ENGINEER'S REPORT

ANNEXATION NO. 9 TO

ASSESSMENT DISTRICT NO. 2003-1

OF THE

CITY OF SAN JACINTO

November 22, 2004

ENGINEER'S REPORT
ANNEXATION NO. 9 TO
ASSESSMENT DISTRICT NO. 2003-1

CITY OF SAN JACINTO

Prepared for

CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583
(951) 654-7337

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
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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. 9 to Assessment No. 2003-1, David Taussig & Associates, Inc. herewith submits the Engineer's Report for Annexation No. 9 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. 9 is discussed in this part.

PART II – DESCRIPTION OF ASSESSMENT DISTRICT

A description of the property within each zone of benefit within Annexation No. 9 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. 9.

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. 9, 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. 9 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. 9 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. 9 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 16

Zone 16 consists solely of Tentative Tract No. 31097, Assessor Parcel Numbers ("APN") 431-070-014, 431-090-025 through 431-090-027, 431-090-040, 434-040-018, and 434-040-033, and encompasses approximately 63.22 acres. There are 214 residential lots located in Tentative Tract No. 31097. A map of Tentative Tract No. 31097 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. 9, 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. 9 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. 9 to the Assessment District have been assessed upon the parcels of land in Annexation No. 9 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. 9 to the Assessment District, as well as the boundaries of the respective parcels and subdivisions of land within said Annexation No. 9 to the Assessment District as the same existed at the time of the passage of said Resolution of Initiation, each of which subdivisions of land or parcels or lots respectively have been identified by Assessor Parcel Number upon said Diagram and in said Assessment Roll.

3. An Assessment Roll is attached in Exhibit B, containing the maximum assessment per lot for fiscal year 2005-2006. Notwithstanding the above, the City will not levy an assessment for services related to road facilities that have not been accepted for maintenance by the City.

4. By virtue of the authority contained in said Benefit Assessment Act of 1982 and by further direction and order of the legislative body, the following assessment is hereby made to cover the costs and expenses of the street maintenance for Annexation No. 9 to the Assessment District based on the costs and expenses, as set forth in Part IV:

Zone	FY 2005-06 Total Annual Assessment	No. of Residential Lots [1]	FY 2005-06 Assessment per Residential Lot [1]
16	$41,634	214	$194.55

[1] If total number of lots within a Zone changes based on recordation of final maps, the total annual cost will be reallocated to the actual number of residential lots within such Zone.

The maximum amount of such annual assessment for the Assessment District shall increase annually beginning July 1, 2006, by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index for Los Angeles, measured as of the month of December in the calendar year which ends in the previous fiscal year, with a maximum annual increase of six percent (6.00%) and a minimum annual increase of zero percent (0.00%) of the amount in effect in the previous fiscal year.

PART IV. BASIS AND SCHEDULE OF ASSESSMENT

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

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

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

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

Costs of Services

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

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

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

Ten percent was added to the estimated maintenance costs for construction administration. An additional $21.65 per single-family residential lot was added for annual administration of Annexation No. 9 to the Assessment District. The cost of services is summarized in Exhibit D.

Allocation of Cost

Zone 16 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 16 (see Exhibit E). The cash flow sets forth the expected annual assessment revenue along with the projected annual cost for each type of service based on the costs identified in Part IV above and the service intervals described in Part I, assuming that the revenues and costs escalate by an average rate of 3.1% per year. As not all services are provided each year, the amount of funds required from a particular Zone will vary from year to year. The fiscal year 2005-06 annual assessment was calculated such that the annual assessment revenues in any year plus the expected fund balance remaining from previous annual assessments will provide sufficient revenue to fund the services required in any given year, assuming that revenues and costs escalate by an average rate of 3.1% per year.

The following table sets forth the total fiscal year 2005-06 assessment for the annexed Zone as well as the fiscal year 2005-06 maximum assessment per residential lot.

Schedule of Assessments

Zone	FY 2005-06 Total Annual Assessment [1]	No. of Residential Lots [2]	FY 2005-06 Assessment per Residential Lot [1, 2]
16	$41,634	214	$194.55

[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: November 22, 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 23rd day of November 2004.

