

**ENGINEER'S REPORT
ANNEXATION NO. 6 TO
ASSESSMENT DISTRICT NO. 2003-1
OF THE
CITY OF SAN JACINTO**

October 12, 2004

**ENGINEER'S REPORT
ANNEXATION NO. 6 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
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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. 6 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer’s Report for Annexation No. 6 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. 6 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 6 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. 6.

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. 6, 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. 6 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. 6 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. 6 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 13

Zone 13 consists solely of Tentative Tract No. 30603, Assessor Parcel Numbers (“APN”) 431-180-020, 431-180-021, 431-180-061, and 431-180-066, and encompasses approximately 62.6 acres. There are 203 residential lots located in Tentative Tract No. 30603. A map of Tentative Tract No. 30603 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, 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. 6, 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. 6 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. 6 to the Assessment District have been assessed upon the parcels of land in Annexation No. 6 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. 6 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 6 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. 6 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]
13	\$34,264	203	\$168.79
[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. 6 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 13 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 13 (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

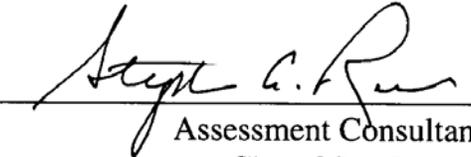
Zone	FY 2004-05 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2004-05 Assessment per Residential Lot [1, 2]
13	\$34,264	203	\$168.79
[1] Annual Assessments are subject to annual escalations between 0% and 6% per year.			
[2] If total number of lots within a Zone changes based on recordation 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.


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 12th day of October 2004.

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

K:\Clients2\San Jacinto\roadmaint\Annex No. 6\engrpt_annex6_final.doc

EXHIBIT A-1

ENGINEER'S REPORT

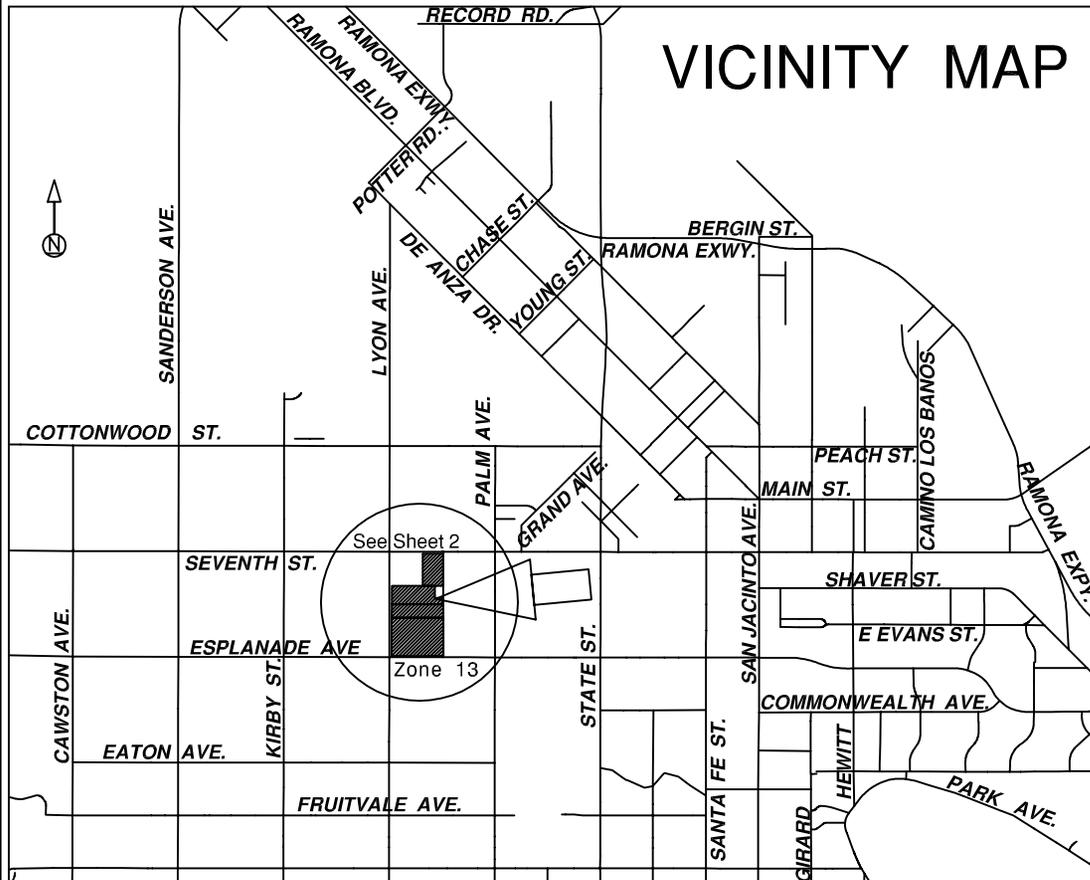
ASSESSMENT DIAGRAM

ASSESSMENT DIAGRAM
ANNEXATION NO. 6 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.

