

**ENGINEER'S REPORT
ANNEXATION NO. 4 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

September 7, 2004

**ENGINEER'S REPORT
ANNEXATION NO. 4 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for

**CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583
(909) 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: Tentative Tract Map for Zone 11
- B: Assessment Roll
- C: Detailed Cost Estimate: Zone 11
- D: Cost of Services Summary
- E: Cash Flow Model: Zone 11

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. 4 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 4 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. 4 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 4 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. 4.

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. 4, 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. 4 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. 4 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. 4 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 11

Zone 11 consists solely of Tentative Tract No. 31037, Assessor Parcel Numbers (“APN”) 431-030-014, 431-030-032, and 431-030-033, and encompasses approximately 72.73 acres. There are 263 residential lots located in Tentative Tract No. 31037. A map of Tentative Tract No. 31037 is 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, on September 2, 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 Initiation, for the purpose of annually levying assessments for the maintenance of streets, roads and highways within Annexation No. 4, 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. 4 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. 4 to the Assessment District have been assessed upon the parcels of land in Annexation No. 4 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. 4 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 4 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 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. 4 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]
11	\$51,137	263	\$194.44
[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 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. 4 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 11 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 Zone 11 (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 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 the annexed 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]
11	\$51,137	263	\$194.44

[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: September 7, 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 7th day of September, 2004.

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

K:\Clients2\San Jacinto\roadmaint\Annex No. 4\engrpt_annex4_final.doc

EXHIBIT A-1

ENGINEER'S REPORT

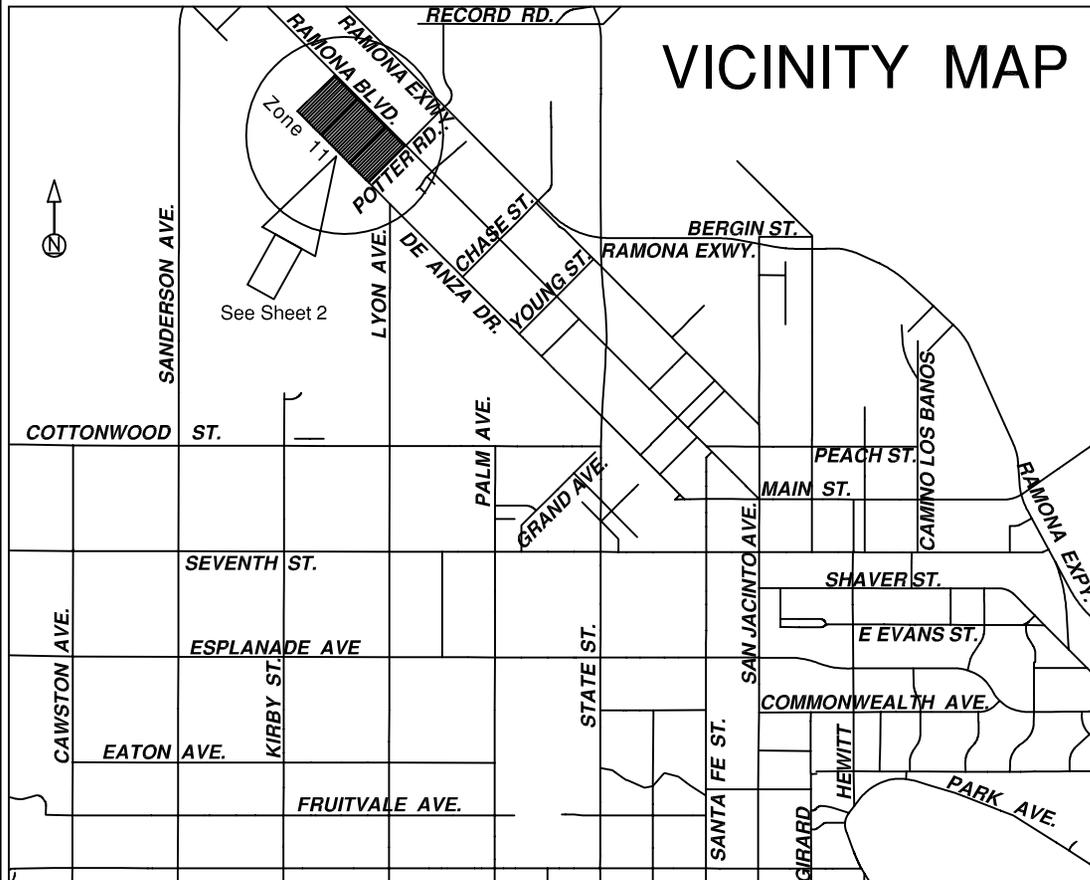
ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 4 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



VICINITY MAP

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.