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

K:\Clients2\San Jacinto\roadmaint\Annex No. 9\engrpt_annex9_final.doc

EXHIBIT A-1

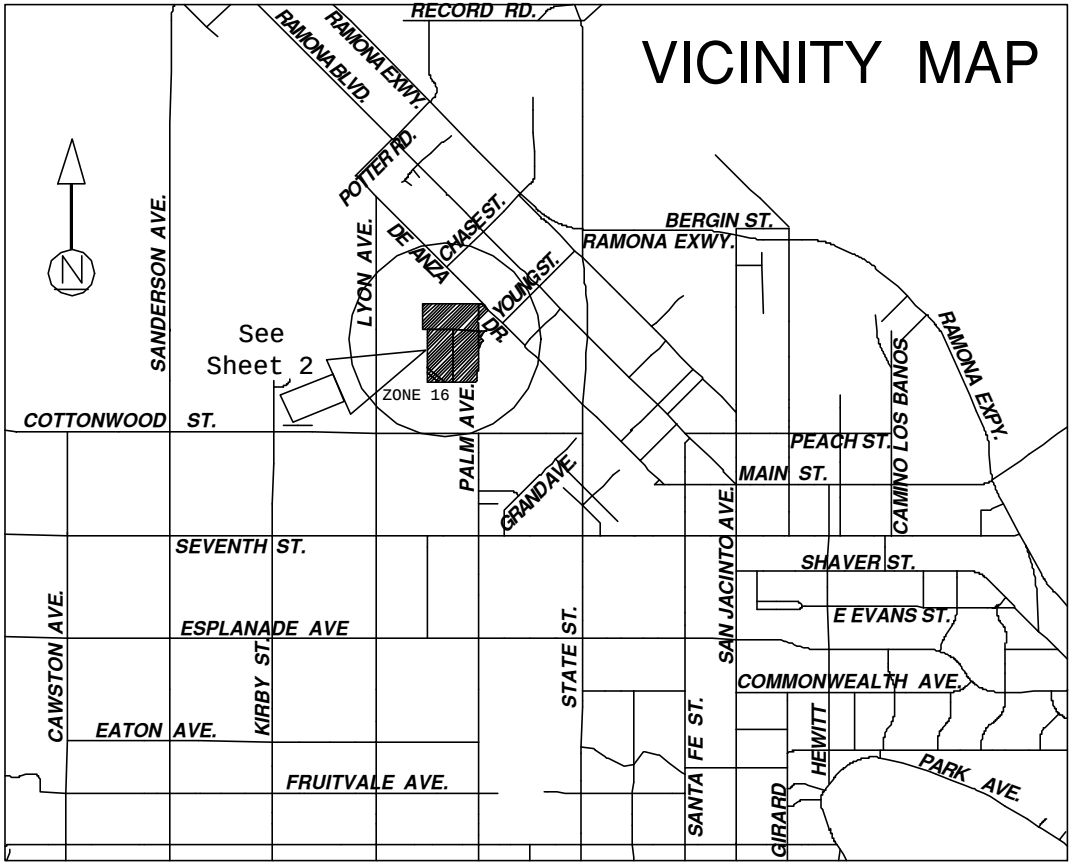
ENGINEER'S REPORT

ASSESSMENT DIAGRAM

SHEET 1 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 9 TO
ASSESSMENT DISTRICT NO. 2003-1
CITY OF SAN JACINTO
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

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 23nd 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.



Prepared by David Taussig & Associates, Inc.

Filed in the office of the City Clerk of the City of San Jacinto this ____ day of _____, 2004.

