	29917	125	\$208.43
438-280-013	29917	126	\$208.43
438-280-013	29917	127	\$208.43
438-280-013	29917	128	\$208.43
438-280-013	29917	129	\$208.43
438-280-013	29917	130	\$208.43
438-280-013	29917	131	\$208.43
438-280-013	29917	132	\$208.43
438-280-013	29917	133	\$208.43
438-280-013	29917	134	\$208.43
438-280-013	29917	135	\$208.43

Subtotal: \$12,088.94

Total Assessment for Zone 7: \$28,138.05

Total FY 2004-05 Assessment: \$75,056.65

EXHIBIT C-1

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 5

City of San Jacinto
Detailed Cost Estimate

Zone 5
Tract No. 29859

	Curb Length	Curb-Miles	Cost per Curb-Mile	Annual Cost
Street Sweeping	5,701	1.079735	180	\$194.35

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Place slurry seal	123,721	s.f.	\$0.10	\$12,372
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$2,474
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$2,500.00	\$2,500
Total				\$27,347

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Grind	123,721	s.f.	\$0.03	\$3,712
0.15' asphaltic concrete paving overlay	1,299	tons	\$35.00	\$45,467
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$5,000.00	\$5,000
Total				\$64,179

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$20,000.00	\$20,000
Remove concrete curb @ 10% of total quantity	570.10	l.f.	\$1.00	\$570
Remove sidewalk @ 10% of total quantity	3,135.55	s.f.	\$0.15	\$470
Grind 0.33' AC paving	123,721	s.f.	\$0.07	\$8,289
construct 6" curb @10% of total quantity	570.10	l.f.	\$7.60	\$4,333
construct 6' wide sidewalk @ 10% of total quantity	3,135.55	s.f.	\$1.75	\$5,487
construct 0.25' AC paving	2,165.12	tons	\$35.00	\$75,779
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic control	1	l.s.	\$5,000.00	\$5,000
Total				\$124,929

EXHIBIT C-2

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 6

City of San Jacinto
Detailed Cost Estimate

Zone 6
Tract No. 31036

	Curb Length	Curb-Miles	Cost per Curb-Mile	Annual Cost
Street Sweeping	11,462	2.171	\$180.00	\$390.75

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Place slurry seal	233,067	s.f.	\$0.10	\$23,307
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$4,661
Striping	1	l.s.	\$10,000.00	\$10,000
Traffic Control	1	l.s.	\$5,000.00	\$5,000
Total				\$47,968

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Grind	233,067	s.f.	\$0.03	\$6,992
0.15' asphaltic concrete paving overlay	2,622	tons	\$35.00	\$91,770
Striping	1	l.s.	\$10,000.00	\$10,000
Traffic Control	1	l.s.	\$10,000.00	\$10,000
Total				\$123,762

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$20,000.00	\$20,000
Remove concrete curb @ 10% of total quantity	1,146.20	l.f.	\$1.00	\$1,146
Remove sidewalk @ 10% of total quantity	6,304.10	s.f.	\$0.15	\$946
Grind 0.33' AC paving	233,067	s.f.	\$0.07	\$15,615
construct 6" curb @10% of total quantity	1,146.20	l.f.	\$7.60	\$8,711
construct 6' wide sidewalk @ 10% of total quantity	6,304.10	s.f.	\$1.75	\$11,032
construct 0.25' AC paving	4,370.01	tons	\$35.00	\$152,950
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic control	1	l.s.	\$5,000.00	\$5,000
Total				\$220,401

EXHIBIT C-3

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 7

City of San Jacinto
Detailed Cost Estimate

Zone 7
Tentative Tract No. 29917

	Curb Length	Curb-Miles	Cost per Curb-Mile	Annual Cost
Street Sweeping	15,639	2.96	180	\$533.15

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Place slurry seal	236,380	s.f.	\$0.10	\$23,638
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$4,728
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$2,500.00	\$2,500
			Total	\$40,866

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Grind	236,380	s.f.	\$0.03	\$7,091
0.15' asphaltic concrete paving overlay	2,482	tons	\$35.00	\$86,870
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$5,000.00	\$5,000
			Total	\$108,961

