

**ENGINEER'S REPORT
ANNEXATION NO. 10 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

January 10, 2005

**ENGINEER'S REPORT
ANNEXATION NO. 10 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for

**CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583
(951) 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: Assessment Diagram
- A-2: Tract Maps for Zone 17
- B: Assessment Roll
- C: Detailed Cost Estimate: Zone 17
- D: Cost of Services Summary
- E: Cash Flow Model: Zone 17

INTRODUCTION

In accordance with the Resolution of the City Council of the City of San Jacinto, California, initiating the annexation of certain real property to Assessment District No. 2003-01 (hereinafter referred to as the “Assessment District or AD No. 2003-1”), pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the “Resolution of Initiation”), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the “Council”), in connection with the proceedings for Annexation No. 10 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 10 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. 10 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 10 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. 10.

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. 10, 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. 10 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. 10 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. 10 has been divided into one zone of benefit (“Zone”) based on location as described below and shown on the assessment diagram located in Exhibit A-1.

Zone 17

Zone 17 consists solely of Tract Nos. 31246 and 33106, Assessor Parcel Number (“APN”) 434-050-003, 434-050-004, and 434-050-026, and encompasses approximately 42.87 acres. There are 143 residential lots located in Tract Nos. 31246 and 33106. Maps of Tract Nos. 31246 and 33106 are provided in Exhibit A-2.

PART III. AMOUNT OF THE PREPARED ASSESSMENT AND ASSESSMENT ROLL

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

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

WHEREAS, previously the City Council of the City of San Jacinto, California, did, pursuant to the provisions of the Benefit Assessment Act of 1982, adopt its Resolution of Initiation, for the purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 10, and,

WHEREAS, said Resolution of Initiation, as required by law, did direct the City Engineer to prepare or cause to be prepared and file a Report, regarding the proposed Annexation No. 10 to AD No. 2003-1 and the assessments to be levied on the land therein to pay the estimated annual costs of the street, road and highway maintenance.

For particulars, reference is made to the resolution forming AD No. 2003-1 and the Resolution of Initiation as previously adopted, and

NOW, THEREFORE, David Taussig and Associates, Inc., at the direction of the City Engineer, pursuant to the Benefit Assessment Act of 1982, does hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Initiation, the costs and expenses of the street maintenance to be performed in Annexation No. 10 to the Assessment District have been assessed upon the parcels of land in Annexation No. 10 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. 10 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 10 to the Assessment District as the same existed at the time of the passage of said Resolution of Initiation, each of which subdivisions of land or parcels or lots respectively have been identified by Assessor Parcel Number upon said Diagram and in said Assessment Roll.
3. An Assessment Roll is attached in Exhibit B, containing the maximum assessment per lot for fiscal year 2005-2006. 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. 10 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2005-06 Total Annual Assessment	No. of Residential Lots [1]	FY 2005-06 Assessment per Residential Lot [1]
17	\$29,457	143	\$205.99
[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, 2006, by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index for Los Angeles, measured as of the month of December in the calendar year which ends in the previous fiscal year, with a maximum annual increase of six percent (6.00%) and a minimum annual increase of zero percent (0.00%) of the amount in effect in the previous fiscal year.

PART IV. BASIS AND SCHEDULE OF ASSESSMENT

Assessments levied pursuant to the Benefit Assessment Act of 1982 must be based on the benefit to the parcel, which will be derived from the provision of the services. The services to be financed by the assessments levied within each Zone are the maintenance of interior streets within such Zone. Therefore, the services financed by a given Zone provide direct and special benefit to property within such Zone.

Typically, identification of the benefits associated with maintenance services is the first step in developing the assessment spread methodology. The Assessment District will provide short term and long term maintenance of the streets within each Zone. The resulting benefits to the residential lots within each Zone consist of, but are not limited to:

1. Safe vehicular and pedestrian access; and
2. Clean and presentable streets and gutters.

In order to allocate the assessments in proportion to the direct benefits that each parcel will receive from the services, an in-depth analysis was performed for each Zone since each Zone has its own interior street facilities. The analysis entailed three component tasks: (1) identification of service costs, (2) allocation of costs, and (3) calculation of assessments, as described below.

Costs of Services

Maintenance costs for each type of service were calculated for each Zone based on the paving area, length of curb, and area of sidewalk within such Zone as determined from available maps and improvement plans, and unit prices as discussed below.

The unit price per curb-mile per year was calculated using the City's current annual budget for street sweeping divided by the monthly service (in curb-miles). This unit price is applied to the total curb-miles for the annexed Zone.

Weighted average unit prices were applied to construction items such as slurry seal, asphalt paving, concrete curb, and concrete sidewalk based on data from recent projects of similar size within the same geographic area. Other items such as traffic control, striping, and mobilization were added as lump sum items to more closely approximate total bid prices. A summary of the cost estimates for the annexed Zone is provided in Exhibit C.

Ten percent was added to the estimated maintenance costs for construction administration. An additional \$21.65 per single-family residential lot was added for annual administration of Annexation No. 10 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 17 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 is 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 Zone 17 (see Exhibit E). The cash flow sets forth the expected annual assessment revenue along with the projected annual cost for each type of service based on the costs identified in Part IV above and the service intervals described in Part I, assuming that the revenues and costs escalate by an average rate of 3.1% per year. As not all services are provided each year, the amount of funds required from a particular Zone will vary from year to year. The fiscal year 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 2005-06 assessment for the annexed Zone as well as the fiscal year 2005-06 maximum assessment per residential lot.