_____
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

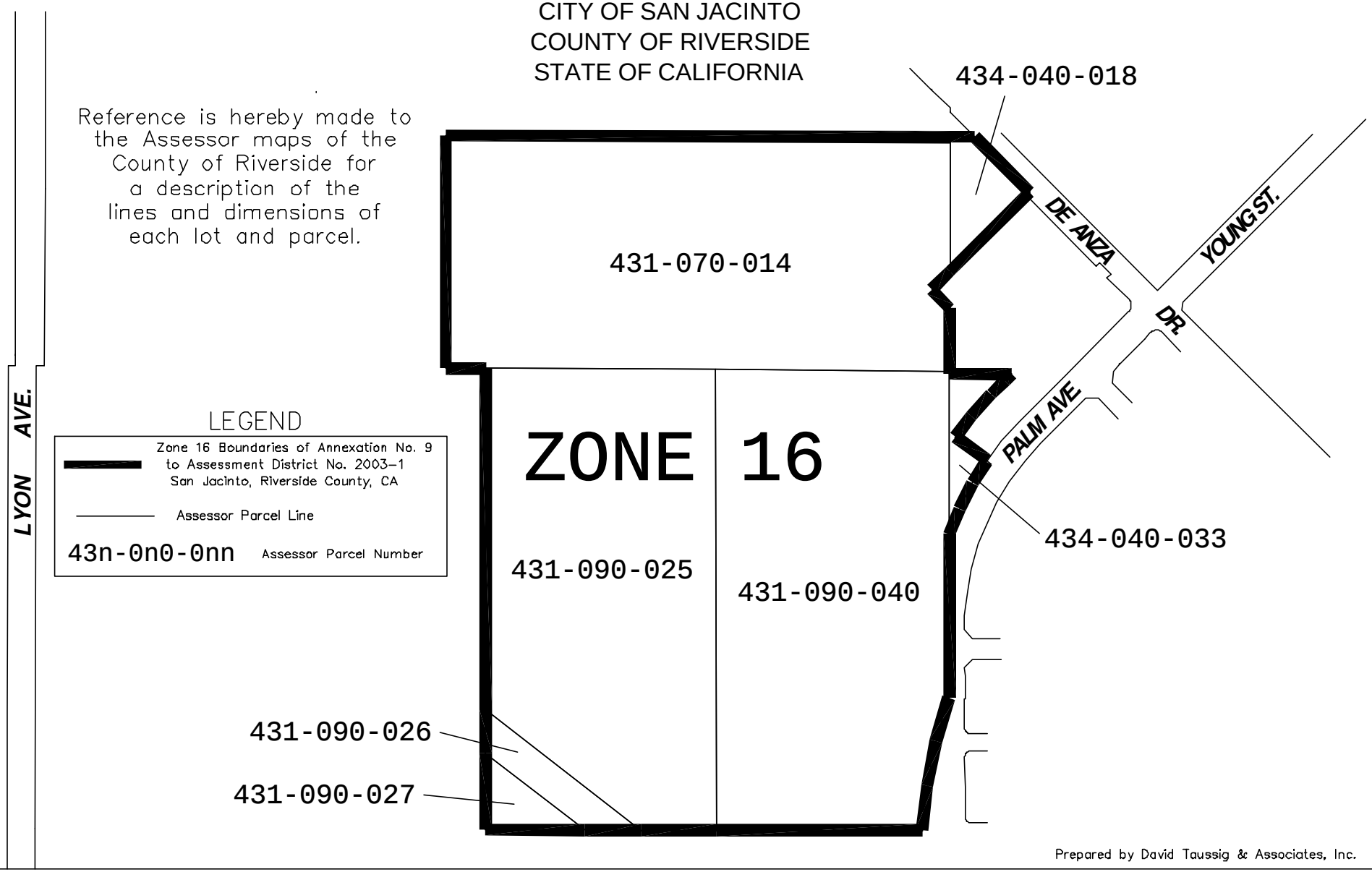
By _____
Deputy

Fee _____
Exempt recording requested, per CA Government Code §6103

SHEET 2 OF 2

ASSESSMENT DIAGRAM
ANNEXATION NO. 9 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.



Prepared by David Taussig & Associates, Inc.

