

**ENGINEER'S REPORT
ANNEXATION NO. 5 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

October 12, 2004

**ENGINEER'S REPORT
ANNEXATION NO. 5 TO
ASSESSMENT DISTRICT NO. 2003-1**

CITY OF SAN JACINTO

Prepared for

**CITY OF SAN JACINTO
201 East Main Street
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(909) 654-7337**

Prepared by

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INTRODUCTION

In accordance with the Resolution of the City Council of the City of San Jacinto, California, initiating the annexation of certain real property to Assessment District No. 2003-01 (hereinafter referred to as the “Assessment District or AD No. 2003-1”), pursuant to the Benefit Assessment Act of 1982 (hereinafter referred to as the “Resolution of Initiation”), adopted by the City Council of the City of San Jacinto (hereinafter referred to as the “Council”), in connection with the proceedings for Annexation No. 5 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 5 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. 5 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 5 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. 5.

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. 5, 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. 5 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. 5 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. 5 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 12

Zone 12 consists solely of Tract No. 30481, Assessor Parcel Numbers (“APN”) 431-090-046 and 431-090-048, and encompasses approximately 41.178 acres. There are 137 residential lots located in Tract No. 30481. A map of Tract No. 30481 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 October 21, 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. 5, 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. 5 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. 5 to the Assessment District have been assessed upon the parcels of land in Annexation No. 5 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. 5 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 5 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. 5 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]
12	\$29,457	137	\$215.01
[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. 5 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 12 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 12 (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]
12	\$29,457	137	\$215.01
[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: October 11, 2004.



David Taussig and Associates, Inc.

A handwritten signature in black ink, appearing to read "Stephen A. Runk", written over a horizontal line.

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 October 12, 2004.

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

K:\Clients2\San Jacinto\roadmaint\Annex No. 5\engrpt_annex5_final.doc

EXHIBIT A-1

ENGINEER'S REPORT

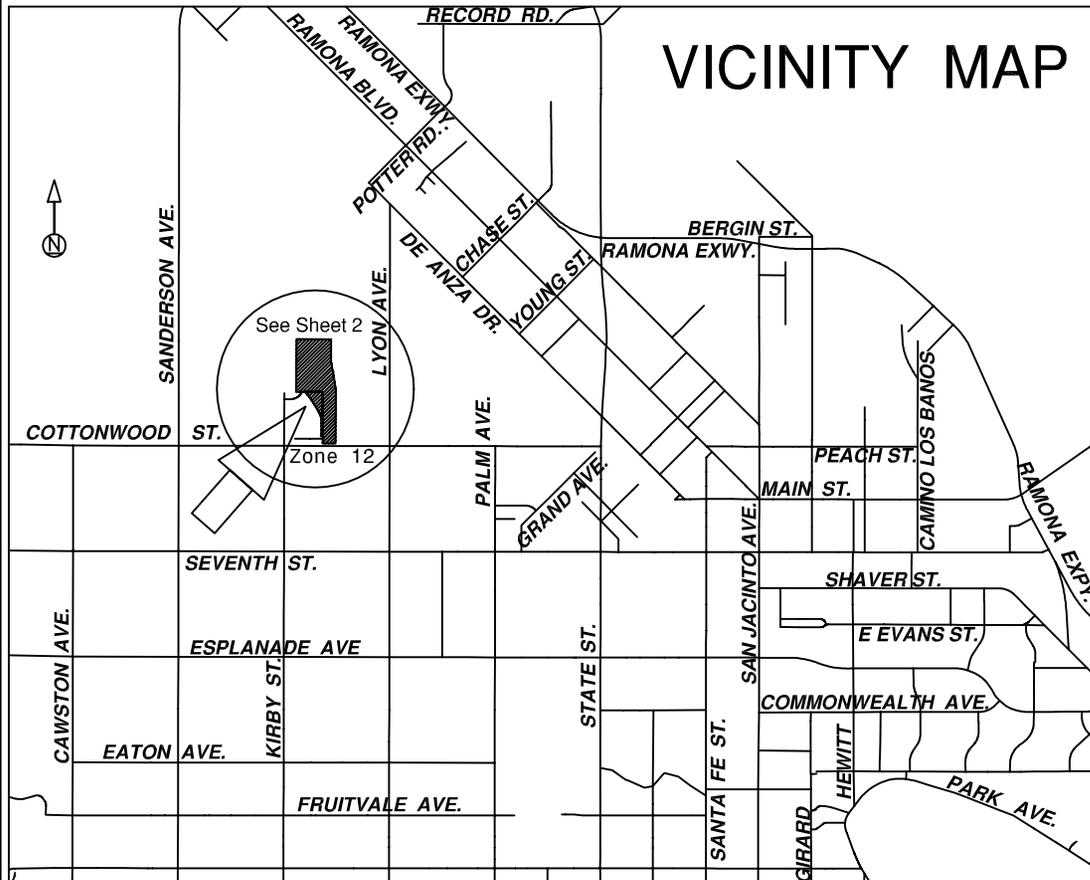
ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 5 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

