

ENGINEER'S REPORT

Annexation No. 10: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: November 20, 2003

Confirmed Date: November 20, 2003

INTRODUCTION

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 Annexation No. 10 to the district known as LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 in the 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.

Reference is hereby made to the:

ENGINEER'S REPORT
Formation of
CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Fiscal Year 2003-2004,

that was confirmed on April 4, 2002, and is hereinafter referred to as the "Master Engineer's Report," which is hereby incorporated herein as though set forth in full.

BOUNDARIES OF DISTRICT

The proposed boundary of Annexation No. 10 to 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 10 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. Annexation No. 10 to Landscaping, Lighting and Park District No. 2 is comprised of a single zone. 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 **Tract Nos. 30638 and 30658, including all phases**, and is designated as Zone 10. Future annexations will be assigned Zone designations; e.g. Zone 12, Zone 13, Zone 13A, Zone 14, etc., as appropriate.

IMPROVEMENTS

The authorized facilities and items of servicing and maintenance are described in the "Master Engineer's Report." Said description is included within this report by reference. A copy of said "Master Engineer's Report" is on file in the Office of the City Clerk of the City of San Jacinto and may be reviewed, or a copy obtained, at City Hall during normal business hours.

Zone 10 Improvements

The improvements included in Zone 10 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway landscaping; parks; and drainage facilities (pipe, channels, detention basins, catch basins, junction structures, and connections to pipe and channels). Also included is graffiti removal.

Plans and Specifications

The plans and specifications showing and describing the general nature, location and extent of the improvements to be operated and maintained within Annexation No. 10 are on file in the office of the City Clerk and are incorporated herein by reference.

FINANCIAL ANALYSIS

The estimated annual cost requirements for Zone 10, for the improvements described in the "Improvements" section of this report, are summarized in Exhibit "B" (two sheets), attached hereto and incorporated herein by reference, in the Appendix to this report. 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 for each facility or improvement. Future annexations will be treated in a similar manner.

METHOD OF APPORTIONMENT

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 total assessments among all assessable lots or parcels in proportion to the estimated special benefit to be received by each lot or parcel from the improvements. Said method is described in the "Master Engineer's Report" and is included within this report by reference. A copy of said "Master Engineer's Report" is on file in the Office of the City Clerk of the City of San Jacinto and may be reviewed, or a copy obtained, at City Hall during normal business hours.

ASSESSMENT FORMULA

The basic formula used to calculate the amount allocated to each lot or parcel within the District for each type of improvement or facility is described in the "Master Engineer's Report." Said formula, including but not limited to, the table entitled "ASSESSMENT FORMULA USING ASSESSMENT UNIT (AU) METHOD," and subsections entitled Special Benefit Analysis, Street Classification and corresponding General Benefit (%), and Assessment of Public Property is included within this report by reference. Tracts within the Rancho San Jacinto Specific Plan area, which include Tract Nos. 30638 (92 lots) and 30658 (85 lots), have facilities which are common to all parcels within Rancho San Jacinto. Such facilities include traffic signals, parks, landscaping of large drainage facilities, and storm drain channels and detention basins. All of said facilities require maintenance which for Tracts 30638 and 30658 will be funded through Landscaping, Lighting and Park District No. 2, Annexation No. 10 (the subject of this Report). Because there are 2,073 total lots planned in Rancho San Jacinto, the assessments for the maintenance of the common facilities will be based on the ratio of the number of lots in each tract to the total number of lots in Rancho San Jacinto (e.g., for Tract 30638, the ratio is 92/2,073). In addition to the common facilities, certain other facilities are peculiar to the individual tract; such as street lights, in-tract landscaping, in-tract storm drain pipes and catch basins, and graffiti removal. The maintenance costs for these in-tract facilities are calculated separately for each tract included in Annexation No. 10. The total assessment for each lot is the sum of the common facility assessment component, the in-tract facility assessment component, and the incidental costs allocated to each lot.

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

The individual Zone 10 assessments, tabulated by Assessor’s Parcel Number or other form of identification, are shown on the Assessment Spread on file in the Office of the City Clerk of the City of San Jacinto and attached hereto as Exhibit “C.” The total cost of the improvements described in the “Improvements” section of the report for Annexation No. 10 for fiscal year 2004-2005 is estimated to be \$37,017.23 for Tract No. 30638 and \$35,653.17 for Tract No. 30658. Contributions from outside sources will reduce the assessments per tract. The amount of the contributions are \$11,708.84 for Tract No. 30638 and \$12,270.35 for Tract No. 30658. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2004-2005 fiscal year is \$275.09 per lot for both tracts.



GFB-FRIEDRICH & ASSOC., INC.
JOHN A. FRIEDRICH, P.E.
ASSESSMENT ENGINEER

Date: _____

APPENDIX

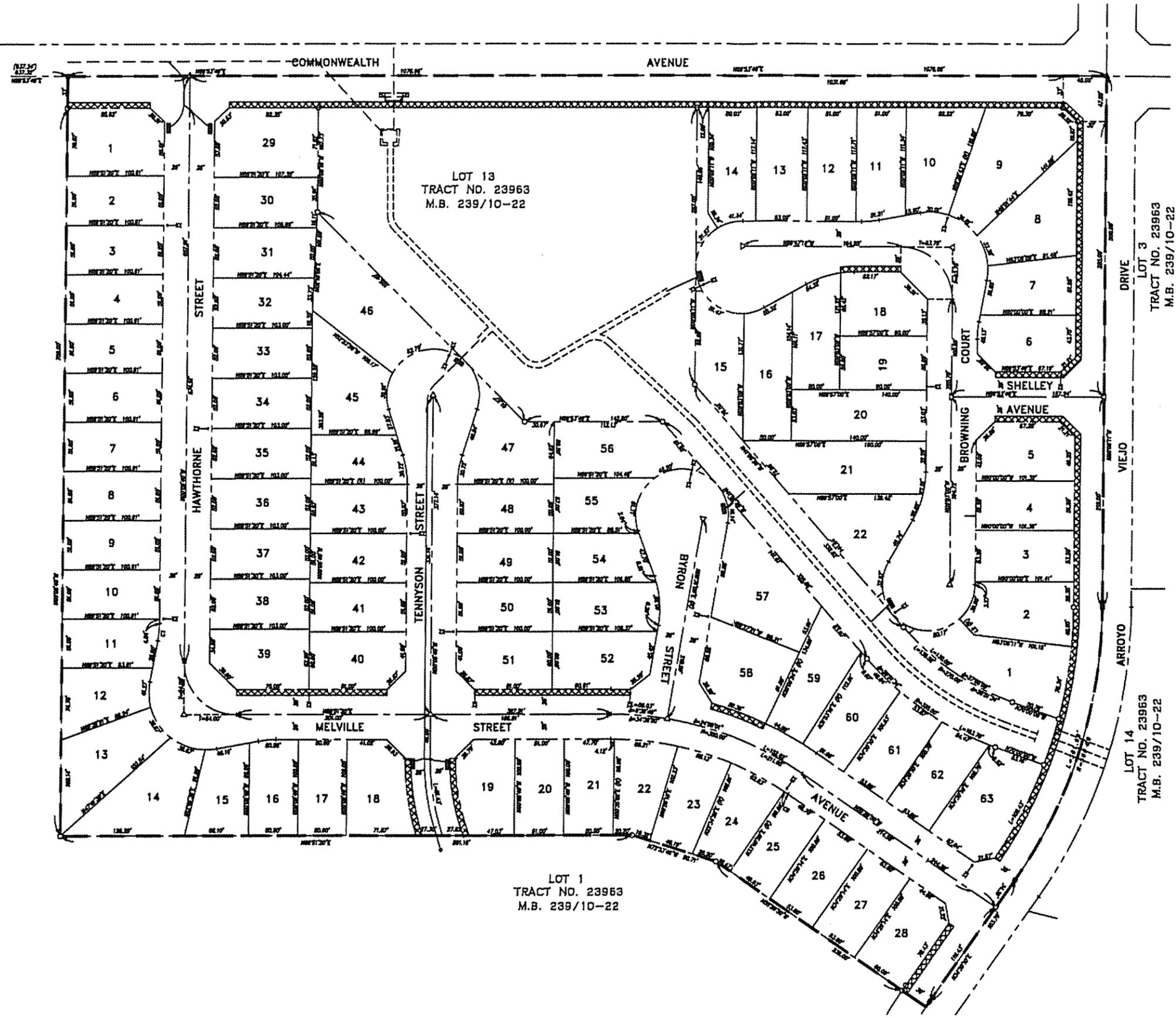
EXHIBITS

Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

EXHIBIT "A"
BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO. 2
ANNEXATION NO. 10
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2004-2005
ZONE 10