EXHIBIT A-2

ENGINEER'S REPORT

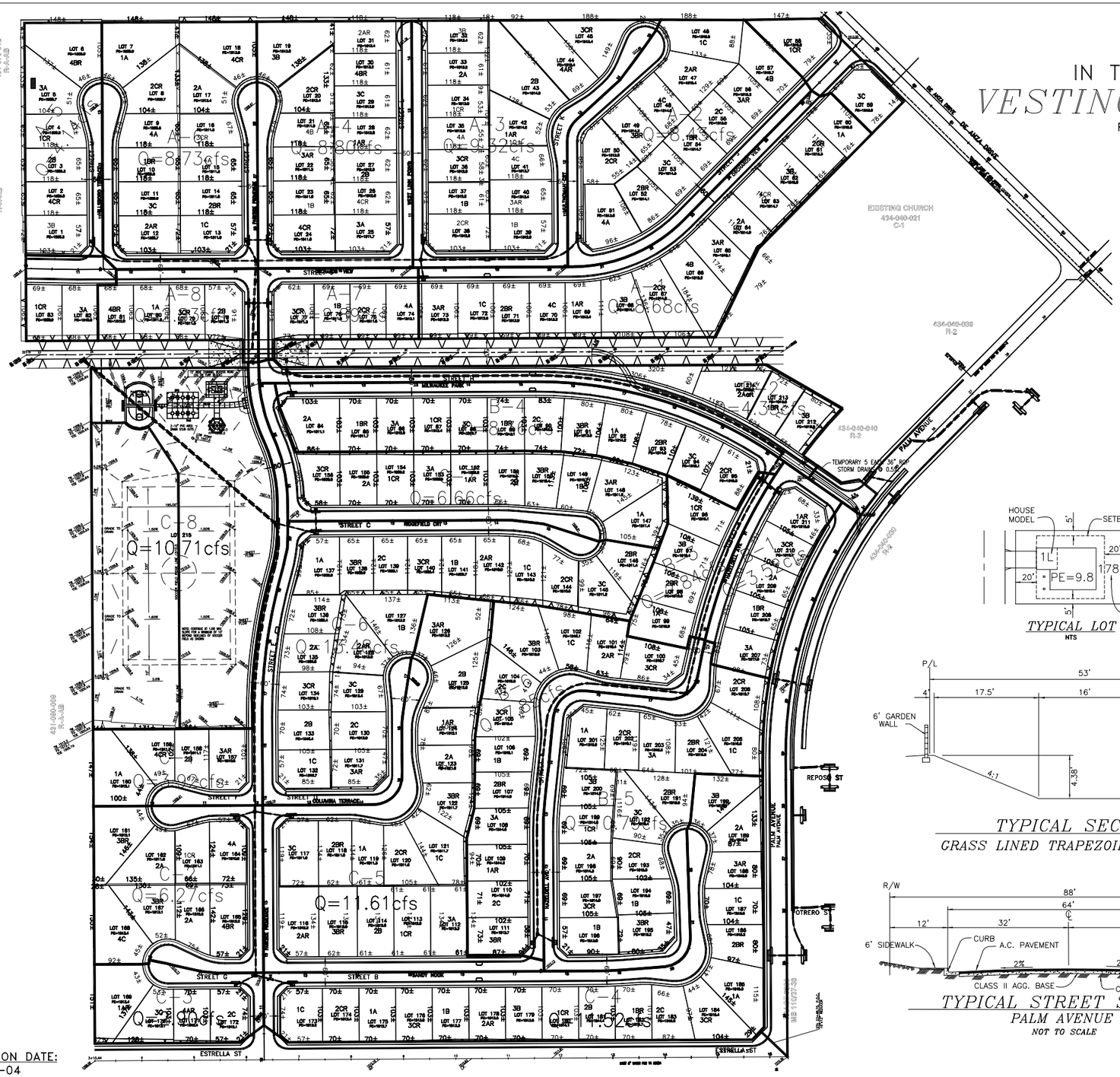
TENTATIVE TRACT MAP FOR ZONE 16

TENTATIVE MAP

IN THE CITY OF SAN JACINTO, CALIFORNIA

VESTING TENTATIVE TRACT 31097

PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 1 WEST



REVISION DATE:
7-06-04

OWNER

TIBBITTS INVESTMENT COMPANY
910 E. FLORIDA AVE
HEMET, CA 92543
(909) 654-4535

APPLICANT

RIVERSIDE VALLEY LAND COMPANY
4405 MANCHESTER AVE., STE 106
ENCINITAS, CA 92024
(760) 436-1454

ASSESSOR'S PARCEL NO.

434-040-018 431-070-014 431-090-026 431-090-040
434-040-033 431-090-025 431-090-027

GROSS ACREAGE

63.22 ACRES

DENSITY

3.42 DU/AC

NUMBER OF LOTS

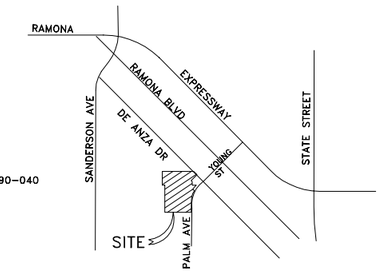
214

EXISTING / PROPOSED ZONING

R-1

FLOOD ZONE

ZONE 'X'



VICINITY MAP
N.T.S.

PUBLIC UTILITIES

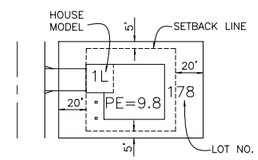
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRIC – SOUTHERN CALIFORNIA EDISON CO.
WATER – EASTERN MUNICIPAL WATER DISTRICT
SEWER – CITY OF SAN JACINTO/
EASTERN MUNICIPAL SEWER DISTRICT
TELEPHONE – VERIZON
CABLE – ADELPHIA

PROPOSED LAND USE

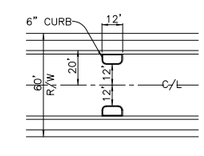
RESIDENTIAL

ADJACENT LAND USE

NORTH–FARM/RESIDENTIAL
EAST–RESIDENTIAL
SOUTH–RESIDENTIAL
WEST–VACANT



TYPICAL LOT
NTS



TRAFFIC CALMING DEVICE DETAIL
NTS

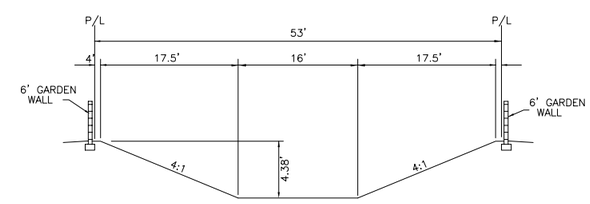
DESCRIPTION

A PORTION OF FARM LOTS 138, 139, 141, AND 142 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.

