

**ENGINEER'S REPORT**

Formation of  
**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND**  
**PARK DISTRICT NO. 2**  
Fiscal Year 2002-2003

Preliminary: February 7, 2002  
Revised and Confirmed: April 4, 2002

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**REVISION**

**Revise Assessment Spread to include 21 new property owner names.**

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## **INTRODUCTION**

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Pursuant to the order of the City Council of the City of San Jacinto, this report is prepared in compliance with the requirements of Article 4, Chapter 1, Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California.

This report presents the engineering analysis for the 2002-2003 Fiscal Year for the formation of the district to be known as:

### **LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

#### **CITY OF SAN JACINTO**

(Hereinafter referred to as "District").

This District, by special benefit assessments provides funding for the installation, operation, maintenance and servicing of street lights and traffic signals; the installation, maintenance and servicing of landscaped areas (parkways, medians, open space, detention/retention basins, etc.); the installation, operation, maintenance and servicing of municipal parks; the installation, operation, maintenance and servicing of drainage facilities; and graffiti removal from horizontal and vertical surfaces which are appurtenant to the above items; all of which are located in public rights-of-way or easements in the District.

Section 22573, Landscaping and Lighting Act of 1972, requires assessments to be levied according to benefit rather than according to assessed value. The section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Furthermore, Section 4 of Article XIID of the California Constitution requires that no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

The 1972 Act also provides for the classification of various areas within an assessment district into different zones where,

"by reason of variations in the nature, location and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

Future annexations Landscaping, Lighting and Park District No. 2 will generally be treated as separate zones.

An assessment district may consist of contiguous or noncontiguous areas.

As the assessments are levied on the basis of benefit, they are considered a special benefit assessment, not a tax, and therefore, are not governed by Article XIII A or Article XIII C of the California Constitution.

Properties owned by public agencies, such as a city, county, state or the federal government, must be assessed by law unless it can be demonstrated that they receive no special benefit.

## **BOUNDARIES OF DISTRICT**

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The proposed boundary of the District is completely within the City limits of the City of San Jacinto and is shown on the Boundary Map (attached hereto as Exhibit "A" and incorporated herein by reference and on file in the office of the City Clerk at the San Jacinto City Hall). Exhibit "A" serves as the assessment diagram for Zone 1 of the District and a copy of said Exhibit "A" may be found in the Appendix to this report. The boundary includes the parcels of land that are located in the vicinity of street lighting, landscaping, drainage and/or park improvements that were, or soon will be, installed as a condition of approval of a land development project; the operation and maintenance of which will be funded by this assessment district. All parcels of real property included within the District are described in detail on maps on file in the Riverside County Assessor's office or by a tract and parcel number legal description.

### Zones

The 1972 Act provides for areas within a district to be classified into different zones. Landscaping, Lighting and Park District No. 2 is comprised of a single zone for the formation of the assessment district. The costs of the installation, operation, maintenance and servicing of the various improvements and facilities within this zone, will be separately determined, and incidental costs will be prorated and added to determine the total cost. This zone is comprised of all phases of Tract No. 23941, and is designated as Zone 1. Tract No. 23941-1 is the first phase to be developed with subsequent phases to be developed in the near future. Future annexations will be assigned Zone designations; e.g., Zone 2, Zone 3, Zone 3A, Zone 4, etc., as appropriate.

## IMPROVEMENTS

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The facilities and items of servicing and maintenance included within the District are as follows:

### LANDSCAPING AND PARKS

The attached Boundary Map, Exhibit "A," shows the location of all landscaping and park maintenance areas within the District.

Servicing means the furnishing of:

1. Water for the irrigation of any landscape or park improvement, the operation of any fountains, or the maintenance of any other appurtenant improvements.
2. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvement.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including:

1. Installation, repair, removal or replacement of all or any part of any landscape or park improvement, including turf, shrub and tree plantings, statuary, fountains, other ornamental structures, lights, electrical systems, playground equipment, playcourts, paving, curbs, gutters, sidewalks, public restrooms, and gates, fences and other security improvements.
2. Removal of graffiti by washing, painting, grinding, sanding or other usual means.
3. Providing for the life, growth, health and beauty of landscaping, including planting, cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
4. The removal of trimmings, rubbish, debris and other solid waste.
5. Land preparation which may be necessary for installation, repair or replacement of landscape or park improvements, including grading, leveling, cutting and filling, sod, irrigation systems, sidewalks and drainage.

### STREET LIGHTS AND TRAFFIC SIGNALS

The attached Boundary Map, Exhibit "A," shows the location of all street lights within the District .

Servicing means the furnishing of electric current or energy, gas or other illuminating agent for public street lighting and traffic signal facilities.

Maintenance means the furnishing of services and materials for the ordinary and usual installation, maintenance, operation and servicing of any improvement, including repair,

removal, or replacement of all or any part of a component of the street lighting system, traffic signal system, or appurtenant horizontal or vertical surfaces (including graffiti removal).

For the purposes of establishing street light benefit zone boundaries, a distance of 200 feet from a street light is used. The 200-foot distance establishes the usable area of light around a street light. This distance is used to include both full lighting coverage and partial lighting coverage of a parcel. That is, if a portion of a parcel is within 200 feet of a street light, it is subject to an assessment.

DRAINAGE

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any drainage improvement, including:

1. Installation, repair, removal or replacement of any or all part of any landscape or park improvement, including pipe, channels, v-ditches, catch basins, depressions, laterals, junction structures, manholes, inlet/outlet structures, detention/retention basins, energy dissipators, erosion protection, and gates, covers, fences and other security improvements.
2. Removal of graffiti by washing, painting, grinding, sanding or other usual means.
3. Providing for the life, growth, health and beauty of landscaping of facilities utilized for joint drainage and park/open space use, including planting, cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
4. The removal of silt, rubbish, debris and other solid waste from pipes, structures and basins.
5. Land preparation which may be necessary for installation, repair or replacement of any joint drainage or park/open space improvement, including grading, leveling, cutting and filling, sod, irrigation systems, sidewalks and drainage.

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ZONE 1 IMPROVEMENTS

The improvements included in Zone 1 to be installed, operated, serviced, and maintained are street lighting; parkway, median and open space landscaping; a local park; and drainage facilities (pipe, catch basins, and detention basins). Also included is the servicing and maintenance required for graffiti removal.

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PLANS AND SPECIFICATIONS

The plans and specifications showing and describing the general nature, location and extent of the improvements are on file in the office of the City Clerk and are incorporated herein by reference.

## **FINANCIAL ANALYSIS**

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The estimated cost requirements for Zone 1 during Fiscal Year 2002-2003, for the improvements described in the "Improvements" section of this report, are summarized in Exhibit I included on the following page. Estimated costs are shown for each improvement or facility, and for incidental costs to be funded by the District.

### Notes:

1. Incidental Costs are prorated in proportion to the respective servicing and maintenance costs. Future annexations will be will treated in a similar manner.

## **METHOD OF APPORTIONMENT**

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The net amount to be assessed upon lands within the District in accordance with this report is apportioned by a formula and method which fairly distributes the amount among all assessable lots or parcels in proportion to the estimated special benefit to be received by each lot or parcel from the improvements, namely the maintenance and servicing of public landscaping, lighting and park facilities within such District. The maintenance and servicing of public landscaping, lighting, park facilities and street trees installed and constructed in public places in the City of San Jacinto provides a special benefit which is received by each and every lot or parcel within the specified zones of benefit in the District. Landscaping and street trees within the District enhance the aesthetic appeal of parcels within the landscaping and street tree zones. Such landscaping improves erosion resistance and dust control. The streets within the District improve access to all lots or parcels assessed. Street lights improve ingress and egress, from such lots or parcels by illuminating access after sunset. Such street lights, by so improving ingress and egress, improve the security of such lots or parcels by improving the nighttime visibility of such lots or parcels and improve the access of emergency vehicles thereto and in the case of commercial lots or parcels, facilitate the opening and operation of business uses after sunset.

The primary benefits of landscaping and street trees are as set forth below:

1. Improved aesthetic appeal of nearby parcels.
2. Green space within the urban environment.
3. Enhances wind breaks.
4. Improved erosion resistance.
5. Improved dust control.
6. Tends to instill a sense of pride within the neighborhood.

7. The enhancement of the value of property which results from the foregoing benefits.

The primary benefits of municipal parks are as set forth below:

1. Designated sites where children may gather to play without danger from traffic.
2. Designated sites where adult, youth and family activities can take place (i.e., picnics, baseball and softball leagues, soccer leagues, other athletic activities, art festivals, animal shows and training, etc.)
3. Green space and open space within the urban environment.
4. Availability of public restrooms.
5. The enhancement of the value of property which results from the foregoing benefits.

The primary benefits of street lighting are for the convenience, safety, security and protection of property, property improvements and goods as set forth below:

1. Improvement to traffic circulation and reduction in nighttime accidents and attendant human misery and decrease in personal property loss.
2. The deterrence of crime and aid to police protection.
3. Promotion of business during nighttime hours.
4. Increased nighttime safety on roads and highways.
5. The improved ability of pedestrians and motorists to see, which helps people safely find their way.
6. Improved ingress and egress to lots and parcels.
7. Reduction in vandalism and other criminal acts, and reduced damage to improvements.
8. The enhancement to the value of property which results from the foregoing benefits.

## **ASSESSMENT FORMULA**

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The basic formula used to calculate the amount spread to each lot or parcel within the District for each type of improvement or facility starts with a basic assessment unit. The basic assessment unit (AU) is given a value of one (1) for a single-family residential parcel. From this base, the remaining parcels are related according to their equivalent special benefit within a zone or future annexation. The assignment of assessment units is shown in Exhibit II on the next page. The purpose of this formula is to fairly equate special benefit conferred on property with differing land uses for each type of improvement or facility within a zone (e.g., single-family residential versus commercial office versus vacant property, for street lighting).

CITY OF SAN JACINTO  
 LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 1  
ASSESSMENT FORMULA USING ASSESSMENT UNIT (AU) METHOD

Land Use Code	Land Use	Landscaping Assessment Formula	Lighting Assessment Formula	Park Assessment Formula	Graffiti Removal	Drainage Assessment Formula
AA	Agricultural Avocado Grove	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AC	Agricultural Citrus Grove	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AD	Agricultural Dairy	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AI	Agricultural Irrigated Farm	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AL	Agricultural Livestock	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AN	Agricultural Non-Irrigated	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AO	Agricultural - Other Crops	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AP	Agricultural Poultry	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AR	Agricultural Residential	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit
AS	Agricultural w/Structures	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AV	Agricultural Vineyard	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
AY	Agricultural Vacant	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
A1	Agricultural Other	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
CF	Churches, Fraternal Orgs.	0.5 AU per Assessable Acre	0.5 AU per Assessable Acre	0.5 AU per Assessable Acre	0.5 AU per Assessable Acre	0.5 AU per Acre
CL	Commercial/Industrial on Leased Land	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre

ASSESSMENT FORMULA USING ASSESSMENT UNIT (AU) METHOD  
(Continued)