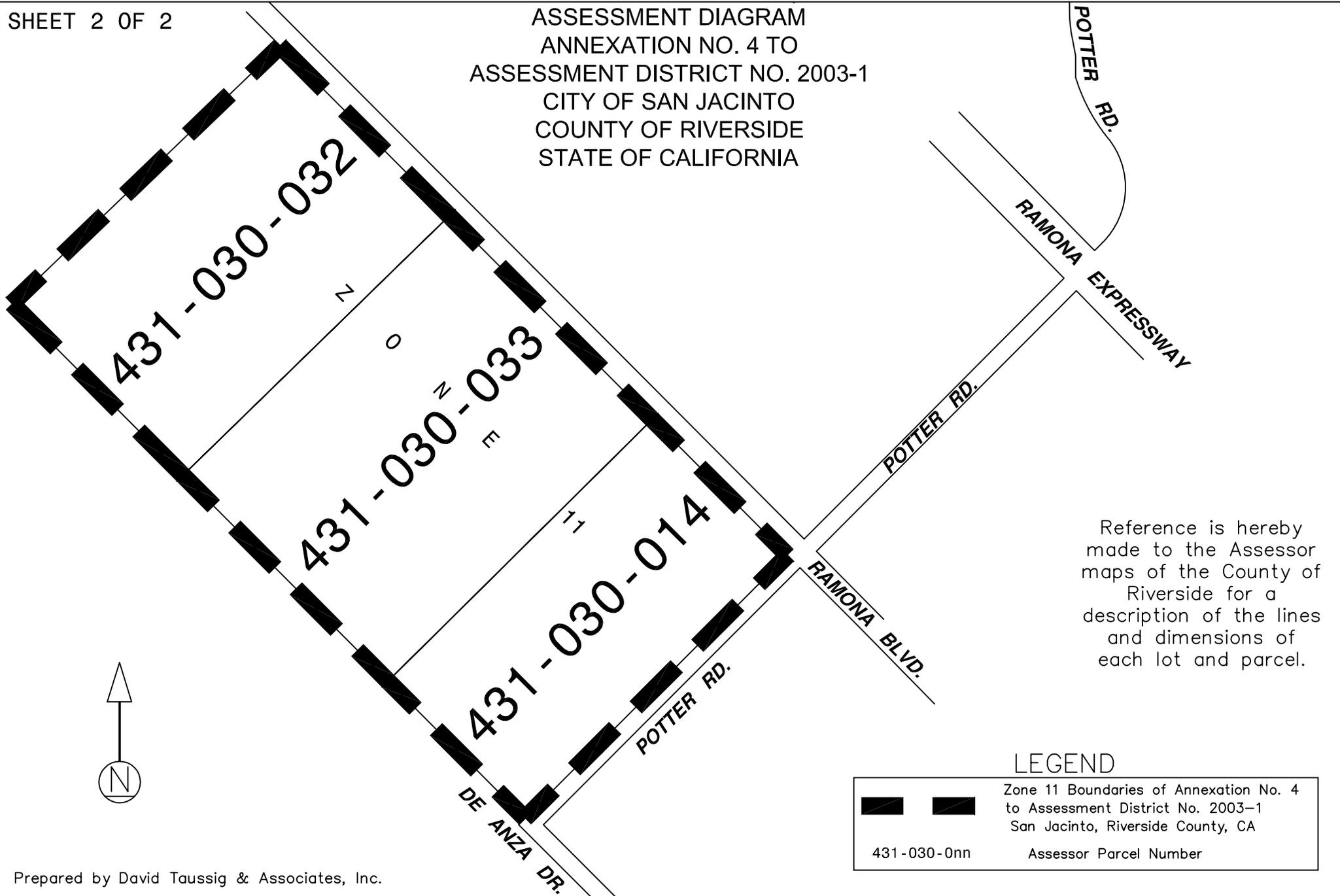
Gary L. Orso
Assessor-County Clerk-Recorder of Riverside County

By _____
Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103

ASSESSMENT DIAGRAM
ANNEXATION NO. 4 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



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.