*NOTES

1. LOT 'A' TO BE LANDSCAPED AND MAINTAINED BY THE LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT.

NOTE: COMPLETION OF PAD GRADING AND CONSTRUCTION OF HOMES ON LOTS 206–215 TO BE DEFERRED UNTIL AFTER COMPLETION OF STORM DRAIN LINE G IN DE ANZA DRIVE.



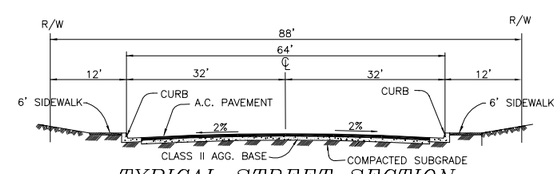
TYPICAL SECTION
GRASS LINED TRAPEZOIDAL CHANNEL

NORTH

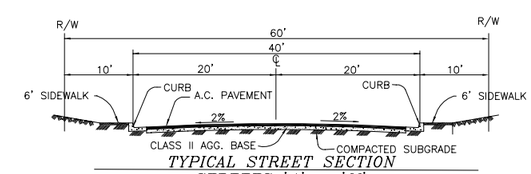
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



TYPICAL STREET SECTION
PALM AVENUE
NOT TO SCALE



TYPICAL STREET SECTION
STREETS 'A' – 'M'
NOT TO SCALE

SAN DIEGUITO ENGINEERING, INC
4407 MANCHESTER, SUITE 105
ENCINITAS, CA 92024
PHONE: (760) 753-5525
CIVIL ENGINEERING • PLANNING
LAND SURVEYING

SEAL

SEAL

REGISTERED PROFESSIONAL ENGINEER
STEVEN R. CROSBY
NO. 41975
EXP. 3-31-06
CIVIL
STATE OF CALIFORNIA

APPROVED BY: *DATE* _____

PREPARED BY: *DATE* _____

R.C.E. NO. _____ *EXP. DATE* _____

REV.	DATE	DESCRIPTION	DATE	APPROVAL

CITY OF SAN JACINTO

RIVERSIDE VALLEY LAND COMPANY

VESTING TENTATIVE TRACT
NO. 31097

SHEET NO.:
1
OF 1 SHEETS

U:\1data\engineering\4977\dwg\Site Raised 2 feet\REV_VEST_TTM__7-6-03.dwg, Date: 7-15-04

EXHIBIT B

ENGINEER'S REPORT

ASSESSMENT ROLL

City of San Jacinto
Annexation No. 9 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
Zone 16			
431-070-014	31097	1	$194.55
431-070-014	31097	2	$194.55
431-070-014	31097	3	$194.55
431-070-014	31097	4	$194.55
431-070-014	31097	5	$194.55
431-070-014	31097	6	$194.55
431-070-014	31097	7	$194.55
431-070-014	31097	8	$194.55
431-070-014	31097	9	$194.55
431-070-014	31097	10	$194.55
431-070-014	31097	11	$194.55
431-070-014	31097	12	$194.55
431-070-014	31097	13	$194.55
431-070-014	31097	14	$194.55
431-070-014	31097	15	$194.55
431-070-014	31097	16	$194.55
431-070-014	31097	17	$194.55
431-070-014	31097	18	$194.55
431-070-014	31097	19	$194.55
431-070-014	31097	20	$194.55
431-070-014	31097	21	$194.55
431-070-014	31097	22	$194.55
431-070-014	31097	23	$194.55
431-070-014	31097	24	$194.55
431-070-014	31097	25	$194.55
431-070-014	31097	26	$194.55
431-070-014	31097	27	$194.55
431-070-014	31097	28	$194.55
431-070-014	31097	29	$194.55
431-070-014	31097	30	$194.55
431-070-014	31097	31	$194.55
431-070-014	31097	32	$194.55
431-070-014	31097	33	$194.55
431-070-014	31097	34	$194.55
431-070-014	31097	35	$194.55
431-070-014	31097	36	$194.55
431-070-014	31097	37	$194.55
431-070-014	31097	38	$194.55
431-070-014	31097	39	$194.55
431-070-014	31097	40	$194.55
431-070-014	31097	41	$194.55
431-070-014	31097	42	$194.55
431-070-014	31097	43	$194.55
431-070-014	31097	44	$194.55
431-070-014	31097	45	$194.55
431-070-014	31097	46	$194.55
431-070-014	31097	47	$194.55
431-070-014	31097	48	$194.55
431-070-014	31097	49	$194.55
431-070-014	31097	50	$194.55
431-070-014	31097	51	$194.55
431-070-014	31097	52	$194.55
431-070-014	31097	53	$194.55
431-070-014	31097	54	$194.55
431-070-014	31097	55	$194.55