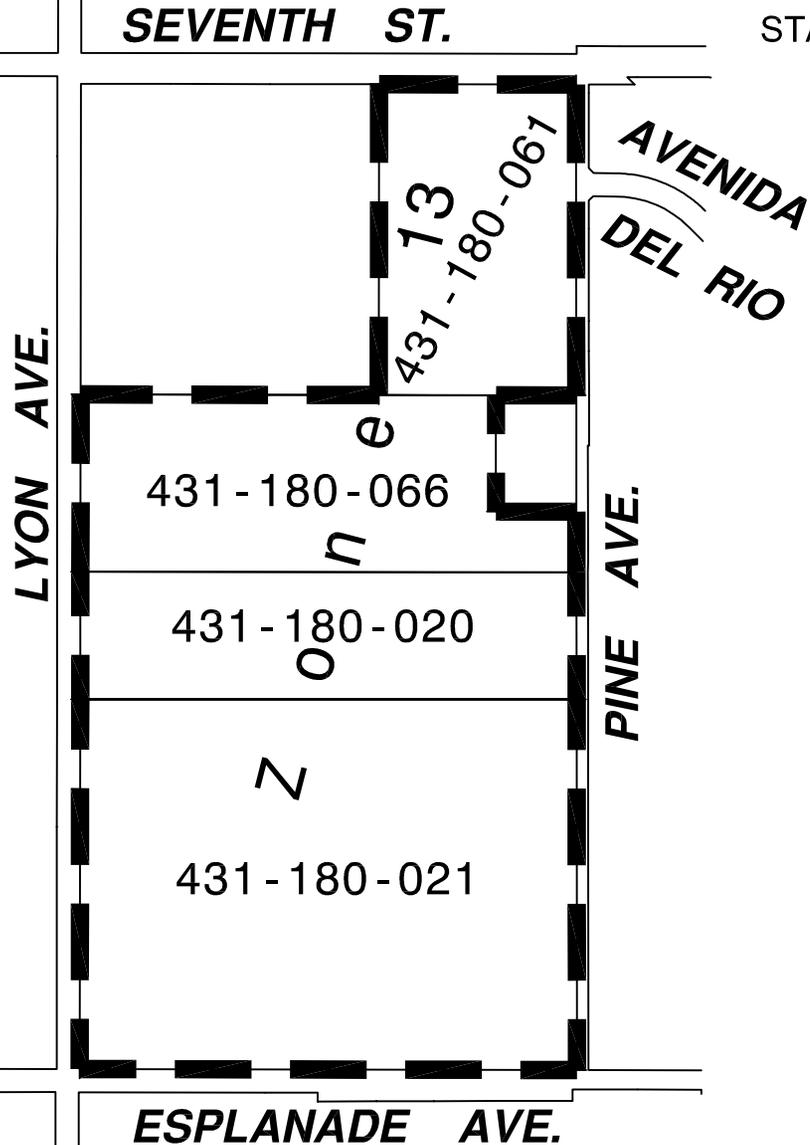
Gary L. Orso
Assessor-County Clerk-Recorder of Riverside County

By _____
Deputy

Fee _____

Exempt recording requested, per CA Government Code §6103

ASSESSMENT DIAGRAM
ANNEXATION NO. 6 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



LEGEND

		Zone 13 Boundaries of Annexation No. 6 to Assessment District No. 2003-1 San Jacinto, Riverside County, CA
431-180-0nn		Assessor Parcel Number