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$20,000.00	\$20,000
Remove concrete curb @ 10% of total quantity	1,563.90	l.f.	\$1.00	\$1,564
Remove sidewalk @ 10% of total quantity	8,601.45	s.f.	\$0.15	\$1,290
Grind 0.33' AC paving	236,380	s.f.	\$0.07	\$15,837
construct 6" curb @10% of total quantity	1,563.90	l.f.	\$7.60	\$11,886
construct 6' wide sidewalk @ 10% of total quantity	8,601.45	s.f.	\$1.75	\$15,053
construct 0.25' AC paving	4,136.65	tons	\$35.00	\$144,783
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic control	1	l.s.	\$5,000.00	\$5,000
			Total	\$220,413

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]
5	82	1.33	123,721	\$194	\$27,347	\$64,179	\$124,929	\$1,179	\$1,775
6	133	2.71	233,067	\$391	\$47,968	\$123,762	\$220,401	\$2,138	\$2,879
7	135	2.96	236,380	\$533	\$40,866	\$108,961	\$220,413	\$1,952	\$2,923
Total	350	7.00	593,168	\$1,118	\$116,181	\$296,902	\$565,743	\$5,269	\$7,578

[1] Refer to Exhibits C-1 through C-3 for details of the cost calculations.

[2] An additional \$21.65 per single family residential lot was added for annual administration of Annexation No. 1 to the Assessment District.

EXHIBIT E-1

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 5

City of San Jacinto
Street Maintenance Allocation¹

Zone 5
Tract No. 29859

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	\$16,842	\$194				\$19	\$1,775	\$1,989	\$14,853
2	\$17,364	\$200				\$20	\$1,830	\$2,050	\$30,167
3	\$17,902	\$207				\$21	\$1,887	\$2,114	\$45,955
4	\$18,457	\$213	\$29,970			\$3,018	\$1,945	\$35,146	\$29,266
5	\$19,030	\$220				\$22	\$2,006	\$2,247	\$46,049
6	\$19,619	\$226				\$23	\$2,068	\$2,317	\$63,351
7	\$20,228	\$233				\$23	\$2,132	\$2,389	\$81,190
8	\$20,855	\$241	\$33,863			\$3,410	\$2,198	\$39,711	\$62,334
9	\$21,501	\$248				\$25	\$2,266	\$2,539	\$81,296
10	\$22,168	\$256				\$26	\$2,336	\$2,618	\$100,846
11	\$22,855	\$264				\$26	\$2,409	\$2,699	\$121,002
12	\$23,563	\$272		\$89,792		\$9,006	\$2,483	\$101,554	\$43,012
13	\$24,294	\$280				\$28	\$2,560	\$2,869	\$64,437
14	\$25,047	\$289				\$29	\$2,640	\$2,958	\$86,526
15	\$25,823	\$298				\$30	\$2,722	\$3,049	\$109,300
16	\$26,624	\$307	\$43,230			\$4,354	\$2,806	\$50,697	\$85,227
17	\$27,449	\$317				\$32	\$2,893	\$3,241	\$109,435
18	\$28,300	\$327				\$33	\$2,983	\$3,342	\$134,393
19	\$29,178	\$337				\$34	\$3,075	\$3,445	\$160,126
20	\$30,082	\$347	\$48,845			\$4,919	\$3,170	\$57,282	\$132,925
21	\$31,015	\$358				\$36	\$3,269	\$3,662	\$160,278
22	\$31,976	\$369				\$37	\$3,370	\$3,776	\$188,478
23	\$32,967	\$380				\$38	\$3,474	\$3,893	\$217,552
24	\$33,989	\$392		\$129,522		\$12,991	\$3,582	\$146,487	\$105,054
25	\$35,043	\$404				\$40	\$3,693	\$4,138	\$135,959
26	\$36,129	\$417				\$42	\$3,808	\$4,266	\$167,822
27	\$37,249	\$430				\$43	\$3,926	\$4,399	\$200,673
28	\$38,404	\$443	\$62,358			\$6,280	\$4,047	\$73,129	\$165,948
29	\$39,595	\$457				\$46	\$4,173	\$4,676	\$200,867
30	\$40,822	\$471				\$47	\$4,302	\$4,820	\$236,869
31	\$42,088	\$486				\$49	\$4,436	\$4,970	\$273,987
32	\$43,392	\$501	\$70,458			\$7,096	\$4,573	\$82,627	\$234,752
33	\$44,737	\$516				\$52	\$4,715	\$5,283	\$274,206
34	\$46,124	\$532				\$53	\$4,861	\$5,447	\$314,884
35	\$47,554	\$549				\$55	\$5,012	\$5,615	\$356,823
36	\$49,028	\$566			\$363,678	\$36,424	\$5,167	\$405,835	\$16
Totals	\$1,087,296	\$12,547	\$288,724	\$219,314	\$363,678				