ASSESSMENT DIAGRAM
ANNEXATION NO. 5 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

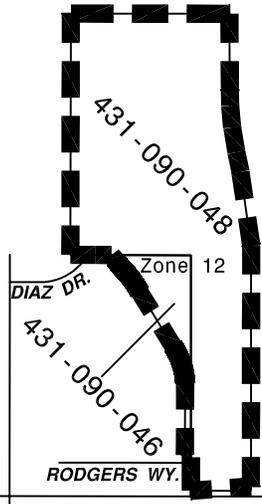
SANDERSON AVE.

KIRBY ST.

LYON AVE.

COTTONWOOD ST.

SEVENTH ST.



LEGEND

	Zone 12 Boundaries of Annexation No. 5 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
	431-090-0nn 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.

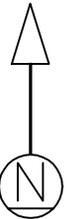


EXHIBIT A-2

ENGINEER'S REPORT

TRACT MAP FOR ZONE 12

THIS SUBDIVISION CONTAINS:

142 NUMBERED LOTS
11 LETTERED LOTS
41.178 GROSS ACRES

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

SHEET 2 OF 8 SHEETS

TRACT NO. 30481

BEING A SUBDIVISION OF THE EAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST THREE QUARTER OF THE NORTHWEST QUARTER OF FARM LOT 143 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 1 WEST S.B.M. AND LOT 70 OF TRACT NO. 30335 AS SHOWN BY MAP ON FILE IN BOOK 326, PAGES 53 THROUGH 58, INCLUSIVE OF MAPS, BOTH OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SURVEYORS NOTES

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF COTTONWOOD AVENUE SHOWN AS NORTH 89° 54' 49" WEST PER THE MAP OF TRACT NO. 30335, FILED IN BOOK 326, PAGES 53-58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND RECORDED PER TRACT NO. 30335, M.B. 326/53-58, UNLESS NOTED OTHERWISE.

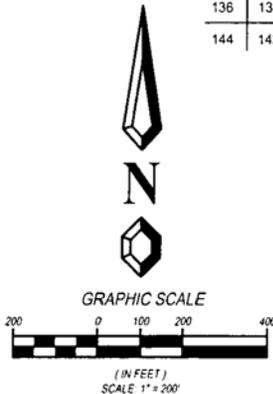
- INDICATES FOUND MONUMENT AS NOTED BELOW.
- INDICATES SEARCHED AND FOUND NOTHING. A 1-INCH IRON PIPE WITH PLASTIC CAP, OR A SPIKE AND WASHER, OR A LEAD PLUG WITH TAG MARKED "LS 7320" SET FLUSH, UNLESS OTHERWISE NOTED.
- ▲ INDICATES SET SPIKE AND WASHER FLUSH TAGGED LS 7320, UNLESS OTHERWISE NOTED.