Schedule of Assessments

Zone	FY 2005-06 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2005-06 Assessment per Residential Lot [1, 2]
17	\$29,457	143	\$205.99
[1] Annual Assessments are subject to annual escalations between 0% and 6% per year. [2] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.			

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

Dated: January 10, 2005.

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 11th day of January 2005.

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

K:\Clients2\San Jacinto\roadmaint\Annex No. 10\engrpt_annex10_final_revised.doc

EXHIBIT A-1

ENGINEER'S REPORT

ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 10 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 _____, 2005.

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 _____, 2005. Said assessment diagram and the assessment roll were recorded in the office of the City Clerk of San Jacinto on the _____ day of _____ 2005. 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 _____, 2005, 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

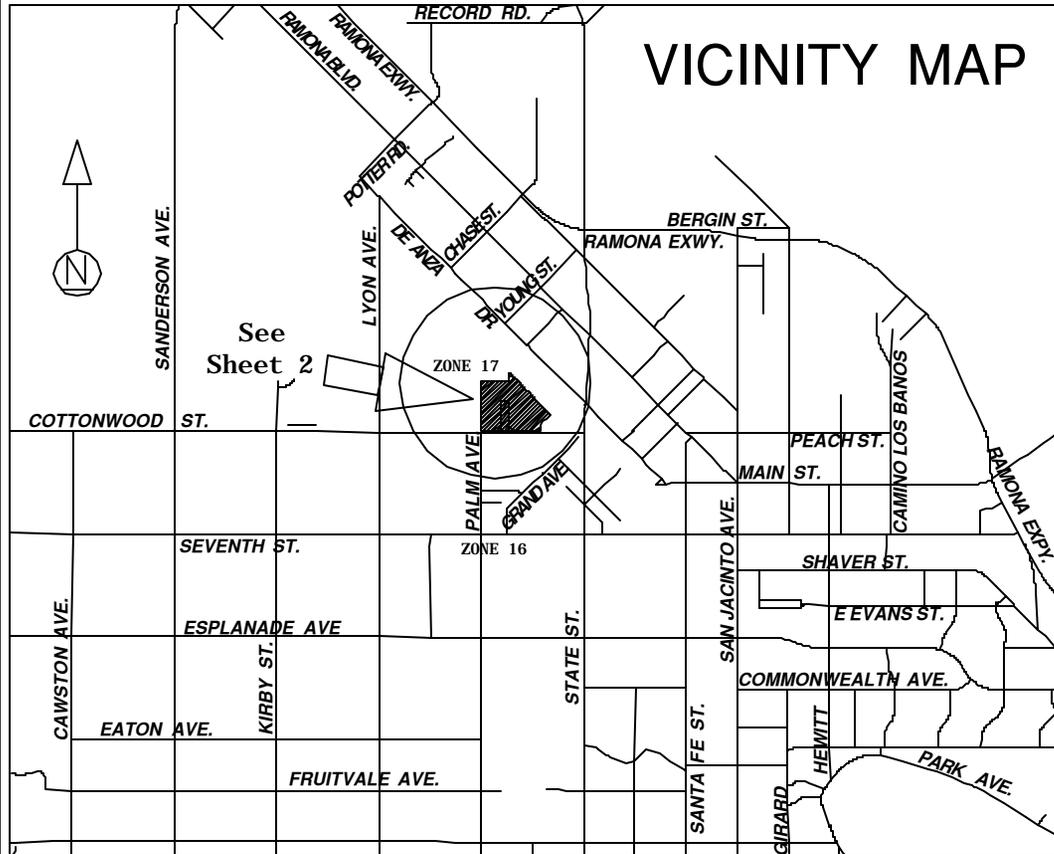
Assessor-County Clerk-Recorder of Riverside County