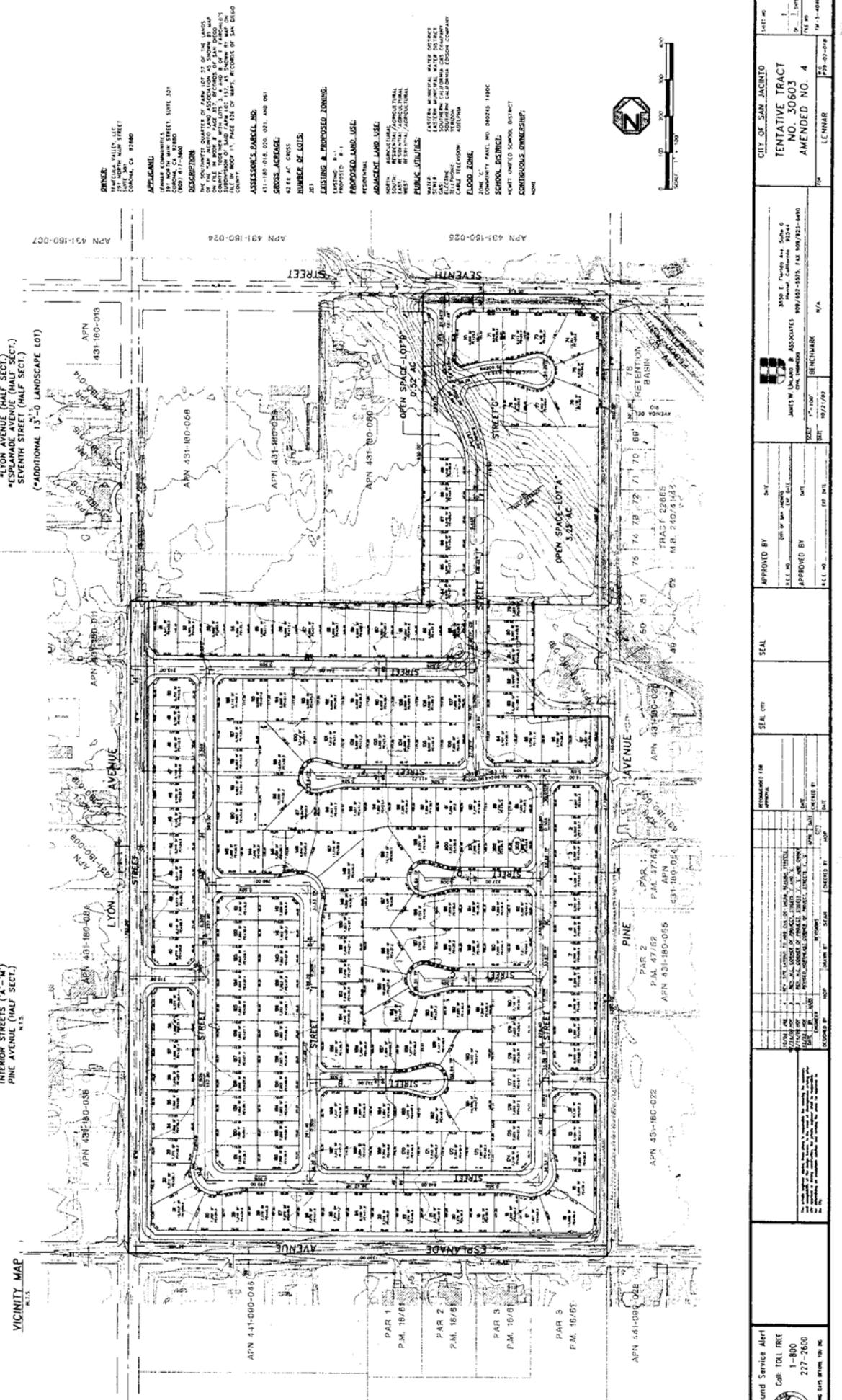
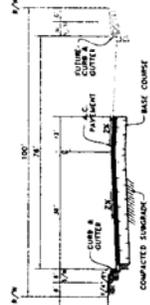
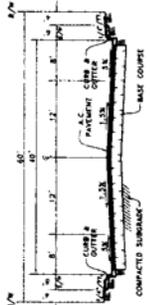
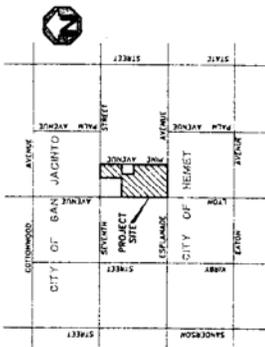
Reference is hereby made to the Assessor maps of the County of Riverside for an exact description of the lines and dimensions of each lot and parcel.