LEGEND

		Zone 11 Boundaries of Annexation No. 4 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
431-030-0nn		Assessor Parcel Number

EXHIBIT A-2

ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 11

OWNER
580 DARY
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA 92544
(909)858-1727

IN THE CITY OF SAN JACINTO, CALIFORNIA TENTATIVE TRACT NO. 31037

APPLICANT
STEVE SLAGTER
1430 FARRAND RD
FALLBROOK, CA 92028
(760)214-3040

PROPOSED LAND USE
RESIDENTIAL

ADJACENT LAND USE
NORTH - AGRICULTURAL
EAST - AGRICULTURAL
SOUTH - AGRICULTURAL
WEST - AGRICULTURAL

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 - ADELPHIA

FLOOD ZONE
ZONE 'X' & 'A'

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTHEASTERLY RECTANGULAR THREE-FOURTHS OF FARM LOT 9 AND THE NORTHWESTERLY RECTANGULAR HALF OF FARM LOT 11, 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, THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY RECTANGULAR THREE-FOURTHS OF FARM LOT 9 BEING PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID FARM LOT 9.

PARCEL 2:
THE SOUTHEASTERLY RECTANGULAR ONE-HALF OF FARM LOT 11 AND ALL OF FARM LOT 13, 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.

PARCEL 3:
FARM LOT 15, OF THE LAND 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.

ASSESSOR'S PARCEL NO.
431-030-014, 032, 033

GROSS ACREAGE
72.738

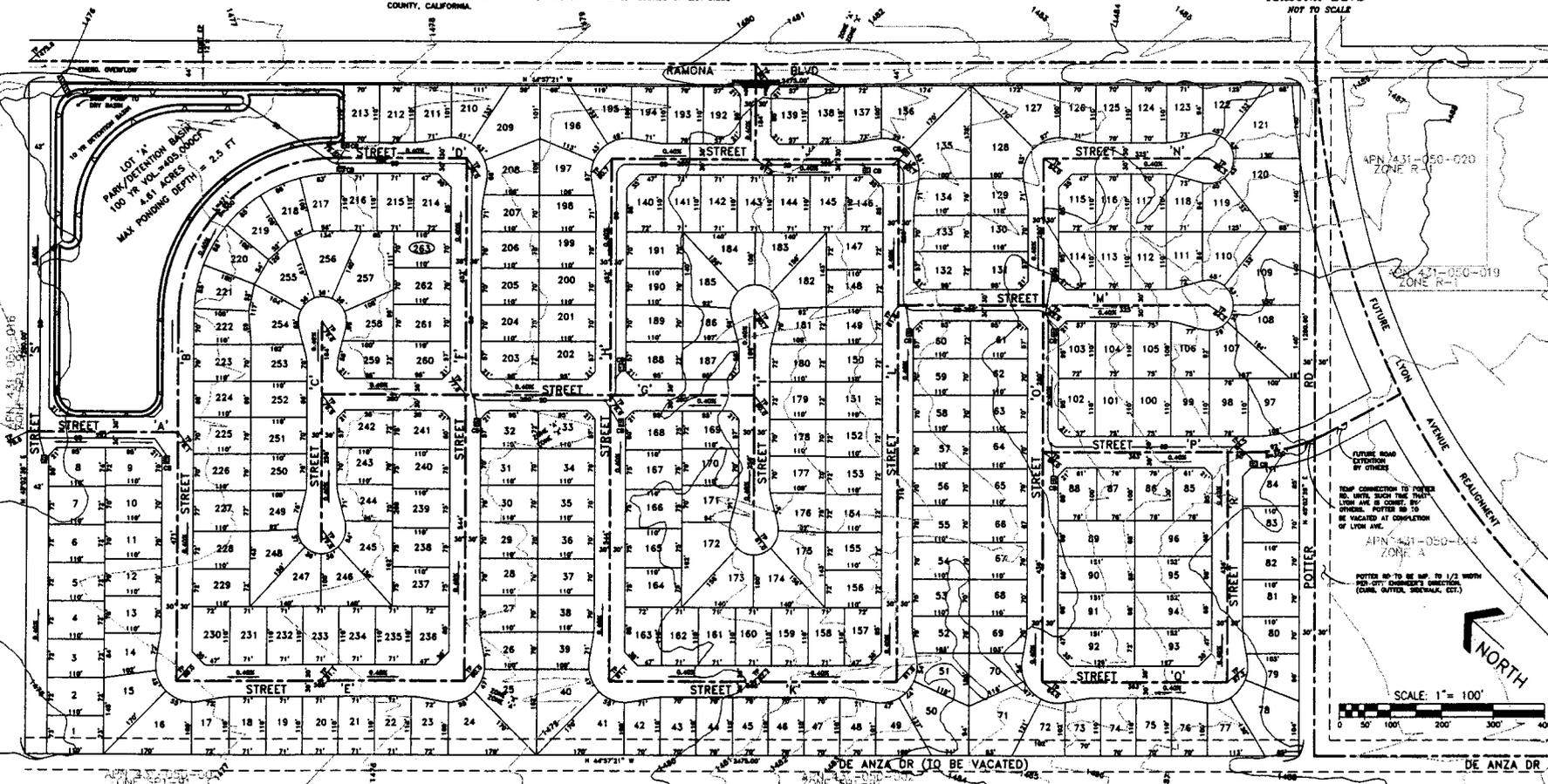
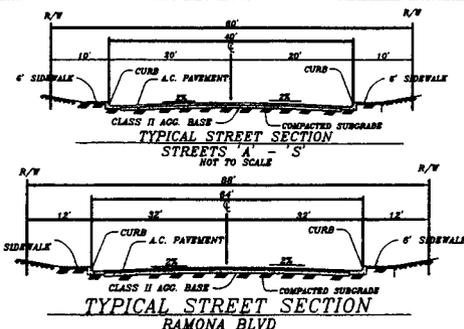
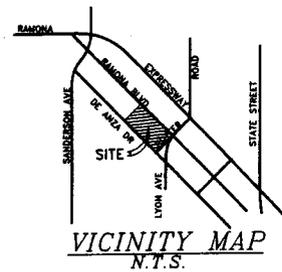
DENSITY
3.82 DU/ACRE

NUMBER OF LOTS

265 RESIDENTIAL, 1 RETENTION BASIN

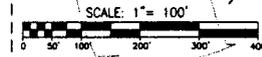
EXISTING / PROPOSED ZONING

SP1-81 / R-1



APN 431-050-020
ZONE R-1
APN 431-050-019
ZONE R-1

TOP CONNECTION TO POWER
LINE. NOTE: CHECK THE
LINE AND IS COVER BY
GROUND. PORTER TO BE
VACATED AT COMPLETION
OF LYON AVE.
APN 431-050-014
ZONE A
PORTER TO BE MAP TO 1/2 WIDTH
PORTER. OWNER'S DESIGN
(CURB, OUTLET, SIDEWALK, ETC.)



APPROVED BY: _____ **DATE:** _____
PREPARED BY: _____ **DATE:** _____
R.C.F. NO. _____ **EXP. DATE:** _____

B A W
BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- ENGINEERING
- PUBLIC WORKS