City of San Jacinto
Annexation No. 9 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-070-014	31097	56	$194.55
431-070-014	31097	57	$194.55
431-070-014	31097	62	$194.55
431-070-014	31097	63	$194.55
431-070-014	31097	64	$194.55
431-070-014	31097	65	$194.55
431-070-014	31097	66	$194.55
431-070-014	31097	67	$194.55
431-070-014	31097	68	$194.55
431-070-014	31097	69	$194.55
431-070-014	31097	70	$194.55
431-070-014	31097	71	$194.55
431-070-014	31097	72	$194.55
431-070-014	31097	73	$194.55
431-070-014	31097	74	$194.55
431-070-014	31097	75	$194.55
431-070-014	31097	76	$194.55
431-070-014	31097	77	$194.55
431-070-014	31097	78	$194.55
431-070-014	31097	79	$194.55
431-070-014	31097	80	$194.55
431-070-014	31097	81	$194.55
431-070-014	31097	82	$194.55
		Subtotal:	**$15,174.90**
431-090-025	31097	83	$194.55
431-090-025	31097	84	$194.55
431-090-025	31097	85	$194.55
431-090-025	31097	86	$194.55
431-090-025	31097	112	$194.55
431-090-025	31097	113	$194.55
431-090-025	31097	114	$194.55
431-090-025	31097	115	$194.55
431-090-025	31097	116	$194.55
431-090-025	31097	117	$194.55
431-090-025	31097	118	$194.55
431-090-025	31097	119	$194.55
431-090-025	31097	120	$194.55
431-090-025	31097	121	$194.55
431-090-025	31097	127	$194.55
431-090-025	31097	128	$194.55
431-090-025	31097	129	$194.55
431-090-025	31097	130	$194.55
431-090-025	31097	131	$194.55
431-090-025	31097	132	$194.55
431-090-025	31097	133	$194.55
431-090-025	31097	134	$194.55
431-090-025	31097	135	$194.55
431-090-025	31097	136	$194.55
431-090-025	31097	137	$194.55
431-090-025	31097	138	$194.55
431-090-025	31097	139	$194.55
431-090-025	31097	140	$194.55
431-090-025	31097	153	$194.55
431-090-025	31097	154	$194.55
431-090-025	31097	155	$194.55
431-090-025	31097	156	$194.55
431-090-025	31097	157	$194.55

City of San Jacinto
Annexation No. 9 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-090-025	31097	158	$194.55
431-090-025	31097	159	$194.55
431-090-025	31097	160	$194.55
431-090-025	31097	161	$194.55
431-090-025	31097	162	$194.55
431-090-025	31097	163	$194.55
431-090-025	31097	164	$194.55
431-090-025	31097	165	$194.55
431-090-025	31097	166	$194.55
431-090-025	31097	167	$194.55
431-090-025	31097	173	$194.55
431-090-025	31097	174	$194.55
431-090-025	31097	175	$194.55
431-090-025	31097	176	$194.55
431-090-025	31097	177	$194.55
		Subtotal:	**$9,338.40**
431-090-026	31097	168	$194.55
431-090-026	31097	171	$194.55
431-090-026	31097	172	$194.55
		Subtotal:	**$583.65**
431-090-027	31097	169	$194.55
431-090-027	31097	170	$194.55
		Subtotal:	**$389.10**
431-090-040	31097	87	$194.55
431-090-040	31097	88	$194.55
431-090-040	31097	89	$194.55
431-090-040	31097	90	$194.55
431-090-040	31097	91	$194.55
431-090-040	31097	92	$194.55
431-090-040	31097	93	$194.55
431-090-040	31097	94	$194.55
431-090-040	31097	95	$194.55
431-090-040	31097	96	$194.55
431-090-040	31097	97	$194.55
431-090-040	31097	98	$194.55
431-090-040	31097	99	$194.55
431-090-040	31097	100	$194.55
431-090-040	31097	101	$194.55
431-090-040	31097	102	$194.55
431-090-040	31097	103	$194.55
431-090-040	31097	104	$194.55
431-090-040	31097	105	$194.55
431-090-040	31097	106	$194.55
431-090-040	31097	107	$194.55
431-090-040	31097	108	$194.55
431-090-040	31097	109	$194.55
431-090-040	31097	110	$194.55
431-090-040	31097	111	$194.55
431-090-040	31097	122	$194.55
431-090-040	31097	123	$194.55
431-090-040	31097	124	$194.55
431-090-040	31097	125	$194.55
431-090-040	31097	126	$194.55
431-090-040	31097	141	$194.55
431-090-040	31097	142	$194.55
431-090-040	31097	143	$194.55