Number of Single Family Residential Lots	\$82.00
Year 1 Cost per Residential Lot	\$205.39

[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 6

City of San Jacinto
Street Maintenance Allocation¹

Zone 6
Tract No. 31036

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	\$30,077	\$391				\$39	\$2,879	\$3,309	\$26,768
2	\$31,009	\$403				\$40	\$2,969	\$3,412	\$54,365
3	\$31,971	\$415				\$42	\$3,061	\$3,518	\$82,818
4	\$32,962	\$428	\$52,569			\$5,300	\$3,156	\$61,452	\$54,328
5	\$33,984	\$442				\$44	\$3,253	\$3,739	\$84,572
6	\$35,037	\$455				\$46	\$3,354	\$3,855	\$115,754
7	\$36,123	\$469				\$47	\$3,458	\$3,975	\$147,903
8	\$37,243	\$484	\$59,397			\$5,988	\$3,565	\$69,434	\$115,712
9	\$38,398	\$499				\$50	\$3,676	\$4,225	\$149,885
10	\$39,588	\$514				\$51	\$3,790	\$4,356	\$185,117
11	\$40,815	\$530				\$53	\$3,907	\$4,491	\$221,441
12	\$42,080	\$547		\$173,154		\$17,370	\$4,029	\$195,099	\$68,422
13	\$43,385	\$564				\$56	\$4,153	\$4,773	\$107,034
14	\$44,730	\$581				\$58	\$4,282	\$4,921	\$146,842
15	\$46,116	\$599				\$60	\$4,415	\$5,074	\$187,884
16	\$47,546	\$618	\$75,828			\$7,645	\$4,552	\$88,643	\$146,788
17	\$49,020	\$637				\$64	\$4,693	\$5,394	\$190,414
18	\$50,540	\$657				\$66	\$4,838	\$5,561	\$235,393
19	\$52,106	\$677				\$68	\$4,988	\$5,733	\$281,767
20	\$53,722	\$698	\$85,677			\$8,638	\$5,143	\$100,156	\$235,332
21	\$55,387	\$720				\$72	\$5,303	\$6,094	\$284,625
22	\$57,104	\$742				\$74	\$5,467	\$6,283	\$335,446
23	\$58,874	\$765				\$76	\$5,636	\$6,478	\$387,843
24	\$60,699	\$789		\$249,768		\$25,056	\$5,811	\$281,423	\$167,119
25	\$62,581	\$813				\$81	\$5,991	\$6,886	\$222,814
26	\$64,521	\$838				\$84	\$6,177	\$7,099	\$280,236
27	\$66,521	\$864				\$86	\$6,368	\$7,319	\$339,438
28	\$68,583	\$891	\$109,379			\$11,027	\$6,566	\$127,863	\$280,158
29	\$70,709	\$919				\$92	\$6,769	\$7,780	\$343,088
30	\$72,901	\$947				\$95	\$6,979	\$8,021	\$407,968
31	\$75,161	\$976				\$98	\$7,196	\$8,270	\$474,860
32	\$77,491	\$1,007	\$123,586			\$12,459	\$7,419	\$144,471	\$407,880
33	\$79,894	\$1,038				\$104	\$7,649	\$8,790	\$478,983
34	\$82,370	\$1,070				\$107	\$7,886	\$9,063	\$552,290
35	\$84,924	\$1,103				\$110	\$8,130	\$9,344	\$627,870
36	\$87,556	\$1,138			\$641,604	\$64,274	\$8,382	\$715,398	\$29
Totals	\$1,941,730	\$25,226	\$506,437	\$422,922	\$641,604	\$159,619	\$185,893	\$1,941,701	

Number of Single Family Residential Lots	133
Year 1 Cost per Residential Lot	\$226.14

[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 7

City of San Jacinto
Street Maintenance Allocation¹

Zone 7
Tentative Tract No. 29917

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	\$28,138	\$533				\$53	\$2,923	\$3,509	\$24,629
2	\$29,010	\$550				\$55	\$3,013	\$3,618	\$50,021
3	\$29,910	\$567				\$57	\$3,107	\$3,730	\$76,201
4	\$30,837	\$584	\$44,786			\$4,537	\$3,203	\$53,110	\$53,927
5	\$31,793	\$602				\$60	\$3,302	\$3,965	\$81,755
6	\$32,778	\$621				\$62	\$3,405	\$4,088	\$110,445
7	\$33,794	\$640				\$64	\$3,510	\$4,215	\$140,025
8	\$34,842	\$660	\$50,603			\$5,126	\$3,619	\$60,008	\$114,859
9	\$35,922	\$681				\$68	\$3,731	\$4,480	\$146,301
10	\$37,036	\$702				\$70	\$3,847	\$4,619	\$178,718
11	\$38,184	\$723				\$72	\$3,966	\$4,762	\$212,140
12	\$39,368	\$746		\$152,446		\$15,319	\$4,089	\$172,600	\$78,907
13	\$40,588	\$769				\$77	\$4,216	\$5,062	\$114,433
14	\$41,846	\$793				\$79	\$4,347	\$5,219	\$151,060
15	\$43,143	\$817				\$82	\$4,481	\$5,381	\$188,823
16	\$44,481	\$843	\$64,601			\$6,544	\$4,620	\$76,609	\$156,695
17	\$45,860	\$869				\$87	\$4,764	\$5,719	\$196,836
18	\$47,281	\$896				\$90	\$4,911	\$5,897	\$238,220
19	\$48,747	\$924				\$92	\$5,063	\$6,079	\$280,888
20	\$50,258	\$952	\$72,992			\$7,394	\$5,220	\$86,559	\$244,587
21	\$51,816	\$982				\$98	\$5,382	\$6,462	\$289,941
22	\$53,423	\$1,012				\$101	\$5,549	\$6,663	\$336,701
23	\$55,079	\$1,044				\$104	\$5,721	\$6,869	\$384,911
24	\$56,786	\$1,076		\$219,898		\$22,097	\$5,898	\$248,969	\$192,727
25	\$58,547	\$1,109				\$111	\$6,081	\$7,302	\$243,972
26	\$60,361	\$1,144				\$114	\$6,270	\$7,528	\$296,806
27	\$62,233	\$1,179				\$118	\$6,464	\$7,761	\$351,277
28	\$64,162	\$1,216	\$93,185			\$9,440	\$6,665	\$110,505	\$304,934
29	\$66,151	\$1,253				\$125	\$6,871	\$8,250	\$362,835
30	\$68,202	\$1,292				\$129	\$7,084	\$8,506	\$422,531
31	\$70,316	\$1,332				\$133	\$7,304	\$8,769	\$484,077
32	\$72,496	\$1,374	\$105,288			\$10,666	\$7,530	\$124,859	\$431,714
33	\$74,743	\$1,416				\$142	\$7,764	\$9,322	\$497,136
34	\$77,060	\$1,460				\$146	\$8,004	\$9,610	\$564,585
35	\$79,449	\$1,505				\$151	\$8,253	\$9,908	\$634,126
36	\$81,912	\$1,552			\$641,639	\$64,319	\$8,508	\$716,018	\$19
Totals	\$1,816,551	\$34,419	\$431,455	\$372,344	\$641,639	\$147,986	\$188,689	\$1,816,531	

Number of Single Family Residential Lots	135
Year 1 Cost per Residential Lot	\$208.43

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