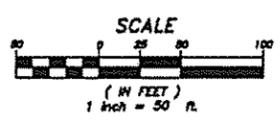


THE ASSESSMENT NUMBER FOR EACH LOT OR PARCEL WITHIN THE DISTRICT IS THE ASSESSOR'S PARCEL NUMBER AS ASSIGNED BY THE COUNTY OF RIVERSIDE ASSESSOR'S OFFICE.

THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

LEGEND

- STREET LIGHT
- INDICATES LANDSCAPING
- ASSESSMENT DISTRICT BOUNDARY
- CATCH BASIN
- STORM DRAIN



TRACT 30658 & 30658-1

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost/ Month	Street Lights & Traffic Signals		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	
Tract No. 30638																
(92 Residential Lots)																
<u>Street Lights (Tract 30638)</u>																
22,000 lumen	5.0	Ea.	\$14.08	\$70.40	\$844.80									\$70.40	\$844.80	
Less General Benefit: \$14.08/Light x 1.5 Light =				(\$21.12)	(\$253.44)									(\$21.12)	(\$253.44)	
9,500 lumen	20	Ea.	\$9.62	\$192.40	\$2,308.80									\$192.40	\$2,308.80	
Less General Benefit: \$9.62/Light x 3.25 Light =				(\$45.76)	(\$549.12)									(\$45.76)	(\$549.12)	
The Following Items are Calculated as a Pro-rata Share of the Total Number of Parcels in Rancho San Jacinto																
<u>Traffic Signals (Entire Rancho San Jacinto Area)</u>																
Maintenance Cost:																
Esplanade & Hewitt (Riv. Co.)	1	L.S./Mo.	\$200.00	\$200.00	\$2,400.00									\$200.00	\$2,400.00	
Esplanade & Mountain (Riv. Co.)	1	L.S./Mo.	\$150.00	\$150.00	\$1,800.00									\$150.00	\$1,800.00	
Energy Cost:																
Esplanade & Hewitt	1	L.S./Mo.	\$132.50	\$132.50	\$1,590.00									\$132.50	\$1,590.00	
Esplanade & Mountain	1	L.S./Mo.	\$92.50	\$92.50	\$1,110.00									\$92.50	\$1,110.00	
Less General Benefit: (50% for Pass Through Traffic and the Opposite Sides of the Street - Signals)																
				(\$287.50)	(\$3,450.00)									(\$287.50)	(\$3,450.00)	
<u>Landscape and Park Maintenance (Entire Rancho San Jacinto Area)</u>																
Labor - Irrigation and Facilities																
Repair and Maintenance (1 man)	1	L.S.	\$52,000/yr			\$4,333.33	\$52,000.00							\$4,333.33	\$52,000.00	
Contract Services - Landscape																
Maintenance	1	L.S.	\$150,000 /yr			\$12,500.00	\$150,000.00							\$12,500.00	\$150,000.00	
Parts and Repairs (Irrig. & supplies)	1	L.S.	\$15,000 /yr			\$1,250.00	\$15,000.00							\$1,250.00	\$15,000.00	
Water Usage	1	L.S.	\$100,000 /yr			\$8,333.33	\$100,000.00							\$8,333.33	\$100,000.00	
Tree Trimming	1	L.S.	\$20,000 /yr			\$1,666.67	\$20,000.00							\$1,666.67	\$20,000.00	
Lighting Energy - Parks (existing)	1	L.S.	\$6,000 /yr			\$500.00	\$6,000.00							\$500.00	\$6,000.00	
<u>Storm Drain Maintenance (Entire Rancho San Jacinto Area)</u>																
Channel & Catch Basins	30	MH / Mo.	\$50							\$1,500.00	\$18,000.00			\$1,500.00	\$18,000.00	
Detention Basins	1	L.S.	\$1,000							\$1,000.00	\$12,000.00			\$1,000.00	\$12,000.00	
Subtotal, Traffic Signals, Landscaping and Parks, and Storm Drains				\$287.50	\$3,450.00	\$28,583.33	\$343,000.00			\$2,500.00	\$30,000.00			\$31,370.83	\$376,450.00	
Adjusted Subtotal, RSJ Maintenance and Servicing: Parcel Ratio = 92 / 2,073				\$12.76	\$153.11	\$1,268.53	\$15,222.38			\$110.95	\$1,331.40			\$1,392.24	\$16,706.90	
<u>Landscape Maintenance (In-tract)</u>																
<u>Parkways:</u>																
Tr. 30638 (Mountain Ave)	2,640	S.F.	\$0.0088					\$23.23	\$278.78					\$23.23	\$278.78	
Tr. 30638 (side yards)	4,070	S.F.	\$0.0088					\$35.82	\$429.79					\$35.82	\$429.79	
<u>Storm Drain Maintenance</u>																
Storm Drain & Catch Basins (In-tract)	4	Man-hr.	\$50							\$200.00	\$2,400.00			\$200.00	\$2,400.00	
<u>Graffiti Removal (In-tract)</u>																
	1	L.S.	\$120									\$120.00	\$1,440.00	\$120.00	\$1,440.00	
Subtotal, Maintenance and Servicing				\$208.68	\$2,504.15	\$1,268.53	\$15,222.38	\$59.05	\$708.58	\$310.95	\$3,731.40	\$120.00	\$1,440.00	\$1,967.21	\$23,606.51	
Contingency (10%)				\$20.87	\$250.42	\$126.85	\$1,522.24	\$5.90	\$70.86	\$31.10	\$373.14	\$12.00	\$144.00	\$196.72	\$2,360.65	
TOTAL, Maintenance and Servicing				\$229.55	\$2,754.57	\$1,395.38	\$16,744.62	\$64.95	\$779.43	\$342.05	\$4,104.54	\$132.00	\$1,584.00	\$2,163.93	\$25,967.16	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$1,630 /yr	\$14.41	\$172.91	\$87.59	\$1,051.09	\$4.08	\$48.93	\$21.47	\$257.65	\$8.29	\$99.43	\$135.83	\$1,630.00	
Legal Counsel	1	L.S.	\$1,545 /yr	\$13.66	\$163.89	\$83.02	\$996.27	\$3.86	\$46.37	\$20.35	\$244.21	\$7.85	\$94.25	\$128.75	\$1,545.00	
City Administration	1	L.S.	\$1,285 /yr	\$11.36	\$136.31	\$69.05	\$828.62	\$3.21	\$38.57	\$16.93	\$203.12	\$6.53	\$78.39	\$107.08	\$1,285.00	
City Inspection Costs	1	L.S.	\$3,200 /yr	\$28.29	\$339.45	\$171.96	\$2,063.48	\$8.00	\$96.05	\$42.15	\$505.81	\$16.27	\$195.20	\$266.67	\$3,200.00	
County Collection Fees	1	L.S.	\$180 /yr	\$1.59	\$19.09	\$9.67	\$116.07	\$0.45	\$5.40	\$2.37	\$28.45	\$0.92	\$10.98	\$15.00	\$180.00	
Miscellaneous	1	L.S.	\$1,025 /yr	\$9.06	\$108.73	\$55.08	\$660.96	\$2.56	\$30.77	\$13.50	\$162.02	\$5.21	\$62.53	\$85.42	\$1,025.00	
Reserve Fund	1	L.S.	\$2,185 /yr	\$19.32	\$231.84	\$117.41	\$1,408.92	\$5.47	\$65.64	\$28.78	\$345.36	\$11.11	\$133.32	\$182.08	\$2,185.00	
TOTAL, Incidental Costs				\$11,050 /yr	\$97.69	\$1,172.23	\$593.78	\$7,125.41	\$27.64	\$331.73	\$145.55	\$1,746.62	\$56.17	\$674.09	\$920.83	\$11,050.00
<u>Contributions to the District (per year)</u>																
Developer	(\$31.91)	per Lot	92 Lots	(\$2,936)	(\$25.95)	(\$311.42)	(\$157.76)	(\$1,893.06)	(\$7.34)	(\$88.12)	(\$38.67)	(\$464.04)	(\$14.92)	(\$179.08)	(\$244.64)	(\$2,935.72)
City of San Jacinto	(\$95.36)	per Lot	92 Lots	(\$8,773)	(\$77.55)	(\$930.65)	(\$471.44)	(\$5,657.24)	(\$21.94)	(\$263.34)	(\$115.56)	(\$1,386.74)	(\$44.60)	(\$535.16)	(\$731.09)	(\$8,773.12)
TOTAL AMOUNT TO ASSESSMENT					\$223.73	\$2,684.73	\$1,359.98	\$16,319.72	\$63.31	\$759.71	\$333.37	\$4,000.38	\$128.65	\$1,543.85	\$2,109.03	\$25,308.39

Assessment per Lot = \$275.09

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost/ Month	Street Lights & Traffic Signals		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	
Tract No. 30658																
(85 Residential Lots)																
<u>Street Lights (Tract 30638)</u>																
9,500 lumen	21	Ea.	\$9.62	\$202.02	\$2,424.24									\$202.02	\$2,424.24	
The Following Items are Calculated as a Pro-rata Share of the Total Number of Parcels in Rancho San Jacinto																
<u>Traffic Signals (Entire Rancho San Jacinto Area)</u>																
Maintenance Cost:																
Esplanade & Hewitt (Riv. Co.)	1	L.S./Mo.	\$200.00	\$200.00	\$2,400.00									\$200.00	\$2,400.00	
Esplanade & Mountain (Riv. Co.)	1	L.S./Mo.	\$150.00	\$150.00	\$1,800.00									\$150.00	\$1,800.00	
Energy Cost:																
Esplanade & Hewitt	1	L.S./Mo.	\$132.50	\$132.50	\$1,590.00									\$132.50	\$1,590.00	
Esplanade & Mountain	1	L.S./Mo.	\$92.50	\$92.50	\$1,110.00									\$92.50	\$1,110.00	
Less General Benefit: (50% for Pass Through Traffic and the Opposite Sides of the Street - Signals)				(\$287.50)	(\$3,450.00)									(\$287.50)	(\$3,450.00)	
<u>Landscape and Park Maintenance (Entire Rancho San Jacinto Area)</u>																
Labor - Irrigation and Facilities																
Repair and Maintenance (1 man)	1	L.S.	\$52,000 /yr			\$4,333.33	\$52,000.00							\$4,333.33	\$52,000.00	
Contract Services - Landscape Maintenance																
Maintenance	1	L.S.	\$150,000 /yr			\$12,500.00	\$150,000.00							\$12,500.00	\$150,000.00	
Parts and Repairs (Irrig. & supplies)	1	L.S.	\$15,000 /yr			\$1,250.00	\$15,000.00							\$1,250.00	\$15,000.00	
Water Usage	1	L.S.	\$100,000 /yr			\$8,333.33	\$100,000.00							\$8,333.33	\$100,000.00	
Tree Trimming	1	L.S.	\$20,000 /yr			\$1,666.67	\$20,000.00							\$1,666.67	\$20,000.00	
Lighting Energy - Parks (existing)	1	L.S.	\$6,000 /yr			\$500.00	\$6,000.00							\$500.00	\$6,000.00	
<u>Storm Drain Maintenance (Entire Rancho San Jacinto Area)</u>																
Channel & Catch Basins	30	MH / Mo.	\$50							\$1,500.00	\$18,000.00			\$1,500	\$18,000.00	
Detention Basins	1	L.S.	\$1,000							\$1,000.00	\$12,000.00			\$1,000	\$12,000.00	
Subtotal, Traffic Signals, Landscaping and Parks, and Storm Drains				\$287.50	\$3,450.00	\$28,583.33	\$343,000.00			\$2,500.00	\$30,000.00			\$31,370.83	\$376,450.00	
Adjusted Subtotal, RSJ Maintenance and Servicing: Parcel Ratio = 85 / 2,073				\$11.79	\$141.46	\$1,172.01	\$14,064.16			\$102.51	\$1,230.10			<u>\$1,286.31</u>	<u>\$15,435.72</u>	
<u>Landscape Maintenance (In-tract)</u>																
<u>Parkways:</u>																
Tr. 30658 (Commonwealth Ave & Arroyo Viejo Dr)	10,720	S.F.	\$0.0088					\$94.34	\$1,132.03					\$94.34	\$1,132.03	
Tr. 30658 (side yards)	3,960	S.F.	\$0.0088					\$34.85	\$418.18					\$34.85	\$418.18	
<u>Storm Drain Maintenance</u>																
Storm Drain & Catch Basins (In-tract))	4	Man-hr.	\$50							\$200.00	\$2,400.00			\$200.00	\$2,400.00	
<u>Graffiti Removal (In-tract)</u>																
	1	L.S.	\$110									\$110.00	\$1,320.00	110.00	1,320.00	
Subtotal, Maintenance and Servicing				\$213.81	\$2,565.70	\$1,172.01	\$14,064.16	\$129.18	\$1,550.21	\$302.51	\$3,630.10	\$110.00	\$1,320.00	\$1,927.51	\$23,130.17	
Contingency (10%)				\$21.38	\$256.57	\$117.20	\$1,406.42	\$12.92	\$155.02	\$30.25	\$363.01	\$11.00	\$132.00	\$192.75	\$2,313.02	
TOTAL, Maintenance and Servicing				\$235.19	\$2,822.27	\$1,289.21	\$15,470.58	\$142.10	\$1,705.23	\$332.76	\$3,993.11	\$121.00	\$1,452.00	\$2,120.27	\$25,443.18	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$1,505 /yr	\$13.91	\$166.94	\$76.26	\$915.10	\$8.41	\$100.87	\$19.68	\$236.20	\$7.16	\$85.89	\$125.42	\$1,505.00	
Legal Counsel	1	L.S.	\$1,430 /yr	\$13.22	\$158.62	\$72.46	\$869.50	\$7.99	\$95.84	\$18.70	\$224.43	\$6.80	\$81.61	\$119.17	\$1,430.00	
City Administration	1	L.S.	\$1,185 /yr	\$10.95	\$131.45	\$60.04	\$720.53	\$6.62	\$79.42	\$15.50	\$185.98	\$5.64	\$67.63	\$98.75	\$1,185.00	
City Inspection Costs	1	L.S.	\$2,955 /yr	\$27.32	\$327.78	\$149.73	\$1,796.76	\$16.50	\$198.05	\$38.65	\$463.77	\$14.05	\$168.64	\$246.25	\$2,955.00	
County Collection Fees	1	L.S.	\$160 /yr	\$1.48	\$17.75	\$8.11	\$97.29	\$0.89	\$10.72	\$2.09	\$25.11	\$0.76	\$9.13	\$13.33	\$160.00	
Miscellaneous	1	L.S.	\$955 /yr	\$8.83	\$105.93	\$48.39	\$580.68	\$5.33	\$64.01	\$12.49	\$149.88	\$4.54	\$54.50	\$79.58	\$955.00	
Reserve Fund	1	L.S.	\$2,020 /yr	\$18.67	\$224.04	\$102.35	\$1,228.20	\$11.28	\$135.36	\$26.42	\$317.04	\$9.61	\$115.32	\$168.33	\$2,020.00	
TOTAL, Incidental Costs				\$10,210 /yr		\$94.38	\$1,132.52	\$517.34	\$6,208.07	\$57.02	\$684.26	\$133.53	\$1,602.40	\$48.56	\$582.71	\$850.83
<u>Contributions to the District</u>																
Developer	(\$31.91)	per Lot	85 Lots	(\$2,712)	(\$25.07)	(\$300.87)	(\$137.44)	(\$1,649.22)	(\$15.15)	(\$181.78)	(\$35.47)	(\$425.68)	(\$12.90)	(\$154.79)	(\$226.03)	(\$2,712.35)
City of San Jacinto	(\$112.45)	per Lot	85 Lots	(\$9,558)	(\$88.35)	(\$1,060.22)	(\$484.31)	(\$5,811.67)	(\$53.38)	(\$640.59)	(\$125.01)	(\$1,500.06)	(\$45.45)	(\$545.46)	(\$796.50)	(\$9,558.00)
TOTAL AMOUNT TO ASSESSMENT						\$216.14	\$2,593.70	\$1,184.81	\$14,217.75	\$130.59	\$1,567.12	\$305.82	\$3,669.77	\$111.21	\$1,334.46	\$23,382.82