EXHIBIT A-2

ENGINEER'S REPORT

TENTATIVE TRACT MAP FOR ZONE 13

CITY OF SAN JACINTO TENTATIVE TRACT MAP NO. 30603 AMENDED NO. 4



OFFICE:
14700 GARDEN VALLEY STREET
SUITE 300
SAN JACINTO, CA 92580

APPLICANT:
LENNAR COMMUNITIES
CORPORATION
10000 WILSON AVENUE
SUITE 100
DENVER, CO 80231

DESCRIPTION:
SUBDIVISION OF 130.00 AC OF LAND
BY THE SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP
NO. 30603, FILED IN BOOK 13, PAGE 13, OF THE PUBLIC RECORDS OF
SANTA BERNARDE COUNTY, CALIFORNIA, AND 13.00 AC OF LAND
FILED IN BOOK 13, PAGE 13, OF THE PUBLIC RECORDS OF SAN DIEGO
COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.:
431-180-013, 026, 031, AND 061

GROSS ACREAGE:
43.74 AC (GROSS)

NUMBER OF LOTS:
261

EXISTING & PROPOSED ZONING:
EXISTING: R-1
PROPOSED: R-1

PROPOSED LAND USE:
RESIDENTIAL

ADVANCED LAND USE:
SINGLE-FAMILY RESIDENTIAL

PUBLIC UTILITIES:
WATER: LAYERS MUNICIPAL WATER DISTRICT
SEWER: LAYERS MUNICIPAL WATER DISTRICT
TELEPHONE: SOUTHWEST TELEPHONE COMPANY
CABLE TELEVISION: ASTORIA

FLOOD ZONE:
ZONE 1 (FLOOD HAZARD NO. 000245 140C)

SCHOOL DISTRICT:
MOUNT WASHINGTON SCHOOL DISTRICT

CONTIGUOUS OWNERSHIP:
NONE



Underground Service Alert Call TOLL FREE 1-800-227-2800 FOR UPDATES DATA VISIT: WWW.USA.ORG		APPROVED BY: [Signature] DATE: 11/11/09 TITLE: [Title]	SEAL CITY: [Seal] SEAL OFF: [Seal]	APPROVED BY: [Signature] DATE: 11/11/09 TITLE: [Title]	APPROVED BY: [Signature] DATE: 11/11/09 TITLE: [Title]
RECOMMENDATION: APPROVAL: [Signature] DATE: [Date]		APPROVED BY: [Signature] DATE: 11/11/09 TITLE: [Title]			
CITY OF SAN JACINTO TENTATIVE TRACT NO. 30603 AMENDED NO. 4		CITY OF SAN JACINTO TENTATIVE TRACT NO. 30603 AMENDED NO. 4	CITY OF SAN JACINTO TENTATIVE TRACT NO. 30603 AMENDED NO. 4	CITY OF SAN JACINTO TENTATIVE TRACT NO. 30603 AMENDED NO. 4	CITY OF SAN JACINTO TENTATIVE TRACT NO. 30603 AMENDED NO. 4

EXHIBIT B
ENGINEER'S REPORT
ASSESSMENT ROLL

City of San Jacinto
Annexation No. 6 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 13			
431-180-020	30603	1	\$168.79
431-180-020	30603	2	\$168.79
431-180-020	30603	3	\$168.79
431-180-020	30603	4	\$168.79
431-180-020	30603	43	\$168.79
431-180-020	30603	44	\$168.79
431-180-020	30603	45	\$168.79
431-180-020	30603	46	\$168.79
431-180-020	30603	88	\$168.79
431-180-020	30603	89	\$168.79
431-180-020	30603	90	\$168.79
431-180-020	30603	91	\$168.79
431-180-020	30603	92	\$168.79
431-180-020	30603	93	\$168.79
431-180-020	30603	94	\$168.79
431-180-020	30603	95	\$168.79
431-180-020	30603	96	\$168.79
431-180-020	30603	97	\$168.79
431-180-020	30603	98	\$168.79
431-180-020	30603	119	\$168.79
431-180-020	30603	120	\$168.79
431-180-020	30603	143	\$168.79
431-180-020	30603	144	\$168.79
431-180-020	30603	145	\$168.79
431-180-020	30603	146	\$168.79
431-180-020	30603	147	\$168.79
431-180-020	30603	148	\$168.79
431-180-020	30603	198	\$168.79
431-180-020	30603	199	\$168.79
431-180-020	30603	200	\$168.79
431-180-020	30603	201	\$168.79
431-180-020	30603	202	\$168.79
431-180-020	30603	203	\$168.79
		Subtotal:	\$5,570.07
431-180-021	30603	5	\$168.79
431-180-021	30603	6	\$168.79
431-180-021	30603	7	\$168.79
431-180-021	30603	8	\$168.79
431-180-021	30603	9	\$168.79
431-180-021	30603	10	\$168.79
431-180-021	30603	11	\$168.79
431-180-021	30603	12	\$168.79
431-180-021	30603	13	\$168.79
431-180-021	30603	14	\$168.79
431-180-021	30603	15	\$168.79
431-180-021	30603	16	\$168.79
431-180-021	30603	17	\$168.79
431-180-021	30603	18	\$168.79
431-180-021	30603	19	\$168.79
431-180-021	30603	20	\$168.79
431-180-021	30603	21	\$168.79
431-180-021	30603	22	\$168.79
431-180-021	30603	23	\$168.79
431-180-021	30603	24	\$168.79
431-180-021	30603	25	\$168.79