By _____

Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103



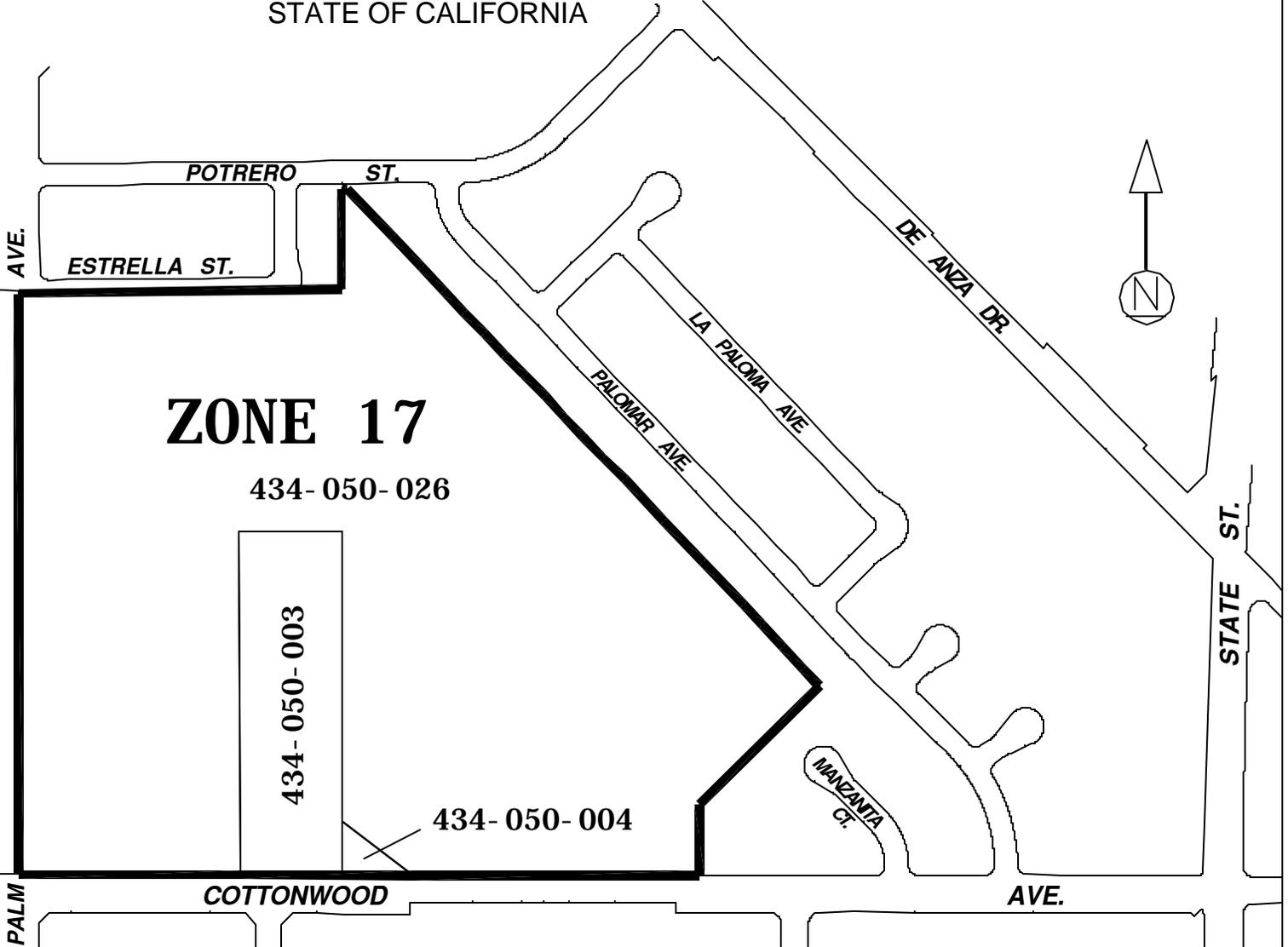
ASSESSMENT DIAGRAM
ANNEXATION NO. 10 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

LEGEND

 Zone 17 Boundaries of Annexation No. 10 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA

 Assessor Parcel Line

434-050-0nn Assessor Parcel Number



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

EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAPS FOR ZONE 17

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

TRACT NO. 31246

BEING A DIVISION OF A PORTION OF FARM LOT 141 OF THE SAN JACINTO LAND ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.B.M.
BLAINE A. WOMER CIVIL ENGINEERING. JANUARY 2003

SURVEYOR'S NOTES

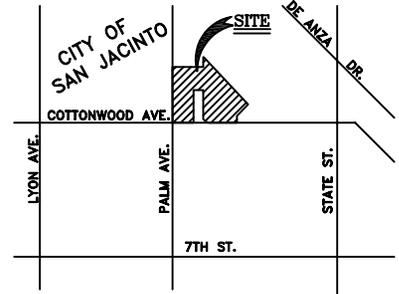
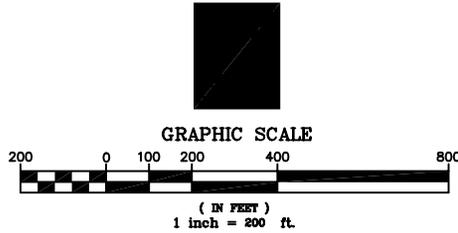
- THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHERLY LINE OF TRACT 7890, TAKEN AS N 89°40'32" E PER MB 110/37-38.
- R1 ~ INDICATES RECORD DATA PER MB 110/37-38.
- R2 ~ INDICATES RECORD DATA PER INST. #
- R3 ~ INDICATES RECORD DATA PER MB 104/4-7.
- R4 ~ INDICATES RECORD DATA PER INST. #1999-468267, REC. 10/25/99, O.R. RIV. CO.
- R5 ~ INDICATES RECORD DATA PER MB 76/86-88.
- R6 ~ INDICATES RECORD DATA PER RS 12/25.
- o ~ INDICATES FOUND MONUMENT AS NOTED.
- o ~ INDICATES SET 1/2" RE-BAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH.
- Δ ~ INDICATES TYPE "B" MONUMENT STAMPED "LS 7843", SET FLUSH PER RIV. CO. STD. NO. 903.
- SET 1/2" RE-BAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH, OR NAIL & TAG STAMPED "LS 7843" ON TOP OF WALL OR IN CONCRETE WALL FOOTING, AT ALL REAR LOT CORNERS.
- SET LEAD & TAG, "LS 7843" ON TOP OF CURB FOR REFERENCE TO LOT CORNERS ADJACENT TO STREETS, ON LOT LINE PROLONGATION.
- ////// INDICATES RESTRICTED ACCESS.
- TRACT MAP NO. 31246 HAS 128 LOTS PLUS LOTS "A" THROUGH "Q", INCLUSIVE.
- TRACT MAP NO. 31246 CONTAINS 38.74± GROSS ACRES WITHIN THE DISTINCTIVE BORDER.
- ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- ALL EXISTING EASEMENTS SHOWN ARE LOCATED BY BEST AVAILABLE RECORD AND NOT BY ANY FIELD SURVEY TO DATE.
- S.F.N. ~ INDICATES SEARCHED, FOUND NOTHING.