MONUMENT NOTES

- 1 FOUND 1-1/2" BRASS DISK STAMPED "RIV COUNTY SURVEYOR", DOWN 18", N 24°55' E, 0.07', PER TR. NO. 30335 M.B. 326/53-58 AND R.S. 110/70-78.
- 2 FOUND 1-1/4" I.P., OPEN, FLUSH, S 89°54'34" E, 0.23', NO REFERENCE.
- 3 FOUND 1-1/4" I.P., TAGGED "LS 2831" DOWN 1.0', N 46°13' E, 0.33' (1" I.P., NO TAG, PER TR. NO. 30335 M.B. 326/53-58, 3/4" I.P. TAGGED "LS 2831" PER R.S. 110/70-78).
- 4 FOUND 3/4" I.P., ILLEGIBLE TAG, DOWN 0.8' S, 80°29' W, 0.16' PER TR. NO. 30335 AND R.S. 76/31-36.
- 5 FOUND 1-1/4" I.P., TAGGED "LS 6095", FLUSH, PER TR. NO. 30335, ACCEPTED AS S.W. CORNER FARM LOT 143.
- 6 FOUND 1-1/2" I.P., TAGGED "LS 2831", DOWN 1.3', PER TR. NO. 30335 AND R.S. 110/70-78.
- 7 FOUND 1-1/4" I.P., TAGGED "LS 6095", FLUSH, PER TR. NO. 30335, ACCEPTED AS S.E. CORNER FARM LOT 143.
- 8 FOUND 2-1/4" I.P., TAGGED "RCE 12116", DOWN 18" AND 2.00" NBS RP TAGS, N 85°03' E, 0.17' PER TR. NO. 30335, PM 37/76-77, R.S. 76/31-36, ACCEPTED AS N.E. CORNER FARMLOT 143.
- 9 FOUND 1" I.P., OPEN, ACCEPTED AS WLY LINE STORM DRAIN CHANNEL PER R.S. 110/70-78.
- 10 FOUND 1X2 HUB WITH TACK, NO REFERENCE, ACCEPTED AS WLY LINE STORM DRAIN CHANNEL PER R.S. 110/70-78.
- 11 FOUND 1-1/2" I.P., TAGGED "LS 5035" IN CONCRETE, UP 0.1", PER R.S. 110/70-78.
- 12 SEARCHED FOR, FOUND NOTHING. ESTABLISHED PER MAP OF TRACT NO. 30335.
- X SEARCHED FOR, FOUND NOTHING.