City of San Jacinto
Annexation No. 6 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>
431-180-021	30603	26	\$168.79
431-180-021	30603	27	\$168.79
431-180-021	30603	28	\$168.79
431-180-021	30603	29	\$168.79
431-180-021	30603	30	\$168.79
431-180-021	30603	31	\$168.79
431-180-021	30603	32	\$168.79
431-180-021	30603	33	\$168.79
431-180-021	30603	34	\$168.79
431-180-021	30603	35	\$168.79
431-180-021	30603	36	\$168.79
431-180-021	30603	37	\$168.79
431-180-021	30603	38	\$168.79
431-180-021	30603	39	\$168.79
431-180-021	30603	40	\$168.79
431-180-021	30603	41	\$168.79
431-180-021	30603	42	\$168.79
431-180-021	30603	121	\$168.79
431-180-021	30603	122	\$168.79
431-180-021	30603	123	\$168.79
431-180-021	30603	124	\$168.79
431-180-021	30603	125	\$168.79
431-180-021	30603	126	\$168.79
431-180-021	30603	127	\$168.79
431-180-021	30603	128	\$168.79
431-180-021	30603	129	\$168.79
431-180-021	30603	130	\$168.79
431-180-021	30603	131	\$168.79
431-180-021	30603	132	\$168.79
431-180-021	30603	133	\$168.79
431-180-021	30603	134	\$168.79
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431-180-021	30603	138	\$168.79
431-180-021	30603	139	\$168.79
431-180-021	30603	140	\$168.79
431-180-021	30603	141	\$168.79
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431-180-021	30603	149	\$168.79
431-180-021	30603	150	\$168.79
431-180-021	30603	151	\$168.79
431-180-021	30603	152	\$168.79
431-180-021	30603	153	\$168.79
431-180-021	30603	154	\$168.79
431-180-021	30603	155	\$168.79
431-180-021	30603	156	\$168.79
431-180-021	30603	157	\$168.79
431-180-021	30603	158	\$168.79
431-180-021	30603	159	\$168.79
431-180-021	30603	160	\$168.79
431-180-021	30603	161	\$168.79
431-180-021	30603	162	\$168.79
431-180-021	30603	163	\$168.79
431-180-021	30603	164	\$168.79
431-180-021	30603	165	\$168.79
431-180-021	30603	166	\$168.79