EASEMENT NOTES

- 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 BY MAP OF THE LANDS OF SAN JACINTO LAND ASSOCIATION RECORDED IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY.
- AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, FOR PIPELINE FOR TRANSPORTATION OF WATER, RECORDED MAY 1, 1953 IN BOOK 1467, PAGE 458 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT, FOR SEWAGE TRANSMISSION AND COLLECTION FACILITIES, RECORDED NOVEMBER 17, 1965 AS INSTRUMENT NO. 130455, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT IN FAVOR OF THE CITY OF SAN JACINTO FOR STREET PURPOSES, RECORDED NOVEMBER 24, 2003 AS INSTRUMENT NO. 925946, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- C/L OF A 3.00' EASEMENT FOR LAYING AND MAINTAINING A PIPELINE FOR IRRIGATION PURPOSES.

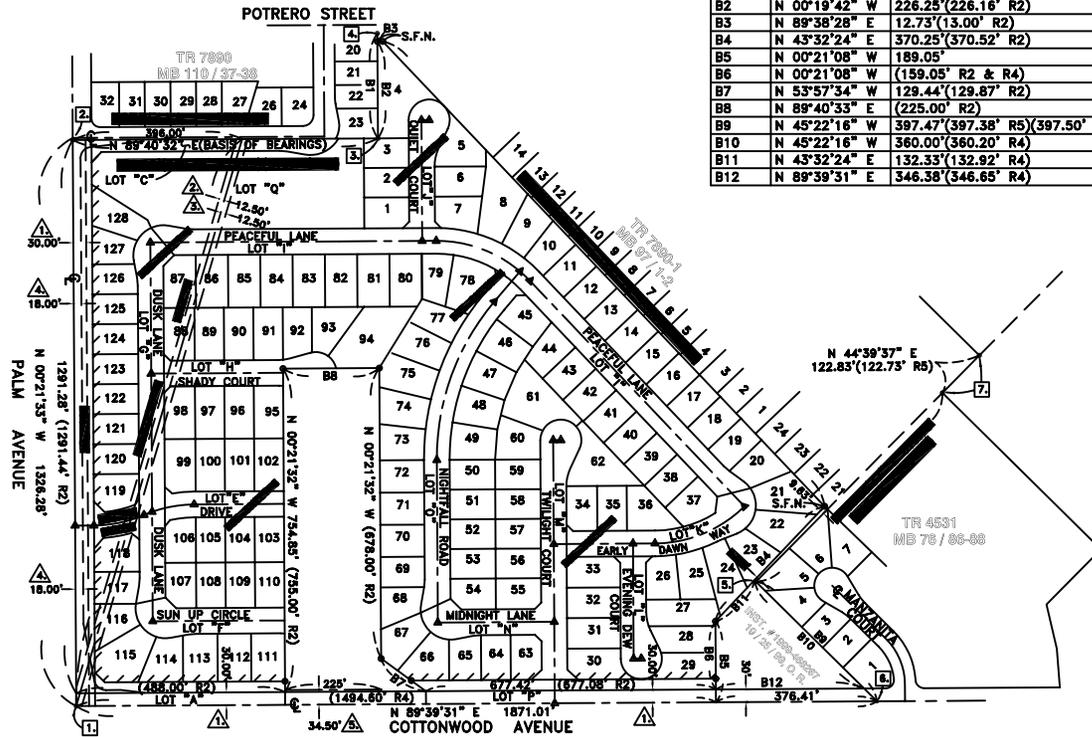
MONUMENT NOTES

- FD. 1 1/2" I.P., DN. 21", TAGGED "RE 862", FOR THE SW COR. OF FARM LOT 141, S.J.L.A., PER R1, R3 & R5.
- FD. 3/4" I.P., NO TAG, DN. 30", FOR THE THE SW COR. TRACT 7890 PER R1.
- FD. 1 1/4" I.P., TAGGED "RCE 12116", FLUSH, FOR THE SE COR. OF TRACT 7890 PER R1.
- FD. LEAD IN HOLE, NO TAG, ON TOP OF CURB FOR THE NORTHERLY PROPERTY LINE PROD OF THE EASTERLY LINE OF LOT 20 OF TRACT 7890 PER R1.
- FD. 3/4" I.P., TAGGED "RCE 12116", DN. 8", FOR AN ANGLE POINT IN THE BOUNDARY OF TRACT 4531 PER R5 AND THE WESTERLY COR. OF PARCEL 3 OF R6.
- FD. 3/4" I.P., NO TAG, DN. 10", FOR AN ANGLE POINT IN THE BOUNDARY OF TRACT 4531 PER R5 AND THE POINT OF INTERSECTION OF THE SWLY AND SELY LINES OF PARCEL 3 OF R6.
- FD. 1 1/4" I.P., TAGGED "RCE 12116", FLUSH, FOR AN ANGLE POINT ON THE BOUNDARY OF TRACT 4531, PER R5.