City of San Jacinto
Annexation No. 9 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment
431-090-040	31097	144	$194.55
431-090-040	31097	145	$194.55
431-090-040	31097	146	$194.55
431-090-040	31097	147	$194.55
431-090-040	31097	148	$194.55
431-090-040	31097	149	$194.55
431-090-040	31097	150	$194.55
431-090-040	31097	151	$194.55
431-090-040	31097	152	$194.55
431-090-040	31097	178	$194.55
431-090-040	31097	179	$194.55
431-090-040	31097	180	$194.55
431-090-040	31097	181	$194.55
431-090-040	31097	182	$194.55
431-090-040	31097	183	$194.55
431-090-040	31097	184	$194.55
431-090-040	31097	185	$194.55
431-090-040	31097	186	$194.55
431-090-040	31097	187	$194.55
431-090-040	31097	188	$194.55
431-090-040	31097	189	$194.55
431-090-040	31097	190	$194.55
431-090-040	31097	191	$194.55
431-090-040	31097	192	$194.55
431-090-040	31097	193	$194.55
431-090-040	31097	194	$194.55
431-090-040	31097	195	$194.55
431-090-040	31097	196	$194.55
431-090-040	31097	197	$194.55
431-090-040	31097	198	$194.55
431-090-040	31097	199	$194.55
431-090-040	31097	200	$194.55
431-090-040	31097	201	$194.55
431-090-040	31097	202	$194.55
431-090-040	31097	203	$194.55
431-090-040	31097	204	$194.55
431-090-040	31097	205	$194.55
431-090-040	31097	206	$194.55
431-090-040	31097	207	$194.55
431-090-040	31097	208	$194.55
431-090-040	31097	209	$194.55
431-090-040	31097	210	$194.55
431-090-040	31097	213	$194.55
431-090-040	31097	214	$194.55
		Subtotal:	**$14,980.35**
434-040-018	31097	58	$194.55
434-040-018	31097	59	$194.55
434-040-018	31097	60	$194.55
434-040-018	31097	61	$194.55
		Subtotal:	**$778.20**
434-040-033	31097	211	$194.55
434-040-033	31097	212	$194.55
		Subtotal:	**$389.10**
		Total Assessment for Zone 16:	**$41,633.70**

City of San Jacinto
Annexation No. 9 to
Assesssment District No. 2003-1
FY 2005-06 Assessment Roll

APN	Tract	Lot	FY 2005-06 Assessment

Total FY 2005-06 Assessment: $41,633.70

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EXHIBIT C

ENGINEER'S REPORT

DETAILED COST ESTIMATE : ZONE 16

Zone 16
Tentative Tract No. 31097

	Curb Length	Curb-Miles	Cost Per Curb-Mile	Annual Cost
Street Sweeping	19,274	3.650379	185.58	**$677.44**

	Quantity	Units	Unit Price	Cost
Slurry Seal:				
Mobilization	1	l.s.	$4,124.00	$4,124
Place slurry seal	363,642	s.f.	$0.10	$37,491
Crack Seal @ 20% of slurry seal cost	-	l.s.	-	$7,498
Striping	1	l.s.	$5,155.00	$5,155
Traffic Control	1	l.s.	$5,155.00	$5,155
			Total	**$59,424**

	Quantity	Units	Unit Price	Cost
Grind and Overlay				
Mobilization	1	l.s.	$4,124.00	$4,124
Grind	363,642	s.f.	$0.03	$11,247
0.15' asphaltic concrete paving overlay	3,818	tons	$36.09	$137,781
Striping	1	l.s.	$5,155.00	$5,155
Traffic Control	1	l.s.	$5,155.00	$5,155
			Total	**$163,463**