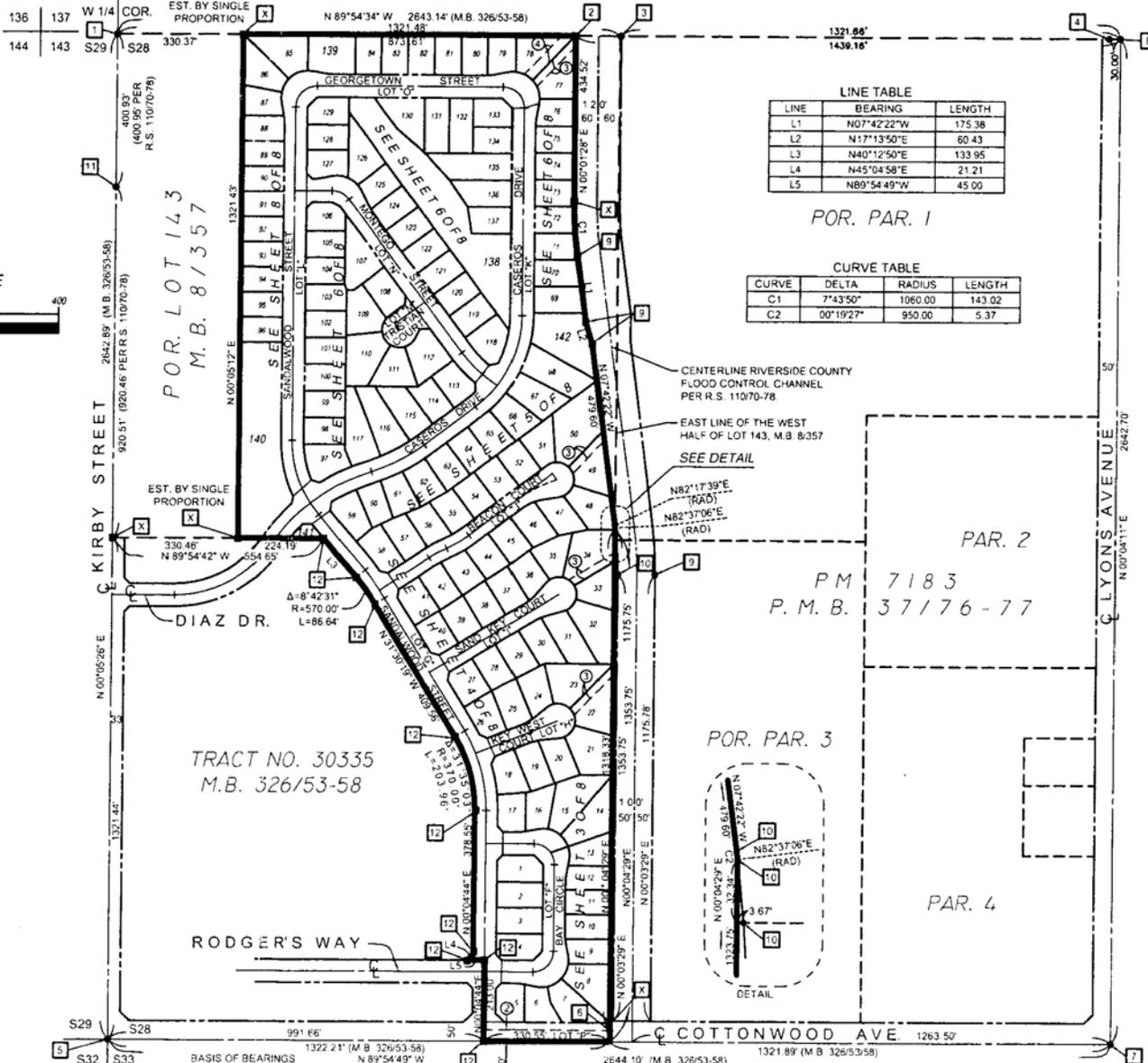
EASEMENT NOTES

- 1 A RIGHT OF WAY RESERVED TO THE SAN JACINTO LAND ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
- 2 AN EASEMENT DEDICATED TO THE CITY OF SAN JACINTO FOR STORM DRAIN PURPOSES AND RIGHTS INCIDENTAL THERETO, BY THIS MAP.
- 3 AN EASEMENT GRANTED IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWER PIPELINES AND RIGHTS INCIDENTAL THERETO, PER THIS MAP.
- 4 DENOTES ITEM PLOTTED HEREON.



MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. SEPTEMBER, 2003

BOUNDARY INDEX SHEETS



LINE	BEARING	LENGTH
L1	N07°42'22"W	175.38
L2	N17°13'50"E	60.43
L3	N40°12'50"E	133.95
L4	N45°04'58"E	21.21
L5	N89°54'49"W	45.00

POR. PAR. 1

CURVE	DELTA	RADIUS	LENGTH
C1	7°43'50"	1060.00	143.02
C2	00°19'27"	950.00	5.37

CENTERLINE RIVERSIDE COUNTY FLOOD CONTROL CHANNEL PER R.S. 110/70-78

EAST LINE OF THE WEST HALF OF LOT 143, M.B. 8/357

SEE DETAIL

N82°17'39"E (RAD)

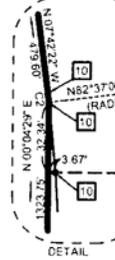
N82°37'06"E (RAD)

PAR. 2

PM 7183

P.M.B. 37176-77

POR. PAR. 3



PAR. 4

TRACT NO. 30335
M.B. 326/53-58

RODGER'S WAY

1322.21' (M.B. 326/53-58)
N 89°54'49" W

2644.10' (M.B. 326/53-58)

1321.89' (M.B. 326/53-58)

1263.50'

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

City of San Jacinto
Annexation No. 5 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 12			
431-090-046	30481	26	\$215.01
431-090-046	30481	27	\$215.01
431-090-046	30481	38	\$215.01
431-090-046	30481	39	\$215.01
431-090-046	30481	40	\$215.01
431-090-046	30481	41	\$215.01
431-090-046	30481	42	\$215.01
431-090-046	30481	43	\$215.01
431-090-046	30481	44	\$215.01
431-090-046	30481	57	\$215.01
431-090-046	30481	58	\$215.01
Subtotal:			\$2,365.11
431-090-048	30481	1	\$215.01
431-090-048	30481	2	\$215.01
431-090-048	30481	3	\$215.01
431-090-048	30481	4	\$215.01
431-090-048	30481	5	\$215.01
431-090-048	30481	6	\$215.01
431-090-048	30481	7	\$215.01
431-090-048	30481	8	\$215.01
431-090-048	30481	9	\$215.01
431-090-048	30481	10	\$215.01
431-090-048	30481	11	\$215.01
431-090-048	30481	12	\$215.01
431-090-048	30481	13	\$215.01
431-090-048	30481	14	\$215.01
431-090-048	30481	15	\$215.01
431-090-048	30481	16	\$215.01
431-090-048	30481	17	\$215.01
431-090-048	30481	18	\$215.01
431-090-048	30481	19	\$215.01
431-090-048	30481	20	\$215.01
431-090-048	30481	21	\$215.01
431-090-048	30481	22	\$215.01
431-090-048	30481	23	\$215.01
431-090-048	30481	24	\$215.01
431-090-048	30481	25	\$215.01
431-090-048	30481	28	\$215.01
431-090-048	30481	29	\$215.01
431-090-048	30481	30	\$215.01
431-090-048	30481	31	\$215.01
431-090-048	30481	32	\$215.01
431-090-048	30481	33	\$215.01
431-090-048	30481	34	\$215.01
431-090-048	30481	35	\$215.01
431-090-048	30481	36	\$215.01
431-090-048	30481	37	\$215.01
431-090-048	30481	45	\$215.01
431-090-048	30481	46	\$215.01
431-090-048	30481	47	\$215.01
431-090-048	30481	48	\$215.01
431-090-048	30481	49	\$215.01
431-090-048	30481	50	\$215.01
431-090-048	30481	51	\$215.01
431-090-048	30481	52	\$215.01

City of San Jacinto
Annexation No. 5 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>
431-090-048	30481	53	\$215.01
431-090-048	30481	54	\$215.01
431-090-048	30481	55	\$215.01
431-090-048	30481	56	\$215.01
431-090-048	30481	59	\$215.01
431-090-048	30481	60	\$215.01
431-090-048	30481	61	\$215.01
431-090-048	30481	62	\$215.01
431-090-048	30481	63	\$215.01
431-090-048	30481	64	\$215.01
431-090-048	30481	65	\$215.01
431-090-048	30481	66	\$215.01
431-090-048	30481	67	\$215.01
431-090-048	30481	68	\$215.01
431-090-048	30481	69	\$215.01
431-090-048	30481	70	\$215.01
431-090-048	30481	71	\$215.01
431-090-048	30481	72	\$215.01
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431-090-048	30481	74	\$215.01
431-090-048	30481	75	\$215.01
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431-090-048	30481	90	\$215.01
431-090-048	30481	91	\$215.01
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431-090-048	30481	95	\$215.01
431-090-048	30481	96	\$215.01
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431-090-048	30481	98	\$215.01
431-090-048	30481	99	\$215.01
431-090-048	30481	100	\$215.01
431-090-048	30481	101	\$215.01
431-090-048	30481	102	\$215.01
431-090-048	30481	103	\$215.01
431-090-048	30481	104	\$215.01
431-090-048	30481	105	\$215.01
431-090-048	30481	106	\$215.01
431-090-048	30481	107	\$215.01
431-090-048	30481	108	\$215.01
431-090-048	30481	109	\$215.01
431-090-048	30481	110	\$215.01
431-090-048	30481	111	\$215.01

**City of San Jacinto
Annexation No. 5 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>
431-090-048	30481	112	\$215.01
431-090-048	30481	113	\$215.01
431-090-048	30481	114	\$215.01
431-090-048	30481	115	\$215.01
431-090-048	30481	116	\$215.01
431-090-048	30481	117	\$215.01
431-090-048	30481	118	\$215.01
431-090-048	30481	119	\$215.01
431-090-048	30481	120	\$215.01
431-090-048	30481	121	\$215.01
431-090-048	30481	122	\$215.01
431-090-048	30481	123	\$215.01
431-090-048	30481	124	\$215.01
431-090-048	30481	125	\$215.01
431-090-048	30481	126	\$215.01
431-090-048	30481	127	\$215.01
431-090-048	30481	128	\$215.01
431-090-048	30481	129	\$215.01
431-090-048	30481	130	\$215.01
431-090-048	30481	131	\$215.01
431-090-048	30481	132	\$215.01
431-090-048	30481	133	\$215.01
431-090-048	30481	134	\$215.01
431-090-048	30481	135	\$215.01
431-090-048	30481	136	\$215.01
431-090-048	30481	137	\$215.01

Subtotal: \$27,091.26

Total Assessment for Zone 12: \$29,456.37

Total FY 2004-05 Assessment: \$29,456.37

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 12

Zone 12
Tract No. 30481

	Curb Length	Curb-Miles	Cost per Curb-Mile	Annual Cost
Street Sweeping	14,425	2.732008	180	\$491.76

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Place slurry seal	269,945	s.f.	\$0.10	\$26,995
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$5,399
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$2,500.00	\$2,500
			Total	\$44,893

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Grind	269,945	s.f.	\$0.03	\$8,098
0.15' asphaltic concrete paving overlay	2,834	tons	\$35.00	\$99,205
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$5,000.00	\$5,000
			Total	\$122,303