Land Use Code	Land Use	Landscaping Assessment Formula	Lighting Assessment Formula	Park Assessment Formula	Graffiti Removal	Drainage Assessment Formula
CR	Commercial w/Residences	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit
CY	Commercial Vacant	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
C1	Commercial/Industrial	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre
EP	Exempt Public Property	Exempt	Exempt	Exempt	Exempt	Exempt
HO	Homeowner's Assn, Open Space	Exempt	Exempt	Exempt	Exempt	Exempt
MF	Mobilehome Legal Foundation	0.5 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
ML	Mobilehome, Leased Lot	0.5 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
MO	Mobilehome Assessed	0.5 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
MP	Mobilehome Rental/Lease Lot	0.5 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
MR	Mobilehome Lot Only	0.5 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
MT	Mobilehome - Transient	0.3 AU per MH Parcel	0.5 AU per MH Parcel	0.5 AU per MH Parcel	0.5 AU per MH Parcel	0.5 AU per MH Parcel
M0	Mobilehome Assessed	0.5 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
M1	Mobilehome Assessed	0.5 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
PA	Ag Preserve Avocado Grove	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PC	Ag Preserve Citrus Grove	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PD	Ag Preserve Dairy	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PI	Ag Preserve Irrigated	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel

	Farm					
<u>ASSESSMENT FORMULA USING ASSESSMENT UNIT (AU) METHOD</u>						
(Continued)						
Land Use Code	Land Use	Landscaping Assessment Formula	Lighting Assessment Formula	Park Assessment Formula	Graffiti Removal	Drainage Assessment Formula
PL	Ag Preserve Livestock	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PN	Ag Preserve Non-Irrigated	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PO	Ag Preserve Other Crops	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PP	Ag Preserve Poultry	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PR	Ag Preserve Residential	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit
PS	Ag Preserve w/Structures	0.4 AU per Parcel	0.4 AU per Parcel	0.0 AU per Parcel	0.4 AU per Parcel	0.4 AU per Parcel
PV	Ag Preserve Vineyard	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PY	Ag Preserve Vacant	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
P1	Ag Preserve Other	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
PX	Ag Preserve	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
R-	Residential	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit
RA	Residential Agriculture	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit
RC	Residential Condo/PUD	0.9 AU per Condo/PUD Unit	0.9 AU per Condo/PUD Unit	0.9 AU per Condo/PUD Unit	0.9 AU per Condo/PUD Unit	0.9 AU per Condo/PUD Unit
RD	Residential Common Unit	0.6 AU per Condo/PUD Unit	0.8 AU per Condo/PUD Unit	0.8 AU per Condo/PUD Unit	0.8 AU per Condo/PUD Unit	0.8 AU per Condo/PUD Unit
RM	Mobilehome Lot Only	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel	0.7 AU per MH Parcel
R1	Residential Single Family	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit
R2	Residential Duplex/Triplex	0.8 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit

R3	Apartments	0.6 AU per Parcel	0.8 AU per Parcel			
<u>ASSESSMENT FORMULA USING ASSESSMENT UNIT (AU) METHOD</u> (Continued)						

Land Use Code	Land Use	Landscaping Assessment Formula	Lighting Assessment Formula	Park Assessment Formula	Graffiti Removal	Drainage Assessment Formula
RS	Residential - Small	0.7 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit	1.0 AU per Residential Unit
RR	Railroad Parcels	0.0 AU per Parcel	0.5 AU per Assessable Acre	0.0 AU per Parcel	0.5 AU per Assessable Acre	0.5 AU per Assessable Acre
SP	Public Schools	0.0 AU per Parcel	0.5 AU per Assessable Acre	0.0 AU per Parcel	0.5 AU per Assessable Acre	0.5 AU per Assessable Acre
RV	Recreational Vehicle Lot	0.3 AU per RV Parcel	0.5 AU per RV Parcel	0.5 AU per RV Parcel	0.5 AU per RV Parcel	0.5 AU per RV Parcel
UP	Public Utility	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre	0.0 AU per Parcel	3.0 AU per Assessable Acre	3.0 AU per Assessable Acre
YD	Vacant Desert	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
YM	Vacant Mountainous	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
YP	Vacant - Prob. Residential	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
YR	Vacant Residential	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
YS	Vacant Land Miscellaneous	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel
YY	Vacant Remainder	0.5 AU per Parcel	0.5 AU per Parcel	0.0 AU per Parcel	0.5 AU per Parcel	0.5 AU per Parcel

