

ENGINEER'S REPORT

**Annexation No. 13: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: November 18, 2004
Confirmed Date: November 18, 2004**

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. 13 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 2003-2003,

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. 13 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 13 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. 13 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 No. 30878 and 30878-1, and is designated as Zone 13. Future annexations will be assigned Zone designations; e.g. Zone 14, Zone 15, Zone 15A, Zone 16, 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 13 Improvements

The improvements included in Zone 13 to be installed, operated, serviced, and maintained are street lighting; traffic signals; parkway and park/open space landscaping; park facilities; and drainage facilities (pipe, catch basins, junction structures, and connections to flood control channel). 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. 13 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 13, 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 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 13 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. 13 for fiscal year 2004-2005 is estimated to be \$112,613.98. The maximum annual assessment per Assessment Unit (AU - also equivalent to one single-family dwelling unit) for the 2004-2005 fiscal year is \$658.56 per lot for Tract Nos. 30878 and 30878-1.




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

Date: 11-04-04

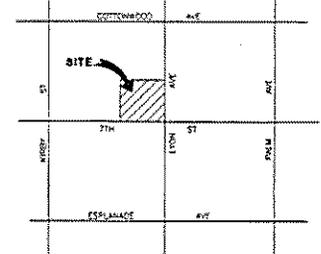
APPENDIX

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. 13
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2004-2005

ZONE 13



VICINITY MAP

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 OF RIVERSIDE, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 20____.

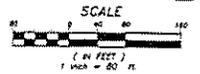
CITY CLERK

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



TRACT NO. 30878 & 30878-1

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 13
(Zone 13)

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 Nos. 30878 & 30878-1 (171 Residential Lots)																
Street Lights and Traffic Signal																
Street Lights																
22,000 lumen	13	Ea.	\$14.08 /mo	\$183.04	\$2,196.48									\$183.04	\$2,196.48	
Less General Benefit: \$14.08/Light x 6-1/4 Light =				(\$88.00)	(\$1,056.00)									(\$88.00)	(\$1,056.00)	
9,500 lumen	50	Ea.	\$9.82 /mo	\$481.00	\$5,772.00									\$481.00	\$5,772.00	
Less General Benefit: \$9.82/Light x 3 Lights =				(\$28.86)	(\$346.32)									(\$28.86)	(\$346.32)	
Traffic Signal - Lyon Ave @ Seventh St & Lyon Ave @ Cottonwood Ave																
Maintenance Cost	2	L.S.	\$278.67 /mo	\$557.34	\$6,688.08									\$557.34	\$6,688.08	
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				(\$600.61)	(\$7,207.27)									(\$600.61)	(\$7,207.27)	
Note: Assessments for future traffic signals shall not be collected until said signals are installed.																
Park Maintenance																
Resurface Tot Lot - 3 year intervals	3,172 x 1/3	S.F.	\$0.820 /yr			\$72.25	\$867.01							\$72.25	\$867.01	
Resurface Basketball Court - 5 year intervals	5,040 x 1/5	S.F.	\$3.50 /yr			\$294.00	\$3,528.00							\$294.00	\$3,528.00	
Park Equipment Maintenance & Replacement	1	L.S.	\$500 /yr			\$41.67	\$500.00							\$41.67	\$500.00	
Park / Open Space Landscaping (Lot 'K')	203,038	S.F.	\$0.091 /yr			\$1,539.70	\$18,478.48							\$1,539.70	\$18,478.48	
Irrigation Water	203,038	S.F.	\$0.081 /yr			\$1,377.27	\$16,527.29							\$1,377.27	\$16,527.29	
Landscape Maintenance																
<i>Parkways:</i>																
Lyon Avenue	3,950	S.F.	\$0.088 /yr					\$347.60	\$4,171.20					\$347.60	\$4,171.20	
Seventh Street	7,067	S.F.	\$0.088 /yr					\$621.90	\$7,462.75					\$621.90	\$7,462.75	
Walkway from Park (Lot 'K') to Ivy Crest Dr	6,800	S.F.	\$0.088 /yr					\$607.20	\$7,286.40							
Irrigation	17,917	S.F.	\$0.081 /yr					\$121.54	\$1,458.44					\$0.00	\$0.00	
Storm Drain Maintenance																
Storm Drain & Catch Basins (In-tract)	11	Man-hr.	\$50 /mo							\$550.00	\$6,600.00			\$550.00	\$6,600.00	
Graffiti Removal (In-tract)																
	1	L.S.	\$225 /mo									\$225.00	\$2,700.00	\$225.00	\$2,700.00	
Subtotal, Maintenance and Servicing				\$613.91	\$7,366.97	\$3,324.90	\$39,898.76	\$1,698.23	\$20,378.80	\$550.00	\$6,600.00	\$225.00	\$2,700.00	\$6,412.04	\$70,944.53	
Contingency (10%)				\$61.39	\$736.70	\$332.49	\$3,989.89	\$169.82	\$2,037.88	\$55.00	\$660.00	\$22.50	\$270.00	\$641.20	\$7,694.45	
TOTAL, Maintenance and Servicing				\$675.31	\$8,103.66	\$3,657.39	\$43,888.64	\$1,868.05	\$22,416.68	\$605.00	\$7,260.00	\$247.50	\$2,970.00	\$7,053.25	\$84,638.98	
Incidental Costs																
Assessment Engineer	1	L.S.	\$4,280 /yr	\$34.15	\$409.78	\$184.95	\$2,219.35	\$94.46	\$1,133.56	\$30.59	\$367.12	\$12.52	\$150.19	\$366.67	\$4,280.00	
Legal Counsel	1	L.S.	\$4,045 /yr	\$32.27	\$387.28	\$174.79	\$2,097.49	\$89.28	\$1,071.32	\$28.91	\$346.96	\$11.83	\$141.94	\$337.08	\$4,045.00	
City Administration	1	L.S.	\$3,060 /yr	\$24.41	\$292.98	\$132.23	\$1,588.73	\$67.54	\$810.44	\$21.87	\$262.47	\$8.95	\$107.38	\$255.00	\$3,060.00	
City Inspection Costs	1	L.S.	\$7,980 /yr	\$63.67	\$764.04	\$344.83	\$4,137.94	\$176.13	\$2,113.51	\$57.04	\$684.49	\$23.33	\$280.02	\$665.00	\$7,980.00	
County Collection Fees	1	L.S.	\$220 /yr	\$1.76	\$21.06	\$9.51	\$114.08	\$4.66	\$58.27	\$1.57	\$18.87	\$0.64	\$7.72	\$18.33	\$220.00	
Miscellaneous	1	L.S.	\$2,690 /yr	\$21.46	\$257.55	\$116.24	\$1,394.87	\$59.37	\$712.45	\$19.23	\$230.74	\$7.87	\$94.39	\$224.17	\$2,690.00	
Reserve Fund	1	L.S.	\$5,700 /yr	\$45.48	\$545.78	\$246.31	\$2,955.72	\$125.80	\$1,509.60	\$40.74	\$488.88	\$16.67	\$200.04	\$475.00	\$5,700.00	
TOTAL, Incidental Costs				\$27,975 /yr	\$223.20	\$2,678.46	\$1,208.85	\$14,506.18	\$617.43	\$7,409.14	\$199.96	\$2,399.54	\$81.81	\$981.67	\$2,331.25	\$27,975.00
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				\$898.51	\$10,782.12	\$4,866.24	\$58,394.82	\$2,485.49	\$29,825.82	\$804.96	\$9,659.54	\$329.31	\$3,951.67	\$9,384.50	\$112,613.98	