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$20,000.00	\$20,000
Remove concrete curb @ 10% of total quantity	1,442.50	l.f.	\$1.00	\$1,443
Remove sidewalk @ 10% of total quantity	7,933.75	s.f.	\$0.15	\$1,190
Grind 0.33' AC paving	269,945	s.f.	\$0.07	\$18,086
construct 6" curb @10% of total quantity	1,442.50	l.f.	\$7.60	\$10,963
construct 6' wide sidewalk @ 10% of total quantity	7,933.75	s.f.	\$1.75	\$13,884
construct 0.25' AC paving	4,724.04	tons	\$35.00	\$165,341
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic control	1	l.s.	\$5,000.00	\$5,000
			Total	\$240,907

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]
12	137	2.73	269,945	\$492	\$44,893	\$122,303	\$240,907	\$2,146	\$2,966
Total	137	2.73	269,945	\$492	\$44,893	\$122,303	\$240,907	\$2,146	\$2,966

[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. 5 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 12

Zone 12
Tract No. 30481

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	\$29,457	\$492				\$49	\$1,775	\$2,316	\$27,141
2	\$30,370	\$507				\$51	\$1,830	\$2,388	\$55,124
3	\$31,312	\$523				\$52	\$1,887	\$2,462	\$83,973
4	\$32,282	\$539	\$49,199			\$4,974	\$1,945	\$56,657	\$59,599
5	\$33,283	\$556				\$56	\$2,006	\$2,617	\$90,265
6	\$34,315	\$573				\$57	\$2,068	\$2,698	\$121,882
7	\$35,379	\$591				\$59	\$2,132	\$2,781	\$154,479
8	\$36,475	\$609	\$55,589			\$5,620	\$2,198	\$64,016	\$126,939
9	\$37,606	\$628				\$63	\$2,266	\$2,957	\$161,588
10	\$38,772	\$647				\$65	\$2,336	\$3,048	\$197,312
11	\$39,974	\$667				\$67	\$2,409	\$3,143	\$234,143
12	\$41,213	\$688		\$170,973		\$17,166	\$2,483	\$191,310	\$84,046
13	\$42,491	\$709				\$71	\$2,560	\$3,341	\$123,195
14	\$43,808	\$731				\$73	\$2,640	\$3,444	\$163,559
15	\$45,166	\$754				\$75	\$2,722	\$3,551	\$205,174
16	\$46,566	\$777	\$70,967			\$7,174	\$2,806	\$81,725	\$170,015
17	\$48,009	\$801				\$80	\$2,893	\$3,775	\$214,250
18	\$49,498	\$826				\$83	\$2,983	\$3,892	\$259,856
19	\$51,032	\$852				\$85	\$3,075	\$4,012	\$306,876
20	\$52,614	\$878	\$80,185			\$8,106	\$3,170	\$92,340	\$267,150
21	\$54,245	\$906				\$91	\$3,269	\$4,265	\$317,130
22	\$55,927	\$934				\$93	\$3,370	\$4,397	\$368,660
23	\$57,661	\$963				\$96	\$3,474	\$4,533	\$421,788
24	\$59,448	\$992		\$246,622		\$24,761	\$3,582	\$275,958	\$205,278
25	\$61,291	\$1,023				\$102	\$3,693	\$4,819	\$261,750
26	\$63,191	\$1,055				\$105	\$3,808	\$4,968	\$319,973
27	\$65,150	\$1,088				\$109	\$3,926	\$5,122	\$380,001
28	\$67,170	\$1,121	\$102,368			\$10,349	\$4,047	\$117,885	\$329,285
29	\$69,252	\$1,156				\$116	\$4,173	\$5,445	\$393,092
30	\$71,399	\$1,192				\$119	\$4,302	\$5,613	\$458,877
31	\$73,612	\$1,229				\$123	\$4,436	\$5,787	\$526,702
32	\$75,894	\$1,267	\$115,664			\$11,693	\$4,573	\$133,197	\$469,399
33	\$78,247	\$1,306				\$131	\$4,715	\$6,152	\$541,494
34	\$80,672	\$1,347				\$135	\$4,861	\$6,343	\$615,824
35	\$83,173	\$1,389				\$139	\$5,012	\$6,539	\$692,458
36	\$85,752	\$1,432			\$701,298	\$70,273	\$5,167	\$778,170	\$39
Totals	\$1,901,704	\$31,747	\$473,972	\$417,594	\$701,298	\$162,461	\$114,592	\$1,901,664	

Number of Single Family Residential Lots	137
Year 1 Cost per Residential Lot	\$215.01

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