	Quantity	Units	Unit Price	Cost
Remove and Reconstruct				
Mobilization	1	l.s.	$20,620.00	$20,620
Remove concrete curb @ 10% of total quantity	1927.4	l.f.	$1.03	$1,987
Remove sidewalk @ 10% of total quantity	10600.7	s.f.	$0.15	$1,639
Grind 0.33' AC paving	363,642	s.f.	$0.07	$25,119
construct 6" curb @10% of total quantity	1927.4	l.f.	$7.84	$15,102
construct 6' wide sidewalk @ 10% of total quantity	10600.7	s.f.	$1.80	$19,126
construct 0.25' AC paving	6363.735	tons	$36.09	$229,635
Striping	1	l.s.	$5,155.00	$5,155
Traffic control	1	l.s.	$5,155.00	$5,155
			Total	**$323,540**

EXHIBIT D

ENGINEER'S REPORT

COST OF SERVICES SUMMARY

EXHIBIT D
CITY OF SAN JACINTO
COST OF SERVICES SUMMARY

				Component Costs per Occurrence [1]					
Zone	No. of Lots	Curb-Miles	Paving Area (SF)	Street Sweeping	Slurry Seal	Grind and Overlay	Remove & Reconstruct	Construction Administration (10%)	FY 2005-06 District Admin [2]
16	214	3.65	363,642	$677	$59,424	$163,463	$323,540	$2,865	$4,633

[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. 9 to the Assessment District.

EXHIBIT E

ENGINEER'S REPORT

CASH FLOW MODEL : ZONE 16

Zone 16
Tentative Tract No. 31097

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 Cost)
1	$41,634	$677				$68	$4,633	$5,378	$36,256
2	$42,925	$698				$70	$4,777	$5,545	$73,635
3	$44,255	$720				$72	$4,925	$5,717	$112,174
4	$45,627	$742	$65,123			$6,587	$5,077	$77,530	$80,271
5	$47,042	$765				$77	$5,235	$6,077	$121,236
6	$48,500	$789				$79	$5,397	$6,265	$163,471
7	$50,003	$814				$81	$5,564	$6,459	$207,015
8	$51,554	$839	$73,582			$7,442	$5,737	$87,600	$170,969
9	$53,152	$865				$86	$5,915	$6,866	$217,254
10	$54,799	$892				$89	$6,098	$7,079	$264,975
11	$56,498	$919				$92	$6,287	$7,298	$314,175
12	$58,250	$948		$228,699		$22,965	$6,482	$259,094	$113,330
13	$60,055	$977				$98	$6,683	$7,758	$165,628
14	$61,917	$1,007				$101	$6,890	$7,998	$219,546
15	$63,837	$1,039				$104	$7,104	$8,246	$275,137
16	$65,815	$1,071	$93,938			$9,501	$7,324	$111,834	$229,119
17	$67,856	$1,104				$110	$7,551	$8,766	$288,209
18	$69,959	$1,138				$114	$7,785	$9,037	$349,131
19	$72,128	$1,174				$117	$8,027	$9,318	$411,941
20	$74,364	$1,210	$106,139			$10,735	$8,275	$126,359	$359,946
21	$76,669	$1,248				$125	$8,532	$9,904	$426,711
22	$79,046	$1,286				$129	$8,796	$10,211	$495,546
23	$81,496	$1,326				$133	$9,069	$10,528	$566,515
24	$84,023	$1,367		$329,890		$33,126	$9,350	$373,733	$276,805
25	$86,628	$1,410				$141	$9,640	$11,191	$352,242
26	$89,313	$1,453				$145	$9,939	$11,537	$430,017
27	$92,082	$1,498				$150	$10,247	$11,895	$510,204
28	$94,936	$1,545	$135,501			$13,705	$10,565	$161,315	$443,825
29	$97,879	$1,593				$159	$10,892	$12,644	$529,060
30	$100,914	$1,642				$164	$11,230	$13,036	$616,938
31	$104,042	$1,693				$169	$11,578	$13,440	$707,539
32	$107,267	$1,745	$153,101			$15,485	$11,937	$182,268	$632,538
33	$110,592	$1,799				$180	$12,307	$14,286	$728,844
34	$114,021	$1,855				$186	$12,688	$14,729	$828,136
35	$117,555	$1,913				$191	$13,082	$15,186	$930,506
36	$121,200	$1,972			$941,849	$94,382	$13,487	$1,051,691	$14
Totals	$2,687,834	$43,735	$627,384	$558,589	$941,849	$217,156	$299,107	$2,687,820	

Number of Single Family Residential Lots	214
Year 1 Cost per Residential Lot	$194.55

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