Assessment per Lot = \$658.56

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 13
(Zone 13)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed 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 (\$)
TRACT Nos. 30878 & 30878-1 (171 Residential Lots)											
Phase 1 (77 Lots - 30878-1)											
Lot 1	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 2	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 3	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 4	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 5	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 6	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 7	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 8	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 9	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 10	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 11	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 12	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 13	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 14	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 15	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 16	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 17	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 18	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 19	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 20	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 21	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 22	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 23	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 24	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 25	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 26	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 27	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 28	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 29	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 30	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 31	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 32	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 33	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 34	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 13
(Zone 13)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed 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 (\$)
Lot 35	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 36	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 37	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 38	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 39	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 40	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 41	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 42	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 43	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 44	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 45	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 46	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 47	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 48	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 49	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 50	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 51	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 52	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 53	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 54	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 55	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 56	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 57	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 58	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 59	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 60	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 61	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 62	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 63	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 64	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 65	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 66	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 67	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 68	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 69	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 70	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 71	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 13
(Zone 13)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed 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 (\$)
Lot 72	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 73	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 74	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 75	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 76	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 77	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Phase 2 (94 Lots - 30878)											
Lot 1	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 2	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 3	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 4	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 5	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 6	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 7	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 8	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 9	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 10	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 11	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 12	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 13	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 14	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 15	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 16	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 17	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 18	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 19	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 20	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 21	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 22	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 23	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 24	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 25	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 26	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 27	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 28	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 29	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 13
(Zone 13)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed 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 (\$)
Lot 30	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 31	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 32	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 33	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 34	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 35	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 36	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 37	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 38	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 39	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 40	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 41	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 42	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 43	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 44	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 45	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 46	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 47	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 48	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 49	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 50	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 51	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 52	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 53	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 54	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 55	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 56	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 57	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 58	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 59	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 60	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 61	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 62	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 63	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 64	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 65	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 66	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 13
(Zone 13)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed 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 (\$)
Lot 67	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 68	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 69	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 70	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 71	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 72	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 73	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 74	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 75	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 76	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 77	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 78	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 79	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 80	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 81	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 82	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 83	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 84	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 85	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 86	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 87	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 88	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 89	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 90	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 91	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 92	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 93	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
Lot 94	Park Meadows 171, LLC.	R1	n/a	1.00	\$63.05	\$341.49	\$174.42	\$56.49	\$23.11	\$658.56	\$658.56
TOTALS				171.00	\$10,782.12	\$58,394.82	\$29,825.82	\$9,659.54	\$3,951.67		\$112,613.98

Current Ownership: Park Meadows 171, LLC.

Applicant: Griffin Homes

Address: 110 N. Lincoln Avenue, #200, Corona, CA 92882

Address: