ENGINEER'S REPORT

Annexation No. 11: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: December 1, 2005
Confirmed Date: December 1, 2005

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. 11 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 2002-2003,

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. 11 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 11 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. 11 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 by the number of lots and added to determine the total cost. This zone is comprised of **Tract No. 30481**, and is designated as Zone 11. 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 11 Improvements

The improvements included in Zone 11 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway, park and open space landscaping; park equipment and hardscape; and drainage facilities (pipe, catch basins, junction structures, detention basins, and overflow structures. 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. 11 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 11, for the improvements described in the "Improvements" section of this report, are summarized in Exhibit "B," 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.

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 (CPI) 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 11 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 annual cost of the improvements described in the "Improvements" section of the report for Annexation No. 11 is estimated to be $94,992.87. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2006-2007 fiscal year is $753.91 per lot in Tract No. 30481 (126 residential lots).

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

Date: 11-21-05

APPENDIX

EXHIBITS

Exhibit "A" - Boundary Map
Exhibit "B" - Cost Estimate
Exhibit "C" - Assessment Spread

EXHIBIT "A"

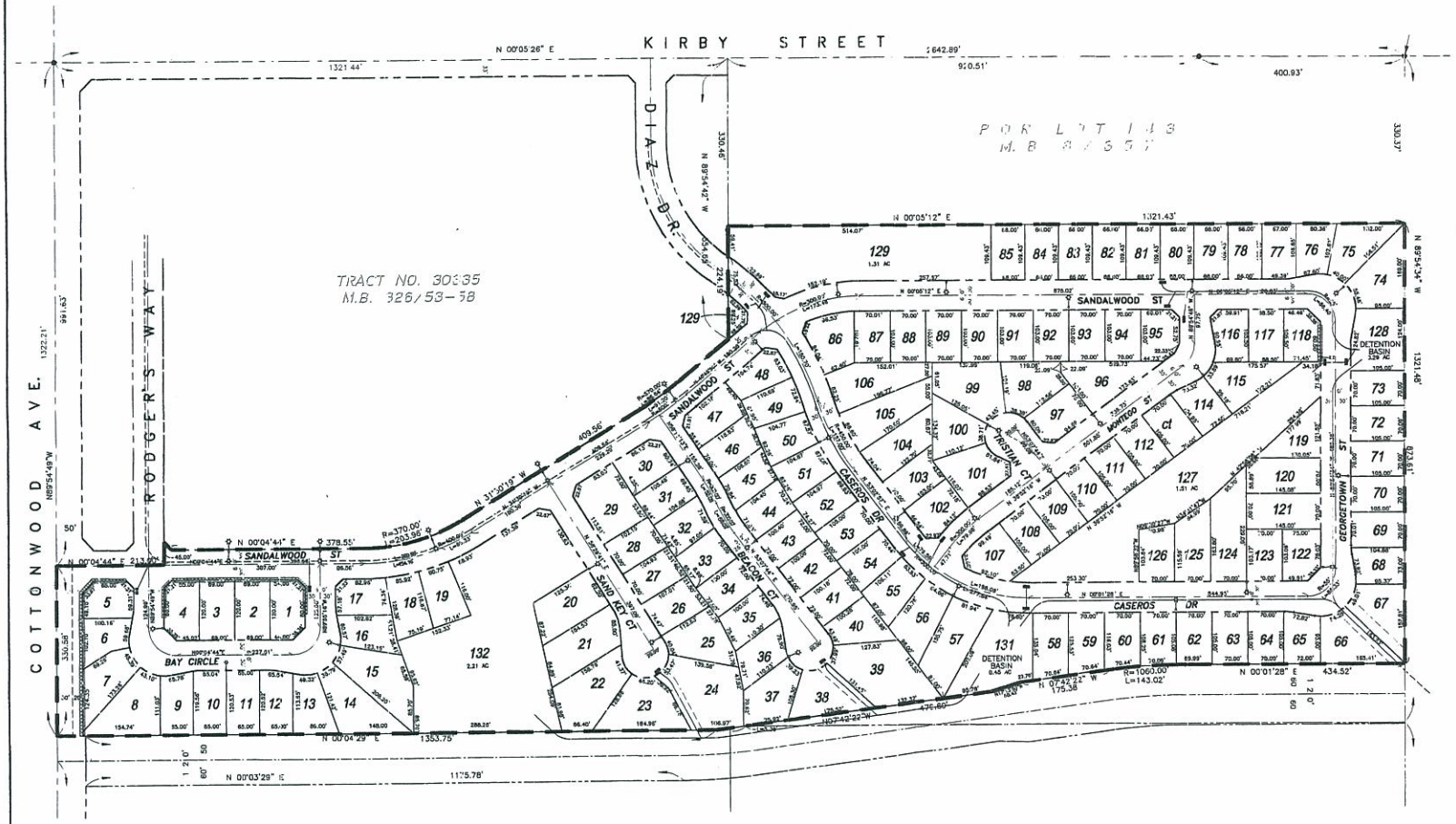
BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 11

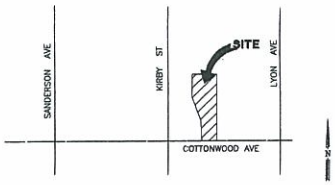
for the

CITY OF SAN JACINTO

FISCAL YEAR 2005-2006

ZONE 11





VICINITY MAP

N.T.S.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THIS____DAY OF_____20___.

_____
CITY CLERK

FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY RIVERSIDE, STATE OF CALIFORNIA, THIS_____DAY OF_____20___.

_____
CITY CLERK

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
- EXISTING STORM DRAIN

REGISTERED PROFESSIONAL ENGINEER JOHN A. TRIEDRICH No. C27851 Exp. 3/31/06 CIVIL STATE OF CALIFORNIA

N

SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

TRACT 30481

NAME: ANNEX11.DWG DATE: NOV 21, 2005 TIME: 9:38 AM

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 11
(Zone 11)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost	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. 30481															
(126 Residential Lots)															
Street Lights and Traffic Signals															
Street Lights															
9,500 lumen (In-tract)	35	Ea.	$9.62 /mo	$336.70	$4,040.40									$336.70	$4,040.40
Less General Benefit: $9.62/Light x 3.75 Lights =				($36.08)	($432.90)									($36.08)	($432.90)
22,000 lumen (Cottonwood Ave)	1	Ea.	$14.08 /mo	$14.08	$168.96									$14.08	$168.96
Less General Benefit: $14.08/Light x 0.5 Lights =				($7.04)	($84.48)									($7.04)	($84.48)
Traffic Signals - Cottonwood Ave @ Kirby St & Cottonwood Ave @ Lyon Ave															
Maintenance Cost / Signal	2	L.S.	$278.67 /mo	$557.33	$6,688.00									$557.33	$6,688.00
Energy Cost ($55/Signal/Month)	2	L.S.	$55.00 /mo	$110.00	$1,320.00									$110.00	$1,320.00
Less General Benefit (60% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 90%) - both signals				($600.60)	($7,207.20)									($600.60)	($7,207.20)
Note: Assessments for future traffic signals shall not be collected until said signals are installed.															
Park Maintenance															
Resurface Tot Lot - 3 year intervals	2,688 x 1/3	S.F.	$0.820 /yr			$61.23	$734.72							$61.23	$734.76
Resurface Basketball Court - 5 year intervals	3,836 x 1/5	S.F.	$3.50 /yr			$223.77	$2,685.20							$223.77	$2,685.24
Park Equipment Maintenance & Replacement	1	L.S.	$150 /yr			$12.50	$150.00							$12.50	$150.00
Park #1 Landscaping (Lot 132)	88,860	S.F.	$0.091 /yr			$673.86	$8,086.26							$673.86	$8,086.26
Park #2 Landscaping (Lot 129)	43,600	S.F.	$0.091 /yr			$330.63	$3,967.60							$330.63	$3,967.60
Park #3 Landscaping (Lot 127)	55,785	S.F.	$0.091 /yr			$423.04	$5,076.44							$423.04	$5,076.44
Open Space Landscaping															
Lots 128 Detention Basin	12,675	S.F.	$0.088 /yr			$92.95	$1,115.40							$92.95	$1,115.40
Lots 131 Detention Basin	19,405	S.F.	$0.088 /yr			$142.30	$1,707.64							$142.30	$1,707.64
Irrigation Water	220,325	S.F.	$0.081 /yr			$1,494.54	$17,934.46							$1,494.54	$17,934.46
Landscape Maintenance (Parkways)															
Cottonwood Ave (10' wide)	3,180	S.F.	$0.088 /yr					$23.32	$279.84					$23.32	$279.84
Sandlewood St (Backyards - 8' wide)	3,750	S.F.	$0.088 /yr					$27.50	$330.00					$27.50	$330.00
Irrigation Water	6,930	S.F.	$0.081 /yr					$47.01	$564.10					$47.01	$564.10
Storm Drain Maintenance															
Storm Drains & Catch Basins	13	Man-hr.	$50 /mo							$650.00	$7,800.00			$650.00	$7,800.00
Detention Basins	15	Man-hr.	$50 /mo							$750.00	$9,000.00			$750.00	$9,000.00
Graffiti Removal	1	L.S.	$330 /mo									$330.00	$3,960.00	$330.00	$3,960.00
Subtotal, Maintenance and Servicing				$374.40	$4,492.78	$3,454.81	$41,457.71	$97.83	$1,173.94	$1,400.00	$16,800.00	$330.00	$3,960.00	$5,657.04	$67,884.43
Contingency (10%)				$37.44	$449.28	$345.48	$4,145.77	$9.78	$117.39	$140.00	$1,680.00	$33.00	$396.00	$565.70	$6,788.44
TOTAL, Maintenance and Servicing				$411.84	$4,942.06	$3,800.29	$45,603.48	$107.61	$1,291.34	$1,540.00	$18,480.00	$363.00	$4,356.00	$6,222.74	$74,672.88
Incidental Costs															
Assessment Engineer	1	L.S.	$3,150 /yr	$17.37	$208.48	$160.31	$1,923.74	$4.54	$54.47	$64.96	$779.56	$15.31	$183.75	$262.50	$3,150.00
Legal Counsel	1	L.S.	$2,975 /yr	$16.41	$196.89	$151.41	$1,816.86	$4.29	$51.45	$61.35	$736.25	$14.46	$173.54	$247.92	$2,975.00
City Administration	1	L.S.	$2,475 /yr	$13.65	$163.80	$125.96	$1,511.51	$3.57	$42.80	$51.04	$612.51	$12.03	$144.38	$206.25	$2,475.00
City Inspection Costs	1	L.S.	$5,350 /yr	$29.51	$354.08	$272.27	$3,267.30	$7.71	$92.52	$110.33	$1,324.01	$26.01	$312.09	$445.83	$5,350.00
County Collection Fees	1	L.S.	$210 /yr	$1.16	$13.90	$10.69	$128.25	$0.30	$3.63	$4.33	$51.97	$1.02	$12.25	$17.50	$210.00
Miscellaneous	1	L.S.	$1,980 /yr	$10.92	$131.04	$100.77	$1,209.21	$2.85	$34.24	$40.83	$490.01	$9.63	$115.50	$165.00	$1,980.00
Reserve Fund	1	L.S.	$4,180 /yr	$23.05	$276.60	$212.73	$2,552.76	$6.02	$72.24	$86.21	$1,034.52	$20.32	$243.84	$348.33	$4,180.00
TOTAL, Incidental Costs			$20,320 /yr	$112.07	$1,344.79	$1,034.14	$12,409.62	$29.28	$351.35	$419.07	$5,028.84	$98.78	$1,185.36	$1,693.33	$20,320.00
Contributions to the District															
Developer				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL AMOUNT TO ASSESSMENT				$523.90	$6,286.85	$4,834.43	$58,013.10	$136.89	$1,642.69	$1,959.07	$23,508.84	$461.78	$5,541.36	$7,916.07	$94,992.87