CITY OF SAN JACINTO
TENTATIVE TRACT
NO. 31037

SHEET NO.:
1
OF 1 SHEET

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

City of San Jacinto
Annexation No. 4 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 11			
431-030-014	31037	61	\$194.44
431-030-014	31037	62	\$194.44
431-030-014	31037	63	\$194.44
431-030-014	31037	64	\$194.44
431-030-014	31037	65	\$194.44
431-030-014	31037	66	\$194.44
431-030-014	31037	67	\$194.44
431-030-014	31037	68	\$194.44
431-030-014	31037	69	\$194.44
431-030-014	31037	70	\$194.44
431-030-014	31037	71	\$194.44
431-030-014	31037	72	\$194.44
431-030-014	31037	73	\$194.44
431-030-014	31037	74	\$194.44
431-030-014	31037	75	\$194.44
431-030-014	31037	76	\$194.44
431-030-014	31037	77	\$194.44
431-030-014	31037	78	\$194.44
431-030-014	31037	79	\$194.44
431-030-014	31037	80	\$194.44
431-030-014	31037	81	\$194.44
431-030-014	31037	82	\$194.44
431-030-014	31037	83	\$194.44
431-030-014	31037	84	\$194.44
431-030-014	31037	85	\$194.44
431-030-014	31037	86	\$194.44
431-030-014	31037	87	\$194.44
431-030-014	31037	88	\$194.44
431-030-014	31037	89	\$194.44
431-030-014	31037	90	\$194.44
431-030-014	31037	91	\$194.44
431-030-014	31037	92	\$194.44
431-030-014	31037	93	\$194.44
431-030-014	31037	94	\$194.44
431-030-014	31037	95	\$194.44
431-030-014	31037	96	\$194.44
431-030-014	31037	97	\$194.44
431-030-014	31037	98	\$194.44
431-030-014	31037	99	\$194.44
431-030-014	31037	100	\$194.44
431-030-014	31037	101	\$194.44
431-030-014	31037	102	\$194.44
431-030-014	31037	103	\$194.44
431-030-014	31037	104	\$194.44
431-030-014	31037	105	\$194.44
431-030-014	31037	106	\$194.44
431-030-014	31037	107	\$194.44
431-030-014	31037	108	\$194.44
431-030-014	31037	109	\$194.44
431-030-014	31037	110	\$194.44
431-030-014	31037	111	\$194.44
431-030-014	31037	112	\$194.44
431-030-014	31037	113	\$194.44
431-030-014	31037	114	\$194.44
431-030-014	31037	115	\$194.44

City of San Jacinto
Annexation No. 4 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>
431-030-014	31037	116	\$194.44
431-030-014	31037	117	\$194.44
431-030-014	31037	118	\$194.44
431-030-014	31037	119	\$194.44
431-030-014	31037	120	\$194.44
431-030-014	31037	121	\$194.44
431-030-014	31037	122	\$194.44
431-030-014	31037	123	\$194.44
431-030-014	31037	124	\$194.44
431-030-014	31037	125	\$194.44
431-030-014	31037	126	\$194.44
431-030-014	31037	127	\$194.44
431-030-014	31037	128	\$194.44
431-030-014	31037	129	\$194.44
431-030-014	31037	130	\$194.44
431-030-014	31037	131	\$194.44
Subtotal:			\$13,805.24
431-030-032	31037	01	\$194.44
431-030-032	31037	02	\$194.44
431-030-032	31037	03	\$194.44
431-030-032	31037	04	\$194.44
431-030-032	31037	05	\$194.44
431-030-032	31037	06	\$194.44
431-030-032	31037	07	\$194.44
431-030-032	31037	08	\$194.44
431-030-032	31037	09	\$194.44
431-030-032	31037	10	\$194.44
431-030-032	31037	11	\$194.44
431-030-032	31037	12	\$194.44
431-030-032	31037	13	\$194.44
431-030-032	31037	14	\$194.44
431-030-032	31037	15	\$194.44
431-030-032	31037	16	\$194.44
431-030-032	31037	17	\$194.44
431-030-032	31037	18	\$194.44
431-030-032	31037	19	\$194.44
431-030-032	31037	20	\$194.44
431-030-032	31037	21	\$194.44
431-030-032	31037	22	\$194.44
431-030-032	31037	23	\$194.44
431-030-032	31037	211	\$194.44
431-030-032	31037	212	\$194.44
431-030-032	31037	213	\$194.44
431-030-032	31037	214	\$194.44
431-030-032	31037	215	\$194.44
431-030-032	31037	216	\$194.44
431-030-032	31037	217	\$194.44
431-030-032	31037	218	\$194.44
431-030-032	31037	219	\$194.44
431-030-032	31037	220	\$194.44
431-030-032	31037	221	\$194.44
431-030-032	31037	222	\$194.44
431-030-032	31037	223	\$194.44
431-030-032	31037	224	\$194.44
431-030-032	31037	225	\$194.44
431-030-032	31037	226	\$194.44
431-030-032	31037	227	\$194.44

City of San Jacinto
Annexation No. 4 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>
431-030-032	31037	228	\$194.44
431-030-032	31037	229	\$194.44
431-030-032	31037	230	\$194.44
431-030-032	31037	231	\$194.44
431-030-032	31037	232	\$194.44
431-030-032	31037	233	\$194.44
431-030-032	31037	234	\$194.44
431-030-032	31037	235	\$194.44
431-030-032	31037	236	\$194.44
431-030-032	31037	237	\$194.44
431-030-032	31037	238	\$194.44
431-030-032	31037	239	\$194.44
431-030-032	31037	240	\$194.44
431-030-032	31037	241	\$194.44
431-030-032	31037	242	\$194.44
431-030-032	31037	243	\$194.44
431-030-032	31037	244	\$194.44
431-030-032	31037	245	\$194.44
431-030-032	31037	246	\$194.44
431-030-032	31037	247	\$194.44
431-030-032	31037	248	\$194.44
431-030-032	31037	249	\$194.44
431-030-032	31037	250	\$194.44
431-030-032	31037	251	\$194.44
431-030-032	31037	252	\$194.44
431-030-032	31037	253	\$194.44
431-030-032	31037	254	\$194.44
431-030-032	31037	255	\$194.44
431-030-032	31037	256	\$194.44
431-030-032	31037	257	\$194.44
431-030-032	31037	258	\$194.44
431-030-032	31037	259	\$194.44
431-030-032	31037	260	\$194.44
431-030-032	31037	261	\$194.44
431-030-032	31037	262	\$194.44
431-030-032	31037	263	\$194.44
Subtotal:			\$14,777.44
431-030-033	31037	24	\$194.44
431-030-033	31037	25	\$194.44
431-030-033	31037	26	\$194.44
431-030-033	31037	27	\$194.44
431-030-033	31037	28	\$194.44
431-030-033	31037	29	\$194.44
431-030-033	31037	30	\$194.44
431-030-033	31037	31	\$194.44
431-030-033	31037	32	\$194.44
431-030-033	31037	33	\$194.44
431-030-033	31037	34	\$194.44
431-030-033	31037	35	\$194.44
431-030-033	31037	36	\$194.44
431-030-033	31037	37	\$194.44
431-030-033	31037	38	\$194.44
431-030-033	31037	39	\$194.44
431-030-033	31037	40	\$194.44
431-030-033	31037	41	\$194.44
431-030-033	31037	42	\$194.44
431-030-033	31037	43	\$194.44

City of San Jacinto
Annexation No. 4 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>
431-030-033	31037	44	\$194.44
431-030-033	31037	45	\$194.44
431-030-033	31037	46	\$194.44
431-030-033	31037	47	\$194.44
431-030-033	31037	48	\$194.44
431-030-033	31037	49	\$194.44
431-030-033	31037	50	\$194.44
431-030-033	31037	51	\$194.44
431-030-033	31037	52	\$194.44
431-030-033	31037	53	\$194.44
431-030-033	31037	54	\$194.44
431-030-033	31037	55	\$194.44
431-030-033	31037	56	\$194.44
431-030-033	31037	57	\$194.44
431-030-033	31037	58	\$194.44
431-030-033	31037	59	\$194.44
431-030-033	31037	60	\$194.44
431-030-033	31037	132	\$194.44
431-030-033	31037	133	\$194.44
431-030-033	31037	134	\$194.44
431-030-033	31037	135	\$194.44
431-030-033	31037	136	\$194.44
431-030-033	31037	137	\$194.44
431-030-033	31037	138	\$194.44
431-030-033	31037	139	\$194.44
431-030-033	31037	140	\$194.44
431-030-033	31037	141	\$194.44
431-030-033	31037	142	\$194.44
431-030-033	31037	143	\$194.44
431-030-033	31037	144	\$194.44
431-030-033	31037	145	\$194.44
431-030-033	31037	146	\$194.44
431-030-033	31037	147	\$194.44
431-030-033	31037	148	\$194.44
431-030-033	31037	149	\$194.44
431-030-033	31037	150	\$194.44
431-030-033	31037	151	\$194.44
431-030-033	31037	152	\$194.44
431-030-033	31037	153	\$194.44
431-030-033	31037	154	\$194.44
431-030-033	31037	155	\$194.44
431-030-033	31037	156	\$194.44
431-030-033	31037	157	\$194.44
431-030-033	31037	158	\$194.44
431-030-033	31037	159	\$194.44
431-030-033	31037	160	\$194.44
431-030-033	31037	161	\$194.44
431-030-033	31037	162	\$194.44
431-030-033	31037	163	\$194.44
431-030-033	31037	164	\$194.44
431-030-033	31037	165	\$194.44
431-030-033	31037	166	\$194.44
431-030-033	31037	167	\$194.44
431-030-033	31037	168	\$194.44
431-030-033	31037	169	\$194.44
431-030-033	31037	170	\$194.44
431-030-033	31037	171	\$194.44