LINE DATA (THIS SHEET ONLY)

NUMBER	DIRECTION	DISTANCE
B1	N 00°19'42" W	244.92'
B2	N 00°19'42" W	226.25'(226.16' R2)
B3	N 89°38'28" E	12.73'(13.00' R2)
B4	N 43°32'24" E	370.25'(370.52' R2)
B5	N 00°21'08" W	189.05'
B6	N 00°21'08" W	(159.05' R2 & R4)
B7	N 53°57'34" W	129.44'(129.87' R2)
B8	N 89°40'33" E	(225.00' R2)
B9	N 45°22'16" W	397.47'(397.38' R5)(397.50' R6)
B10	N 45°22'16" W	360.00'(360.20' R4)
B11	N 43°32'24" E	132.33'(132.92' R4)
B12	N 89°39'31" E	346.38'(346.65' R4)



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF COTTONWOOD AVENUE, TAKEN AS N 89°39'31" E PER MB /.
2. R1 ~ INDICATES RECORD DATA PER MB 110/37-38.
3. R2 ~ INDICATES RECORD DATA PER INST. #1999-205214, REC. 5/12/99, O.R. RIV. CO.
4. R3 ~ INDICATES RECORD DATA PER MB 104/4-7.
5. R4 ~ INDICATES RECORD DATA PER INST. #1999-468267, REC. 10/25/99, O.R. RIV. CO.
6. R5 ~ INDICATES RECORD DATA PER MB 76/86-88.
7. R6 ~ INDICATES RECORD DATA PER RS 12/25.
8. R7 ~ INDICATES RECORD DATA PER MB /.
9. ○ ~ INDICATES FOUND MONUMENT AS NOTED.
10. ⊙ ~ INDICATES 1 1/4" I.P. W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH, PER MB /.
11. ▲ ~ INDICATES TYPE "B" MONUMENT STAMPED "LS 7843", SET FLUSH PER MB /.
12. ○ ~ INDICATES SET 1/2" RE-BAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH.
13. △ ~ INDICATES TYPE "B" MONUMENT STAMPED "LS 7843", SET FLUSH PER RIV. CO. STD. NO. 903.
14. SET 1/2" RE-BAR W/ PLASTIC PLUG STAMPED "LS 7843", FLUSH, OR NAIL & TAG STAMPED "LS 7843" ON TOP OF WALL OR IN CONCRETE WALL FOOTING, AT ALL REAR LOT CORNERS.
15. SET LEAD & TAG, "LS 7843" ON TOP OF CURB FOR REFERENCE TO LOT CORNERS ADJACENT TO STREETS, ON LOT LINE PROLONGATION.
16. // // // // INDICATES RESTRICTED ACCESS.
17. TRACT MAP NO. 33106 HAS 15 LOTS PLUS LOTS "A" THROUGH "D", INCLUSIVE.
18. TRACT MAP NO. 33106 CONTAINS 4.05± GROSS ACRES WITHIN THE DISTINCTIVE BORDER.
19. ALL PUBLIC UTILITIES AND PUBLIC SERVICES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.

EASEMENT NOTES

1. AN EASEMENT GRANTED TO CNH HOMES IV LTD., A NEVADA LIMITED LIABILITY COMPANY, FOR LAYING AND MAINTAINING A PIPE LINE FOR IRRIGATION PURPOSES, RECORDED JULY 9, 2004, AS INSTRUMENT NO. 2004-0536672, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

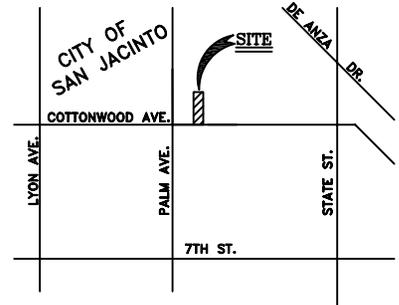
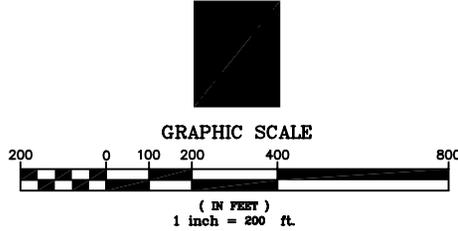
MONUMENT NOTES

1. FD. 1 1/2" I.P., DN 21", TAGGED "RE 862", FOR THE SW COR. OF FARM LOT 141, S.J.L.A., PER R1, R3, R5 & R7.
2. FD. 3/4" I.P., NO TAG, DN. 30", FOR THE THE SW COR. OF TRACT 7890 PER R1 & R7.
3. FD. 1 1/4" I.P., TAGGED "RCE 12116", FLUSH, FOR THE SE COR. OF TRACT 7890 PER R1 & R7.
4. FD. LEAD IN HOLE, NO TAG, ON TOP OF CURB FOR THE NORTHERLY PROPERTY LINE PROD OF THE EASTERLY LINE OF LOT 20 OF TRACT 7890 PER R1 & R7.
5. FD. 3/4" I.P., TAGGED "RCE 12116", DN. 8", PER R7, FOR AN ANGLE POINT IN THE BOUNDARY OF TRACT 4531 PER R5 AND THE WESTERLY COR. OF PARCEL 3 OF R6.
6. FD. 3/4" I.P., NO TAG, DN. 10", PER R7, FOR AN ANGLE POINT IN THE BOUNDARY OF TRACT 4531 PER R5 AND THE POINT OF INTERSECTION OF THE SWLY AND SELY LINES OF PARCEL 3 OF R6.
7. FD. 1 1/4" I.P., TAGGED "RCE 12116", FLUSH, PER R7, FOR AN ANGLE POINT ON THE BOUNDARY OF TRACT 4531, PER R5.