- Notes: 1. Public Utilities include gas, electricity, telephone, cable TV, etc. Public utility parcels are assessed in the same manner as commercial property because public utilities are "for profit" enterprises.
2. The fraternal organization category includes such organizations as the Elks, Moose, IOOF, Eagles, Masons, Women's Clubs, and other similar organizations.
3. Exempt public property includes that property which receives no special benefit from the improvements or facilities being financed by this assessment district. Public property includes property owned by the City, County, State, Federal Government, water districts, school districts, recreation and park districts, and other special districts.

## Special Benefit Analysis

Special benefit is defined as a particular and distinct benefit over and above the general benefit conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute special benefit. Only special benefits are assessable, and the District must separate the special benefits from the general benefits conferred on a parcel. The following benefit analysis is presented with the idea that there will be a succession of future annexations to this District and that the assessment spread method should be viable for a variety of future zones with varying circumstances.

General benefit is gained by lots or parcels outside of the District and by the general public. That is, lots or parcels that are outside of the zone in question or member of the general public that occasionally use the street improvements within that zone, are gaining a benefit that is general in nature and which cannot be included in any assessment.

Concerning this District, the general benefit component of the total benefit to each lot or parcel gained from street lighting is determined in one of two ways.

1. The first method of determining the general benefit, if any, is accomplished by quantifying the total maintenance cost for an improvement, and if there is a larger improvement than is normally required in an area, or if an improvement is oversized to benefit areas outside of the specific zone being assessed, then the difference in maintenance cost between the improvement required for the zone and the improvement actually constructed is allocated to general benefit and cannot be included in the assessment within the zone.
2. If the method described in Item 1 above fails to work, or cannot work because of circumstances, then the second method of determining any existing general benefit shall be used for those improvements that are located on or under public streets or right-of-way with a street classification greater than "Residential." For example, the increased intensity street lighting on a "Major" street will have a component of general benefit (as described below) that cannot be assessed for. The remainder of the benefit is special benefit which can be assessed for. Any component of general benefit that exists shall be deducted from the total assessment determined from the Assessment Formula on Pages 12 through 15, inclusive. The component of general benefit is determined from its street classification. The City of San Jacinto has seven (7) separate street classifications, which are discussed below.

Starting with the lowest classification first, the benefit derived from public improvements by properties fronting on or in close proximity to Local (residential) Streets is readily determined to be 100% special benefit because all trips on Local Streets terminate on those streets with no "pass-through" trips.

The benefit derived by parcels or lots fronting on or in close proximity to public improvements on Collector Streets is determined to be 95% special benefit because approximately 95% of the trips on Collector Streets end on or near such streets. It is estimated that 5% of the trips on Collector Streets are "pass-through" trips which represent general benefit.

The benefit derived from parcels or lots fronting on or in close proximity to public improvements on Secondary Streets is determined to be 90% special benefit because approximately 90% of the

trips on Secondary Streets end on or near such streets. It is estimated that 10% of the trips on Secondary Streets are "pass-through" trips which represent general benefit.

The benefit derived from parcels or lots fronting on or in close proximity to public improvements on Major Streets is determined to be 85% special benefit because approximately 85% of the trips on Major Streets end on or near such streets. It is estimated that 15% of the trips on Major Streets are "pass-through" trips which represent general benefit.

The benefit derived from parcels or lots fronting on or in close proximity to public improvements on Arterial Streets is determined to be 80% special benefit because approximately 80% of the trips on Arterial Streets end on or near such streets. It is estimated that 20% of the trips on Arterial Streets are "pass-through" trips which represent general benefit.