**City of San Jacinto
Annexation No. 4 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>
431-030-033	31037	172	\$194.44
431-030-033	31037	173	\$194.44
431-030-033	31037	174	\$194.44
431-030-033	31037	175	\$194.44
431-030-033	31037	176	\$194.44
431-030-033	31037	177	\$194.44
431-030-033	31037	178	\$194.44
431-030-033	31037	179	\$194.44
431-030-033	31037	180	\$194.44
431-030-033	31037	181	\$194.44
431-030-033	31037	182	\$194.44
431-030-033	31037	183	\$194.44
431-030-033	31037	184	\$194.44
431-030-033	31037	185	\$194.44
431-030-033	31037	186	\$194.44
431-030-033	31037	187	\$194.44
431-030-033	31037	188	\$194.44
431-030-033	31037	189	\$194.44
431-030-033	31037	190	\$194.44
431-030-033	31037	191	\$194.44
431-030-033	31037	192	\$194.44
431-030-033	31037	193	\$194.44
431-030-033	31037	194	\$194.44
431-030-033	31037	195	\$194.44
431-030-033	31037	196	\$194.44
431-030-033	31037	197	\$194.44
431-030-033	31037	198	\$194.44
431-030-033	31037	199	\$194.44
431-030-033	31037	200	\$194.44
431-030-033	31037	201	\$194.44
431-030-033	31037	202	\$194.44
431-030-033	31037	203	\$194.44
431-030-033	31037	204	\$194.44
431-030-033	31037	205	\$194.44
431-030-033	31037	206	\$194.44
431-030-033	31037	207	\$194.44
431-030-033	31037	208	\$194.44
431-030-033	31037	209	\$194.44
431-030-033	31037	210	\$194.44

Subtotal: \$22,555.04

Total Assessment for Zone 11: \$51,137.72

Total FY 2004-05 Assessment: \$51,137.72

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 11

City of San Jacinto
Detailed Cost Estimate

Zone 11
Tentative Tract No. 31037

	Curb Length	Curb-Miles	Cost per Curb-Mile	Annual Cost
Street Sweeping	21,754	4.120	\$180.00	\$741.61

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Place slurry seal	440,405	s.f.	\$0.10	\$44,041
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$8,808
Striping	1	l.s.	\$20,000.00	\$20,000
Traffic Control	1	l.s.	\$10,000.00	\$10,000
			Total	\$87,849

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Grind	440,405	s.f.	\$0.03	\$13,212
0.15' asphaltic concrete paving overlay	4,955	tons	\$35.00	\$173,409
Striping	1	l.s.	\$20,000.00	\$20,000
Traffic Control	1	l.s.	\$10,000.00	\$10,000
			Total	\$221,622

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$20,000.00	\$20,000
Remove concrete curb @ 10% of total quantity	2,175.40	l.f.	\$1.00	\$2,175
Remove sidewalk @ 10% of total quantity	11,964.70	s.f.	\$0.15	\$1,795
Grind 0.33' AC paving	440,405	s.f.	\$0.07	\$29,507
construct 6" curb @10% of total quantity	2,175.40	l.f.	\$7.60	\$16,533
construct 6' wide sidewalk @ 10% of total quantity	11,964.70	s.f.	\$1.75	\$20,938
construct 0.25' AC paving	8,257.59	tons	\$35.00	\$289,016
Striping	1	l.s.	\$10,000.00	\$10,000
Traffic control	1	l.s.	\$10,000.00	\$10,000
			Total	\$399,964