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

TRACT NO. 33106

BEING A DIVISION OF A PORTION OF FARM LOT 141 OF THE SAN JACINTO LAND ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF SAN DIEGO COUNTY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.B.M.
BLAINE A. WOMER CIVIL ENGINEERING. NOVEMBER 2004



VICINITY MAP

LINE DATA
(THIS SHEET ONLY)

NUMBER	DIRECTION	DISTANCE
B1	N 00°19'42" W	(244.92' R7)
B2	N 00°19'42" W	(226.25' R7)(226.16' R2)
B3	N 89°38'28" E	(12.73' R7)(13.00' R2)
B4	N 43°32'24" E	(370.25' R7)(370.52' R2)
B5	N 00°21'08" W	(189.05' R7)
B6	N 00°21'08" W	(134.05' R7)
B7	N 89°39'31" E	225.00'
B8	N 89°40'33" E	(225.00' R2 & R7)
B9	N 45°22'16" W	(397.47' R7)(397.38' R5)(397.50' R6)
B10	N 45°22'16" W	(360.00' R7)(360.20' R4)
B11	N 43°32'24" E	(132.33' R7)(132.92' R4)
B12	N 89°39'31" E	(346.38' R7)(346.65' R4)
B13	N 89°39'31" E	(308.00' R7)
B14	N 89°38'27" E	(209.64' R7)
B15	N 89°38'27" E	(308.00' R7)

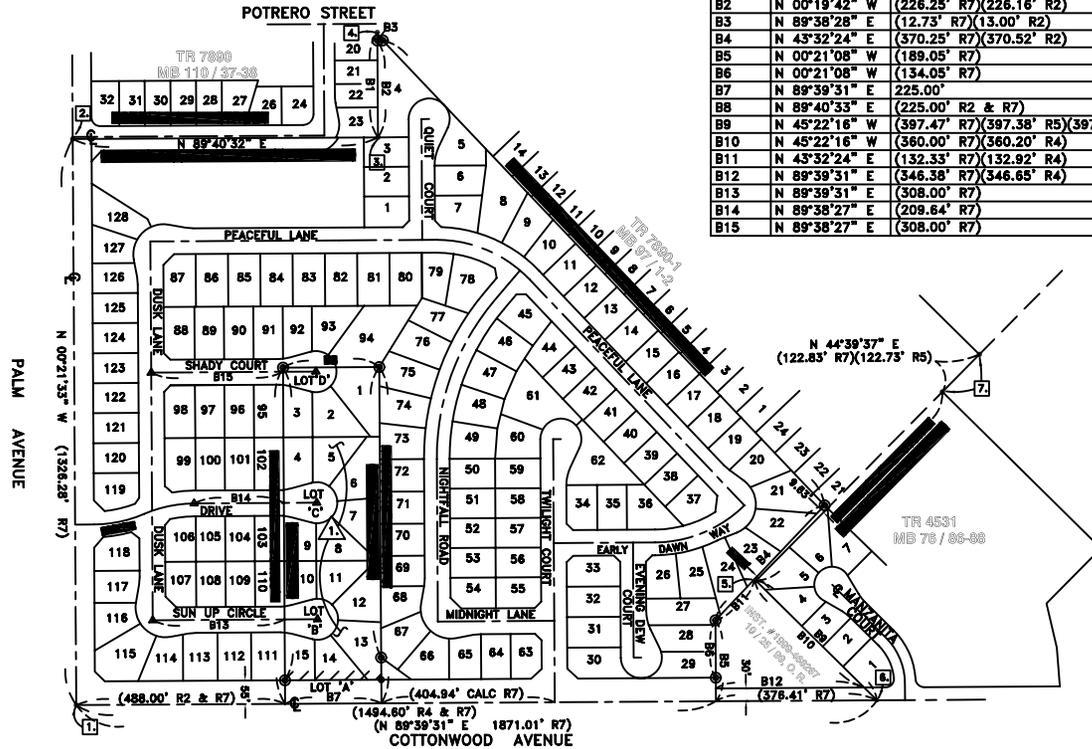


EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

City of San Jacinto
Annexation No. 10 to
Assessment District No. 2003-1
FY 2005-06 Assessment Roll

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2005-06 Assessment</u>
Zone 17			
434-050-003	33106	1	\$205.99
434-050-003	33106	2	\$205.99
434-050-003	33106	3	\$205.99
434-050-003	33106	4	\$205.99
434-050-003	33106	5	\$205.99
434-050-003	33106	6	\$205.99
434-050-003	33106	7	\$205.99
434-050-003	33106	8	\$205.99
434-050-003	33106	9	\$205.99
434-050-003	33106	10	\$205.99
434-050-003	33106	11	\$205.99
434-050-003	33106	12	\$205.99
434-050-003	33106	13	\$205.99
434-050-003	33106	14	\$205.99
434-050-003	33106	15	\$205.99
		Subtotal:	\$3,089.85
434-050-026	31246	1	\$205.99
434-050-026	31246	2	\$205.99
434-050-026	31246	3	\$205.99
434-050-026	31246	4	\$205.99
434-050-026	31246	5	\$205.99
434-050-026	31246	6	\$205.99
434-050-026	31246	7	\$205.99
434-050-026	31246	8	\$205.99
434-050-026	31246	9	\$205.99
434-050-026	31246	10	\$205.99
434-050-026	31246	11	\$205.99
434-050-026	31246	12	\$205.99
434-050-026	31246	13	\$205.99
434-050-026	31246	14	\$205.99
434-050-026	31246	15	\$205.99
434-050-026	31246	16	\$205.99
434-050-026	31246	17	\$205.99
434-050-026	31246	18	\$205.99
434-050-026	31246	19	\$205.99
434-050-026	31246	20	\$205.99
434-050-026	31246	21	\$205.99
434-050-026	31246	22	\$205.99
434-050-026	31246	23	\$205.99
434-050-026	31246	24	\$205.99
434-050-026	31246	25	\$205.99
434-050-026	31246	26	\$205.99
434-050-026	31246	27	\$205.99
434-050-026	31246	28	\$205.99
434-050-026	31246	29	\$205.99
434-050-026	31246	30	\$205.99
434-050-026	31246	31	\$205.99
434-050-026	31246	32	\$205.99
434-050-026	31246	33	\$205.99
434-050-026	31246	34	\$205.99
434-050-026	31246	35	\$205.99
434-050-026	31246	36	\$205.99
434-050-026	31246	37	\$205.99
434-050-026	31246	38	\$205.99
434-050-026	31246	39	\$205.99