The benefit derived from parcels or lots fronting on or in close proximity to public improvements on Urban Arterial Streets is determined to be 80% special benefit because approximately 80% of the trips on Urban Arterial Streets end on or near such streets. It is estimated that 20% of the trips on Urban Arterial Streets are "pass-through" trips which represent general benefit.

The benefit derived from parcels or lots fronting on or in close proximity to public improvements on Limited Access Conventional Highways is determined to be 75% special benefit because approximately 75% of the trips on Limited Access Conventional Highways end on or near such streets. It is estimated that 25% of the trips on Limited Access Conventional Highways are "pass-through" trips which represent general benefit.

If a parcel is located at an intersection of two streets with different classifications, the lower classification shall govern for establishing an assessment.

<u>Street Classification</u>	<u>General Benefit (%)</u>
Limited Access Conventional Highway (184' R/W)	25%
Urban Arterial (134' R/W)	20%
Arterial (110' R/W)	20%
Major (100' R/W)	15%
Secondary (88' R/W)	10%
Collector (66' R/W)	5%
Local (60' R/W)	0

Assessment of Public Property

Since the passage of Proposition 218 in November of 1996, it is required that lots and parcels owned by public agencies be assessed in the same manner and by the same formula as all other property. However, in order to be assessed, any lot or parcel must receive a distinct and special benefit from the facilities and improvements which are being maintained and serviced by the

assessment district proceeds. An example of a public parcel which would be subject to assessment would be a City-owned vacant parcel which is near a street light and/or street landscaping. That vacant parcel would be assessed at a rate of 0.5 AU just as would a privately-owned vacant parcel. Another example would be City Hall, which would be assessed in the same manner as an office building.

## **LIMITATION ON INCREASE OF ANNUAL ASSESSMENT**

The City Council intends to increase assessments, on an annual basis when necessary, in accordance with the Consumer Price Index for all Urban Consumers for the Los Angeles-Anaheim-Riverside area, published by the United States Department of Labor, Bureau of Labor Statistics; provided however, that any such annual increase shall not exceed seven and one-half percent (7.5%). The current Southern California telephone number for the Consumer Price Index (CPI) Hotline is (310) 235-6884.

## **ASSESSMENT SPREAD**

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The individual 2002-2003 assessments, tabulated by Assessor's parcel number, are shown on the Assessment Spread on file in the Office of the City Clerk of the City of San Jacinto as Exhibit "B." A copy of Exhibit "B" is included in the Appendix to this report.

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GFB-FRIEDRICH & ASSOC., INC.  
JOHN A. FRIEDRICH

Date:

## **APPENDIX**

### **EXHIBITS**

Exhibit "A" - Boundary Map

Exhibit "B" - Assessment Spread



CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2

**COST ESTIMATE**

Item	Quantity	Unit	Unit Cost/ Month	Street Lights		Park Maintenance		Landscape Maintenance		Storm Drain Maint.		Graffiti Removal		TOTALS		
				Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Per Month	Per Year	
<b>Tract No. 29341 (251 Residential Lots - All Phases)</b>																
<u>Street Lights and Traffic Signals</u>																
Phase 1 Street Lights																
22,000 lumen	2	Ea.	\$14.08	\$28.16	\$337.92										\$28.16	\$337.92
Less General Benefit: (\$14.08 - \$9.62)/Light x 2 Lights =				(\$8.92)	(\$107.04)										(\$8.92)	(\$107.04)
9,500 lumen	15	Ea.	\$9.62	\$144.30	\$1,731.60										\$144.30	\$1,731.60
Phase 2 Street Lights																
9,500 lumen	12	Ea.	\$9.62	\$115.44	\$1,385.28										\$115.44	\$1,385.28
Subsequent Phase Street Lights (estimate)																
9,500 lumen	26	Ea.	\$9.62	\$250.12	\$3,001.44										\$250.12	\$3,001.44
Traffic Signal (Chase St. and Ramona Expwy.)																
Maintenance Cost	1	L.S./Mo.	\$219.17	\$219.17	\$2,630.00										\$219.17	\$2,630.00
Energy Cost (\$55/Light/Month)	4	Lights	\$55.00	\$220.00	\$2,640.00										\$220.00	\$2,640.00
Traffic Signal (State St. and Mt. San Jacinto College)																
Maintenance Cost (Caltrans Maintained)				\$0.00	\$0.00											
Energy Cost (\$55/Light/Month)	4	Lights	\$55.00	\$220.00	\$2,640.00										\$220.00	\$2,640.00
Less General Benefit: (80% for Pass Through Traffic and the Opposite Side of the Street - 2 Signals)				(\$527.33)	(\$6,328.00)										(\$527.33)	(\$6,328.00)
<u>Park Maintenance (4 acres)</u>																
Park Landscaping Maintenance and Clean-up	1	L.S.	\$19,863/yr			\$1,655.25	\$19,863.00								\$1,655.25	\$19,863.00
Water Usage	1	L.S.	\$17,000/yr			\$1,416.67	\$17,000.00								\$1,416.67	\$17,000.00
Lighting Energy (9,500 lumen lights)	10	Ea.	\$9.62			\$96.20	\$1,154.40								\$96.20	\$1,154.40
<u>Landscape Maintenance</u>																
State Street	7,885	S.F.	\$0.0080					\$63.08	\$756.96						\$63.08	\$756.96
Sagecrest Drive	1,810	S.F.	\$0.0080					\$14.48	\$173.76						\$14.48	\$173.76
Chase Street	16,370	S.F.	\$0.0080					\$130.96	\$1,571.52						\$130.96	\$1,571.52
Lot "J"	2,772	S.F.	\$0.0080					\$22.18	\$266.11						\$22.18	\$266.11
<u>Storm Drain Maintenance</u>																
Storm Drain & Catch Basins	25	Man-hrs.	\$50							\$1,250	\$15,000				\$1,250	\$15,000.00
Detention Basins	1	L.S.	\$1,250							\$1,250	\$15,000				\$1,250	\$15,000.00
<u>Graffiti Removal</u>																
												0.00	0.00		0.00	0.00
Subtotal, Maintenance and Servicing				\$660.93	\$7,931.20	\$3,168.12	\$38,017.40	\$230.70	\$2,768.35	\$2,500.00	\$30,000.00	0.00	0.00	\$6,559.75	\$78,716.95	
Contingency (10%)				\$66.09	\$793.12	\$316.81	\$3,801.74	\$23.07	\$276.84	\$250.00	\$3,000.00	0.00	0.00	\$655.97	\$7,871.70	
TOTAL, Maintenance and Servicing				\$727.03	\$8,724.32	\$3,484.93	\$41,819.14	\$253.77	\$3,045.19	\$2,750.00	\$33,000.00	0.00	0.00	\$7,215.72	\$86,588.65	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$6,350/yr	\$53.32	\$639.80	\$255.57	\$3,066.82	\$18.61	\$223.32	\$201.67	\$2,420.06	0.00	0.00	\$529.17	\$6,350.00	
Legal Counsel	1	L.S.	\$6,000/yr	\$50.38	\$604.54	\$241.48	\$2,897.78	\$17.58	\$211.01	\$190.56	\$2,286.67	0.00	0.00	\$500.00	\$6,000.00	
City Administration	1	L.S.	\$5,000/yr	\$41.98	\$503.78	\$201.23	\$2,414.82	\$14.65	\$175.84	\$158.80	\$1,905.56	0.00	0.00	\$416.67	\$5,000.00	
County Collection Fees	1	L.S.	\$150/yr	\$1.26	\$15.11	\$6.04	\$72.44	\$0.44	\$5.28	\$4.76	\$57.17	0.00	0.00	\$12.50	\$150.00	
Miscellaneous	1	L.S.	\$4,000/yr	\$33.59	\$403.02	\$160.99	\$1,931.85	\$11.72	\$140.67	\$127.04	\$1,524.45	0.00	0.00	\$333.33	\$4,000.00	
Reserve Fund	1	L.S.	\$8,500/yr	\$71.37	\$856.43	\$342.10	\$4,105.19	\$24.91	\$298.93	\$269.95	\$3,239.45	0.00	0.00	\$708.33	\$8,500.00	
TOTAL, Incidental Costs			\$30,000/yr	\$251.89	\$3,022.68	\$1,207.41	\$14,488.90	\$87.92	\$1,055.05	\$952.78	\$11,433.37	0.00	0.00	\$2,500.00	\$30,000.00	
<u>Contributions to the District</u>																
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL AMOUNT TO ASSESSMENT</b>				\$978.92	\$11,747.00	\$4,692.34	\$56,308.04	\$341.69	\$4,100.24	\$3,702.78	\$44,433.37	0.00	0.00	\$9,715.72	\$116,588.65	