City of San Jacinto
Annexation No. 6 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>
431-180-021	30603	167	\$168.79
431-180-021	30603	168	\$168.79
431-180-021	30603	169	\$168.79
431-180-021	30603	170	\$168.79
431-180-021	30603	171	\$168.79
431-180-021	30603	172	\$168.79
431-180-021	30603	172	\$168.79
431-180-021	30603	174	\$168.79
431-180-021	30603	175	\$168.79
431-180-021	30603	176	\$168.79
431-180-021	30603	177	\$168.79
431-180-021	30603	178	\$168.79
431-180-021	30603	179	\$168.79
431-180-021	30603	180	\$168.79
431-180-021	30603	181	\$168.79
431-180-021	30603	182	\$168.79
431-180-021	30603	183	\$168.79
431-180-021	30603	184	\$168.79
431-180-021	30603	185	\$168.79
431-180-021	30603	186	\$168.79
431-180-021	30603	187	\$168.79
431-180-021	30603	188	\$168.79
431-180-021	30603	189	\$168.79
431-180-021	30603	190	\$168.79
431-180-021	30603	191	\$168.79
431-180-021	30603	192	\$168.79
431-180-021	30603	193	\$168.79
431-180-021	30603	194	\$168.79
431-180-021	30603	195	\$168.79
431-180-021	30603	196	\$168.79
431-180-021	30603	197	\$168.79
Subtotal: \$18,398.11			
431-180-061	30603	64	\$168.79
431-180-061	30603	65	\$168.79
431-180-061	30603	66	\$168.79
431-180-061	30603	67	\$168.79
431-180-061	30603	68	\$168.79
431-180-061	30603	69	\$168.79
431-180-061	30603	70	\$168.79
431-180-061	30603	71	\$168.79
431-180-061	30603	72	\$168.79
431-180-061	30603	73	\$168.79
431-180-061	30603	74	\$168.79
431-180-061	30603	75	\$168.79
431-180-061	30603	76	\$168.79
431-180-061	30603	77	\$168.79
431-180-061	30603	78	\$168.79
Subtotal: \$2,531.85			
431-180-066	30603	47	\$168.79
431-180-066	30603	48	\$168.79
431-180-066	30603	49	\$168.79
431-180-066	30603	50	\$168.79
431-180-066	30603	51	\$168.79
431-180-066	30603	52	\$168.79
431-180-066	30603	53	\$168.79
431-180-066	30603	54	\$168.79

City of San Jacinto
Annexation No. 6 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>
431-180-066	30603	55	\$168.79
431-180-066	30603	56	\$168.79
431-180-066	30603	57	\$168.79
431-180-066	30603	58	\$168.79
431-180-066	30603	59	\$168.79
431-180-066	30603	60	\$168.79
431-180-066	30603	61	\$168.79
431-180-066	30603	62	\$168.79
431-180-066	30603	63	\$168.79
431-180-066	30603	79	\$168.79
431-180-066	30603	80	\$168.79
431-180-066	30603	81	\$168.79
431-180-066	30603	82	\$168.79
431-180-066	30603	83	\$168.79
431-180-066	30603	84	\$168.79
431-180-066	30603	85	\$168.79
431-180-066	30603	86	\$168.79
431-180-066	30603	87	\$168.79
431-180-066	30603	99	\$168.79
431-180-066	30603	100	\$168.79
431-180-066	30603	101	\$168.79
431-180-066	30603	102	\$168.79
431-180-066	30603	103	\$168.79
431-180-066	30603	104	\$168.79
431-180-066	30603	105	\$168.79
431-180-066	30603	106	\$168.79
431-180-066	30603	107	\$168.79
431-180-066	30603	108	\$168.79
431-180-066	30603	109	\$168.79
431-180-066	30603	110	\$168.79
431-180-066	30603	111	\$168.79
431-180-066	30603	112	\$168.79
431-180-066	30603	113	\$168.79
431-180-066	30603	114	\$168.79
431-180-066	30603	115	\$168.79
431-180-066	30603	116	\$168.79
431-180-066	30603	117	\$168.79
431-180-066	30603	118	\$168.79

Subtotal: \$7,764.34

Total Assessment for Zone 13: \$34,264.37

Total FY 2004-05 Assessment: \$34,264.37

EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 13

Zone 13
Tentative Tract No. 30603

	Curb Length	Curb-Miles	Cost per Curb-Mile	Annual Cost
Street Sweeping	19,370	3.668561	180	\$660.34

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Place slurry seal	322,839	s.f.	\$0.10	\$32,284
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	\$6,457
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$2,500.00	\$2,500
			Total	\$51,241

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	\$5,000.00	\$5,000
Grind	322,839	s.f.	\$0.03	\$9,685
0.15' asphaltic concrete paving overlay	3,390	tons	\$35.00	\$118,643
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic Control	1	l.s.	\$5,000.00	\$5,000
			Total	\$143,329

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	\$20,000.00	\$20,000
Remove concrete curb @ 10% of total quantity	1,937	l.f.	\$1.00	\$1,937
Remove sidewalk @ 10% of total quantity	10,653.50	s.f.	\$0.15	\$1,598
Grind 0.33' AC paving	322,839	s.f.	\$0.07	\$21,630
construct 6" curb @10% of total quantity	1,937	l.f.	\$7.60	\$14,721
construct 6' wide sidewalk @ 10% of total quantity	10,653.50	s.f.	\$1.75	\$18,644
construct 0.25' AC paving	5,649.68	tons	\$35.00	\$197,739
Striping	1	l.s.	\$5,000.00	\$5,000
Traffic control	1	l.s.	\$5,000.00	\$5,000
			Total	\$286,269