Assessment per Lot =	$753.91

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 11

(Zone 11)

ASSESSMENT SPREAD

Parcel Identification	Property Owner Name	Proposed Land Use	Assessable Acreage	Asmt. Units	Street Lights	Park	Landscape	Storm Drain	Graffiti	Dollars per AU	Assessment per Parcel
TRACT No. 30481 (126 Residential Lots)											
Lot 1	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 2	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 3	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 4	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 5	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 6	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 7	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 8	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 9	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 10	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 11	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 12	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 13	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 14	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 15	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 16	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 17	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 18	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 19	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 20	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 21	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 22	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 23	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 24	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 25	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 26	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 27	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 28	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 29	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 30	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 31	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 32	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 33	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 34	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 35	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 36	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 37	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 38	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 11

(Zone 11)

ASSESSMENT SPREAD

Parcel Identification	Property Owner Name	Proposed Land Use	Assessable Acreage	Asmt. Units	Street Lights	Park	Landscape	Storm Drain	Graffiti	Dollars per AU	Assessment per Parcel
Lot 39	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 40	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 41	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 42	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 43	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 44	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 45	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 46	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 47	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 48	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 49	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 50	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 51	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 52	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 53	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 54	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 55	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 56	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 57	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 58	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 59	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 60	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 61	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 62	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 63	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 64	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 65	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 66	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 67	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 68	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 69	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 70	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 71	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 72	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 73	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 74	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 75	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 76	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 77	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 11

(Zone 11)

ASSESSMENT SPREAD

Parcel Identification	Property Owner Name	Proposed Land Use	Assessable Acreage	Asmt. Units	Street Lights	Park	Landscape	Storm Drain	Graffiti	Dollars per AU	Assessment per Parcel
Lot 78	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 79	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 80	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 81	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 82	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 83	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 84	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 85	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 86	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 87	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 88	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 89	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 90	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 91	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 92	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 93	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 94	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 95	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 96	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 97	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 98	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 99	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 100	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 101	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 102	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 103	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 104	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 105	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 106	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 107	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 108	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 109	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 110	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 111	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 112	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 113	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 114	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 115	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 116	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 11

(Zone 11)

ASSESSMENT SPREAD

Parcel Identification	Property Owner Name	Proposed Land Use	Assessable Acreage	Asmt. Units	Street Lights	Park	Landscape	Storm Drain	Graffiti	Dollars per AU	Assessment per Parcel
Lot 117	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 118	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 119	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 120	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 121	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 122	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 123	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 124	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 125	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 126	Empire Homes SJ 137 LP	R1	n/a	1.00	$49.90	$460.42	$13.04	$186.58	$43.98	$753.91	$753.91
Lot 127	Empire Homes SJ 137 LP	Park	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot 128	Empire Homes SJ 137 LP	DB	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot 129	Empire Homes SJ 137 LP	Park	- - -	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot 130	Empire Homes SJ 137 LP	Park	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot 131	Empire Homes SJ 137 LP	DB	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot 132	Empire Homes SJ 137 LP	FZ/Park	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRACT No. 30481 Totals				126.00	$6,286.85	$58,013.10	$1,642.69	$23,508.84	$5,541.36		$94,992.87

Legend: DB Detention Basin
FZ Fault Zone
OS Open Space

Current Ownership: Empire Homes SJ 137 LP, a California limited partnership

Address: 20 Corporate Park, Suite 240
Irvine, CA 92606

Applicant: Empire Homes

Address: 20 Corporate Park, Suite 240
Irvine, CA 92606

Assessor Parcel Map: 431-090-002