City of San Jacinto
Annexation No. 10 to
Assessment District No. 2003-1
FY 2005-06 Assessment Roll

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2005-06 Assessment</u>
434-050-026	31246	40	\$205.99
434-050-026	31246	41	\$205.99
434-050-026	31246	42	\$205.99
434-050-026	31246	43	\$205.99
434-050-026	31246	44	\$205.99
434-050-026	31246	45	\$205.99
434-050-026	31246	46	\$205.99
434-050-026	31246	47	\$205.99
434-050-026	31246	48	\$205.99
434-050-026	31246	49	\$205.99
434-050-026	31246	50	\$205.99
434-050-026	31246	51	\$205.99
434-050-026	31246	52	\$205.99
434-050-026	31246	53	\$205.99
434-050-026	31246	54	\$205.99
434-050-026	31246	55	\$205.99
434-050-026	31246	56	\$205.99
434-050-026	31246	57	\$205.99
434-050-026	31246	58	\$205.99
434-050-026	31246	59	\$205.99
434-050-026	31246	60	\$205.99
434-050-026	31246	61	\$205.99
434-050-026	31246	62	\$205.99
434-050-026	31246	63	\$205.99
434-050-026	31246	64	\$205.99
434-050-026	31246	65	\$205.99
434-050-026	31246	66	\$205.99
434-050-026	31246	67	\$205.99
434-050-026	31246	68	\$205.99
434-050-026	31246	69	\$205.99
434-050-026	31246	70	\$205.99
434-050-026	31246	71	\$205.99
434-050-026	31246	72	\$205.99
434-050-026	31246	73	\$205.99
434-050-026	31246	74	\$205.99
434-050-026	31246	75	\$205.99
434-050-026	31246	76	\$205.99
434-050-026	31246	77	\$205.99
434-050-026	31246	78	\$205.99
434-050-026	31246	79	\$205.99
434-050-026	31246	80	\$205.99
434-050-026	31246	81	\$205.99
434-050-026	31246	82	\$205.99
434-050-026	31246	83	\$205.99
434-050-026	31246	84	\$205.99
434-050-026	31246	85	\$205.99
434-050-026	31246	86	\$205.99
434-050-026	31246	87	\$205.99
434-050-026	31246	88	\$205.99
434-050-026	31246	89	\$205.99
434-050-026	31246	90	\$205.99
434-050-026	31246	91	\$205.99
434-050-026	31246	92	\$205.99
434-050-026	31246	93	\$205.99
434-050-026	31246	94	\$205.99
434-050-026	31246	95	\$205.99
434-050-026	31246	96	\$205.99

City of San Jacinto
Annexation No. 10 to
Assessment District No. 2003-1
FY 2005-06 Assessment Roll

<u>APN</u>	<u>Tract</u>	<u>Lot</u>	<u>FY 2005-06 Assessment</u>
434-050-026	31246	97	\$205.99
434-050-026	31246	98	\$205.99
434-050-026	31246	99	\$205.99
434-050-026	31246	100	\$205.99
434-050-026	31246	101	\$205.99
434-050-026	31246	102	\$205.99
434-050-026	31246	103	\$205.99
434-050-026	31246	104	\$205.99
434-050-026	31246	105	\$205.99
434-050-026	31246	106	\$205.99
434-050-026	31246	107	\$205.99
434-050-026	31246	108	\$205.99
434-050-026	31246	109	\$205.99
434-050-026	31246	110	\$205.99
434-050-026	31246	111	\$205.99
434-050-026	31246	112	\$205.99
434-050-026	31246	113	\$205.99
434-050-026	31246	114	\$205.99
434-050-026	31246	115	\$205.99
434-050-026	31246	116	\$205.99
434-050-026	31246	117	\$205.99
434-050-026	31246	118	\$205.99
434-050-026	31246	119	\$205.99
434-050-026	31246	120	\$205.99
434-050-026	31246	121	\$205.99
434-050-026	31246	122	\$205.99
434-050-026	31246	123	\$205.99
434-050-026	31246	124	\$205.99
434-050-026	31246	125	\$205.99
434-050-026	31246	126	\$205.99
434-050-026	31246	127	\$205.99
434-050-026	31246	128	\$205.99

Subtotal: \$26,366.72

Total Assessment for Zone 17: \$29,456.57

Total FY 2005-06 Assessment: \$29,456.57

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 17

AD No. 2003-1, Annexation No. 10
Zone 17
Tract No. 31246 & 33106

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	12,275	2.324811	185.58	\$431.44