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]
11	263	4.12	440,405	\$742	\$87,849	\$221,622	\$399,964	\$3,881	\$5,694
Total	263	4.12	440,405	\$742	\$87,849	\$221,622	\$399,964	\$3,881	\$5,694

[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. 4 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 11

Zone 11
Tentative Tract No. 31037

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	\$51,137	\$742				\$74	\$1,775	\$2,591	\$48,546
2	\$52,722	\$765				\$76	\$1,830	\$2,671	\$98,597
3	\$54,357	\$788				\$79	\$1,887	\$2,754	\$150,200
4	\$56,042	\$813	\$96,275			\$9,709	\$1,945	\$108,742	\$97,500
5	\$57,779	\$838				\$84	\$2,006	\$2,927	\$152,352
6	\$59,570	\$864				\$86	\$2,068	\$3,018	\$208,904
7	\$61,417	\$891				\$89	\$2,132	\$3,112	\$267,209
8	\$63,321	\$918	\$108,780			\$10,970	\$2,198	\$122,866	\$207,664
9	\$65,284	\$947				\$95	\$2,266	\$3,307	\$269,641
10	\$67,307	\$976				\$98	\$2,336	\$3,410	\$333,538
11	\$69,394	\$1,006				\$101	\$2,409	\$3,516	\$399,416
12	\$71,545	\$1,038		\$310,069		\$31,111	\$2,483	\$344,700	\$126,261
13	\$73,763	\$1,070				\$107	\$2,560	\$3,737	\$196,287
14	\$76,050	\$1,103				\$110	\$2,640	\$3,853	\$268,484
15	\$78,407	\$1,137				\$114	\$2,722	\$3,972	\$342,919
16	\$80,838	\$1,172	\$138,873			\$14,005	\$2,806	\$156,855	\$266,901
17	\$83,344	\$1,209				\$121	\$2,893	\$4,222	\$346,023
18	\$85,928	\$1,246				\$125	\$2,983	\$4,353	\$427,597
19	\$88,591	\$1,285				\$128	\$3,075	\$4,488	\$511,700
20	\$91,338	\$1,325	\$156,910			\$15,823	\$3,170	\$177,229	\$425,809
21	\$94,169	\$1,366				\$137	\$3,269	\$4,771	\$515,207
22	\$97,088	\$1,408				\$141	\$3,370	\$4,919	\$607,377
23	\$100,098	\$1,452				\$145	\$3,474	\$5,071	\$702,403
24	\$103,201	\$1,497		\$447,262		\$44,876	\$3,582	\$497,217	\$308,388
25	\$106,400	\$1,543				\$154	\$3,693	\$5,391	\$409,397
26	\$109,699	\$1,591				\$159	\$3,808	\$5,558	\$513,538
27	\$113,099	\$1,640				\$164	\$3,926	\$5,730	\$620,908
28	\$116,606	\$1,691	\$200,318			\$20,201	\$4,047	\$226,258	\$511,256
29	\$120,220	\$1,743				\$174	\$4,173	\$6,091	\$625,385
30	\$123,947	\$1,798				\$180	\$4,302	\$6,280	\$743,053
31	\$127,790	\$1,853				\$185	\$4,436	\$6,474	\$864,368
32	\$131,751	\$1,911	\$226,337			\$22,825	\$4,573	\$255,646	\$740,473
33	\$135,835	\$1,970				\$197	\$4,715	\$6,882	\$869,427
34	\$140,046	\$2,031				\$203	\$4,861	\$7,095	\$1,002,378
35	\$144,388	\$2,094				\$209	\$5,012	\$7,315	\$1,139,450
36	\$148,864	\$2,159			\$1,164,325	\$116,648	\$5,167	\$1,288,299	\$15
Totals	\$3,301,335	\$47,877	\$927,493	\$757,331	\$1,164,325	\$289,703	\$114,592	\$3,301,320	

Number of Single Family Residential Lots	263
Year 1 Cost per Residential Lot	\$194.44

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