Exhibit "B"

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

ASSESSMENT SPREAD

Parcel Identification (APN, Legal Desc.)	Property Owner Name	Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
<b>TRACT NO. 29341-1</b> (Recorded)											
433-421-001	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-002	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-003	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-004	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-005	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-006	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-007	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-008	Bartschi, Corrine	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-009	Harris, Peter & Stephanie	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-010	Hernandez, Jose & Patricia	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-011	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-012	Glosson, Louis & Cora	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-013	Lopez, Lopez & Cardenas	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-014	Hughes, James H.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-015	Heard, Benjamin & Staice	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-016	Marnien, William	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-017	Banks, Adam & Delores	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-018	Cuevas, Jesus & Merced	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-019	Dunham, Jerry & Lisa	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-020	Ahumada, Richard & Tara	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-021	Kizzar, Jensine	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-022	Oates, Michael & Jennifer	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-023	Firkins, William & Erin	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-024	Basket, Raymond & Sara	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-025	Hilton, Nicholas & Mayra	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-421-026	Cambridge Homes, Inc.	HO	n/a	0.00							
433-422-001	Cambridge Homes, Inc.	PS	7.10	2.84	\$131.43			\$497.13	\$0.00	\$221.32	\$628.55
433-431-001	Solares, Ed & Bev	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-431-002	Morales, Benjamin & Teresita	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-431-003	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-431-004	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-431-005	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-431-006	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-431-007	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-431-008	Zarate, Juan & Matilde	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-432-001	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-432-002	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99

Exhibit "B"

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

ASSESSMENT SPREAD

Parcel Identification (APN, Legal Desc.)	Property Owner Name	Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
433-432-003	McCarty, Glen & Cindra	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-432-004	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-432-005	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-432-006	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-432-007	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-432-008	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-433-001	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-433-002	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-433-003	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-433-004	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-001	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-002	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-003	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-004	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-005	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-006	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-007	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-008	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-441-009	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-001	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-002	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-003	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-004	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-005	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-006	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-007	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-008	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-009	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-010	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-011	Cambridge Homes, Inc.	R1	n/a	1.00	\$46.28	\$224.33	\$16.34	\$175.04	\$0.00	\$461.99	\$461.99
433-442-012	Cambridge Homes, Inc.	HO	n/a	0.00							
<b>TRACT NO. 29341-2 and SUBSEQUENT TRACTS (Not Recorded)</b>											
186 Future Residential Lots	Cambridge Homes, Inc.	R1	n/a	186.00	\$8,607.56	\$41,726.28	\$3,038.42	\$32,558.33	\$0.00	\$461.99	\$85,930.59
<b>TOTALS</b>				253.84	\$11,747.00	\$56,308.04	\$4,100.24	\$44,433.37	\$0.00		\$116,588.65