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$4,124.00	\$4,124
Place slurry seal	258,017	s.f.	\$0.10	\$26,602
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$5,320
Striping	1	l.s.	\$3,608.50	\$3,609
Traffic Control	1	l.s.	\$3,608.50	\$3,609
			Total	\$43,263

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$4,124.00	\$4,124
Grind	258,017	s.f.	\$0.03	\$7,980
0.15' asphaltic concrete paving overlay	2,709	tons	\$36.09	\$97,761
Striping	1	l.s.	\$3,608.50	\$3,609
Traffic Control	1	l.s.	\$3,608.50	\$3,609
			Total	\$117,082

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$15,465.00	\$15,465
Remove concrete curb @ 10% of total quantity	1,227.5	l.f.	\$1.03	\$1,266
Remove sidewalk @ 10% of total quantity	6,751.25	s.f.	\$0.15	\$1,044
Grind 0.33' AC paving	258,017	s.f.	\$0.07	\$17,823
construct 6" curb @10% of total quantity	1,227.5	l.f.	\$7.84	\$9,618
construct 6' wide sidewalk @ 10% of total quantity	6,751.25	s.f.	\$1.80	\$12,181
construct 0.25' AC paving	4,515.30	tons	\$36.09	\$162,935
Striping	1	l.s.	\$3,608.50	\$3,609
Traffic control	1	l.s.	\$3,608.50	\$3,609
			Total	\$227,548

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 2005-06 District Admin [2]
17	143	2.32	258,017	\$431	\$43,263	\$117,082	\$227,548	\$2,047	\$3,096

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

[2] An additional \$21.65 per single family residential lot was added for annual administration of Annexation No. 10 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 17

AD No. 2003-1 Annexation No. 10
Zone 17
Tract Nos. 31246 & 33106

Year	FY Beginning	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Cost)
1	2005	\$29,457	\$431				\$43	\$3,096	\$3,571	\$25,886
2	2006	\$30,370	\$445				\$44	\$3,192	\$3,681	\$52,575
3	2007	\$31,312	\$459				\$46	\$3,291	\$3,795	\$80,092
4	2008	\$32,282	\$473	\$47,412			\$4,789	\$3,393	\$56,067	\$56,307
5	2009	\$33,283	\$487				\$49	\$3,498	\$4,034	\$85,556
6	2010	\$34,315	\$503				\$50	\$3,607	\$4,159	\$115,712
7	2011	\$35,379	\$518				\$52	\$3,718	\$4,288	\$146,802
8	2012	\$36,475	\$534	\$53,571			\$5,410	\$3,834	\$63,349	\$119,929
9	2013	\$37,606	\$551				\$55	\$3,952	\$4,558	\$152,976
10	2014	\$38,772	\$568				\$57	\$4,075	\$4,700	\$187,049
11	2015	\$39,974	\$585				\$59	\$4,201	\$4,845	\$222,177
12	2016	\$41,213	\$604		\$163,808		\$16,441	\$4,332	\$185,185	\$78,205
13	2017	\$42,491	\$622				\$62	\$4,466	\$5,150	\$115,545
14	2018	\$43,808	\$642				\$64	\$4,604	\$5,310	\$154,043
15	2019	\$45,166	\$662				\$66	\$4,747	\$5,475	\$193,734
16	2020	\$46,566	\$682	\$68,390			\$6,907	\$4,894	\$80,874	\$159,427
17	2021	\$48,009	\$703				\$70	\$5,046	\$5,819	\$201,617
18	2022	\$49,498	\$725				\$72	\$5,202	\$6,000	\$245,115
19	2023	\$51,032	\$747				\$75	\$5,364	\$6,186	\$289,961
20	2024	\$52,614	\$771	\$77,273			\$7,804	\$5,530	\$91,378	\$251,197
21	2025	\$54,245	\$794				\$79	\$5,701	\$6,575	\$298,868
22	2026	\$55,927	\$819				\$82	\$5,878	\$6,779	\$348,015
23	2027	\$57,661	\$845				\$84	\$6,060	\$6,989	\$398,687
24	2028	\$59,448	\$871		\$236,287		\$23,716	\$6,248	\$267,122	\$191,013
25	2029	\$61,291	\$898				\$90	\$6,442	\$7,429	\$244,875
26	2030	\$63,191	\$926				\$93	\$6,641	\$7,659	\$300,407
27	2031	\$65,150	\$954				\$95	\$6,847	\$7,897	\$357,660
28	2032	\$67,170	\$984	\$98,650			\$9,963	\$7,060	\$116,657	\$308,172
29	2033	\$69,252	\$1,014				\$101	\$7,278	\$8,394	\$369,030
30	2034	\$71,399	\$1,046				\$105	\$7,504	\$8,654	\$431,774
31	2035	\$73,612	\$1,078				\$108	\$7,737	\$8,923	\$496,463
32	2036	\$75,894	\$1,112	\$111,464			\$11,258	\$7,977	\$131,809	\$440,548
33	2037	\$78,247	\$1,146				\$115	\$8,224	\$9,484	\$509,310
34	2038	\$80,672	\$1,182				\$118	\$8,479	\$9,778	\$580,204
35	2039	\$83,173	\$1,218				\$122	\$8,742	\$10,082	\$653,295
36	2040	\$85,752	\$1,256			\$662,410	\$66,367	\$9,013	\$739,045	\$2
Totals		\$1,901,704	\$27,853	\$456,761	\$400,096	\$662,410	\$154,712	\$199,870	\$1,901,702	

Number of Single Family Residential Lots	143
Year 1 Cost per Residential Lot	\$205.99

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