Assessment per Lot = \$275.09

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signals	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
TRACT No. 30638											
Phase 1 (48 Lots)											
Lot 1	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 2	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 3	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 4	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 5	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 6	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 7	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 8	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 9	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 10	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 11	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 12	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 13	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 14	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 15	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 16	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 17	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 18	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 19	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 20	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 21	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 22	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 23	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 24	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 25	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 26	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 27	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 28	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 29	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 30	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 31	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 32	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 33	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signals	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
Lot 34	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 35	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 36	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 37	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 38	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 39	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 40	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 41	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 42	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 43	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 44	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 45	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 46	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 47	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 48	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Phase 2 (44 Lots)											
Lot 1	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 2	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 3	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 4	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 5	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 6	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 7	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 8	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 9	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 10	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 11	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 12	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 13	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 14	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 15	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 16	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 17	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 18	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 19	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signals	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
Lot 20	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 21	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 22	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 23	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 24	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 25	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 26	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 27	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 28	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 29	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 30	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 31	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 32	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 33	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 34	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 35	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 36	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 37	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 38	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 39	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 40	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 41	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 42	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 43	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
Lot 44	Western Pacific Housing, Inc.	R1	n/a	1.00	\$29.18	\$177.39	\$8.26	\$43.48	\$16.78	\$275.09	\$275.09
TOTALS, TRACT No. 30638, including all phases				92.00	\$2,684.73	\$16,319.72	\$759.71	\$4,000.38	\$1,543.85		\$25,308.39
TRACT No. 30658											
Phase 1 (63 Lots)											
Lot 1	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 2	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 3	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 4	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signals	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
Lot 5	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 6	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 7	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 8	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 9	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 10	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 11	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 12	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 13	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 14	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 15	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 16	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 17	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 18	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 19	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 20	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 21	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 22	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 23	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 24	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 25	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 26	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 27	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 28	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 29	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 30	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 31	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 32	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 33	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 34	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 35	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 36	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 37	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 38	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 39	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 40	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signals	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
Lot 41	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 42	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 43	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 44	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 45	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 46	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 47	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 48	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 49	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 50	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 51	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 52	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 53	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 54	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 55	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 56	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 57	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 58	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 59	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 60	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 61	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 62	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 63	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Phase 2 (22 Lots)											
Lot 1	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 2	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 3	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 4	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 5	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 6	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 7	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 8	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 9	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 10	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 10
(Zone 10)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Assessable Acreage (acres)	Asmt. Units (AU)	Street Lights and Traffic Signals	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU (\$)	Assessment per Parcel (\$)
Lot 11	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 12	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 13	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 14	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 15	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 16	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 17	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 18	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 19	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 20	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 21	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
Lot 22	Western Pacific Housing, Inc.	R1	n/a	1.00	\$30.51	\$167.27	\$18.44	\$43.17	\$15.70	\$275.09	\$275.09
TOTALS, TRACT No. 30658, including all phases				85.00	\$2,593.70	\$14,217.75	\$1,567.12	\$3,669.77	\$1,334.46		\$23,382.82
ANNEXATION No. 10 TOTALS				177.00	\$5,278.43	\$30,537.47	\$2,326.83	\$7,670.15	\$2,878.31		\$48,691.21

Current Ownership: Western Pacific Housing, Inc., a Delaware Corporation

Applicant: Western Pacific Housing, Inc.

Assessor's Parcel Numbers (APN's) for both tracts:
438-050-057
438-050-065
439-190-028
439-190-029