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]
13	203	3.67	322,839	\$660	\$51,241	\$143,329	\$286,269	\$2,512	\$4,395
Total	203	3.67	322,839	\$660	\$51,241	\$143,329	\$286,269	\$2,512	\$4,395

[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. 6 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 13

Zone 13
Tentative Tract No. 30603

Year	Projected Annual Assessment Revenue	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration	District Admin	Total Annual Expenditure	Fund Balance (Revenue Minus Costs)
1	\$34,264	\$660				\$66	\$1,775	\$2,501	\$31,763
2	\$35,326	\$681				\$68	\$1,830	\$2,579	\$64,510
3	\$36,421	\$702				\$70	\$1,887	\$2,659	\$98,272
4	\$37,550	\$724	\$56,156			\$5,688	\$1,945	\$64,513	\$71,310
5	\$38,714	\$746				\$75	\$2,006	\$2,826	\$107,198
6	\$39,915	\$769				\$77	\$2,068	\$2,914	\$144,199
7	\$41,152	\$793				\$79	\$2,132	\$3,004	\$182,347
8	\$42,428	\$818	\$63,450			\$6,427	\$2,198	\$72,892	\$151,883
9	\$43,743	\$843				\$84	\$2,266	\$3,193	\$192,432
10	\$45,099	\$869				\$87	\$2,336	\$3,292	\$234,239
11	\$46,497	\$896				\$90	\$2,409	\$3,394	\$277,341
12	\$47,938	\$924		\$200,530		\$20,145	\$2,483	\$224,083	\$101,197
13	\$49,424	\$953				\$95	\$2,560	\$3,608	\$147,013
14	\$50,957	\$982				\$98	\$2,640	\$3,720	\$194,250
15	\$52,536	\$1,012				\$101	\$2,722	\$3,835	\$242,951
16	\$54,165	\$1,044	\$81,002			\$8,205	\$2,806	\$93,057	\$204,059
17	\$55,844	\$1,076				\$108	\$2,893	\$4,077	\$255,826
18	\$57,575	\$1,110				\$111	\$2,983	\$4,203	\$309,198
19	\$59,360	\$1,144				\$114	\$3,075	\$4,333	\$364,225
20	\$61,200	\$1,179	\$91,523			\$9,270	\$3,170	\$105,144	\$320,281
21	\$63,097	\$1,216				\$122	\$3,269	\$4,606	\$378,773
22	\$65,053	\$1,254				\$125	\$3,370	\$4,749	\$439,077
23	\$67,070	\$1,293				\$129	\$3,474	\$4,896	\$501,251
24	\$69,149	\$1,333		\$289,257		\$29,059	\$3,582	\$323,230	\$247,169
25	\$71,293	\$1,374				\$137	\$3,693	\$5,205	\$313,258
26	\$73,503	\$1,417				\$142	\$3,808	\$5,366	\$381,395
27	\$75,782	\$1,460				\$146	\$3,926	\$5,532	\$451,644
28	\$78,131	\$1,506	\$116,843			\$11,835	\$4,047	\$134,231	\$395,544
29	\$80,553	\$1,552				\$155	\$4,173	\$5,881	\$470,216
30	\$83,050	\$1,601				\$160	\$4,302	\$6,063	\$547,203
31	\$85,624	\$1,650				\$165	\$4,436	\$6,251	\$626,577
32	\$88,279	\$1,701	\$132,019			\$13,372	\$4,573	\$151,665	\$563,190
33	\$91,015	\$1,754				\$175	\$4,715	\$6,644	\$647,561
34	\$93,837	\$1,808				\$181	\$4,861	\$6,850	\$734,548
35	\$96,746	\$1,864				\$186	\$5,012	\$7,063	\$824,231
36	\$99,745	\$1,922			\$833,350	\$83,527	\$5,167	\$923,967	\$9
Totals	\$2,212,037	\$42,631	\$540,993	\$489,787	\$833,350	\$190,676	\$114,592	\$2,212,028	

Number of Single Family Residential Lots	203
Year 1 Cost per Residential Lot	\$168.79

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