

ENGINEER'S REPORT

**Annexation No. 1 to: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: October 17, 2002
Confirmed Date: November 7, 2002**

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. 1 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. 1 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 2 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. 1 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 both phases of Tract No. 29314, and is designated as Zone 2. Tract No. 23941-1 is the first phase to be developed with the second phase to be developed in the near future. Future annexations will be assigned Zone designations; e.g., Zone 2, Zone 3, Zone 3A, Zone 4, etc., as appropriate.

IMPROVEMENTS

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 2 Improvements

The improvements included in Zone 2 to be installed, operated, serviced, and maintained are street lighting; parkway landscaping; and drainage facilities (pipe, and catch basins). Also included is the servicing and maintenance required for graffiti removal. Since there is no neighborhood park in either phase of Tract No. 29314, the property owners in this tract will be assessed for park maintenance in the amount of the total Citywide park maintenance cost divided by the number of dwelling units in the City (single-family, apartments, mobile homes, etc.).

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. 1 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 2, 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 in each Zone. Future annexations will be will 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.

The method of determining the assessments in Zone 2 for public parks is based on the fact that no public parks will be built within Zone 2, thereby causing residents of Zone 2 to use parks that are located within a reasonable distance from Zone 2. Rancho Park, a large park with sports fields, play equipment, picnic areas, and other large park amenities is approximately 1.25 miles from Zone 2. Also, within the 1.25 mile distance are four flood control recreation basins containing tot lots, picnic areas, and walking trails. The residents of Zone 2 have a special benefit from the use of those park facilities within 1.25 miles of their properties. The City has determined that the fair share of the cost of maintaining, servicing and operating the parks within 1.25 miles of Zone 2 is \$50.00 per lot in Zone 2. Therefore, each property within Zone 2 will be assessed \$50.00 for maintaining said nearby public parks, in addition to assessments for maintaining, servicing and operating other public infrastructure such as street landscaping, street lighting, drainage structures, and graffiti removal within Zone 2.

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 2 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 this Report for Annexation No. 1 for fiscal year 2003-2004 is estimated to be \$25,291.34. The maximum annual assessment per Assessment Unit (AU- also equivalent to one single-family dwelling unit) for the 2002-03 fiscal year is \$277.93.




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

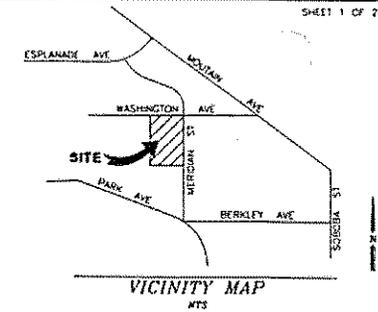
Date: 10-28-02

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.1
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2002-2003



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
- TRACT BOUNDARY
- CATCH BASIN
- STORM DRAIN



10-23-02

TR 21564-9
MB 211/78-20

TR 21564-10
MB 214/94-96

TR 21564-11
MB 216/59-61

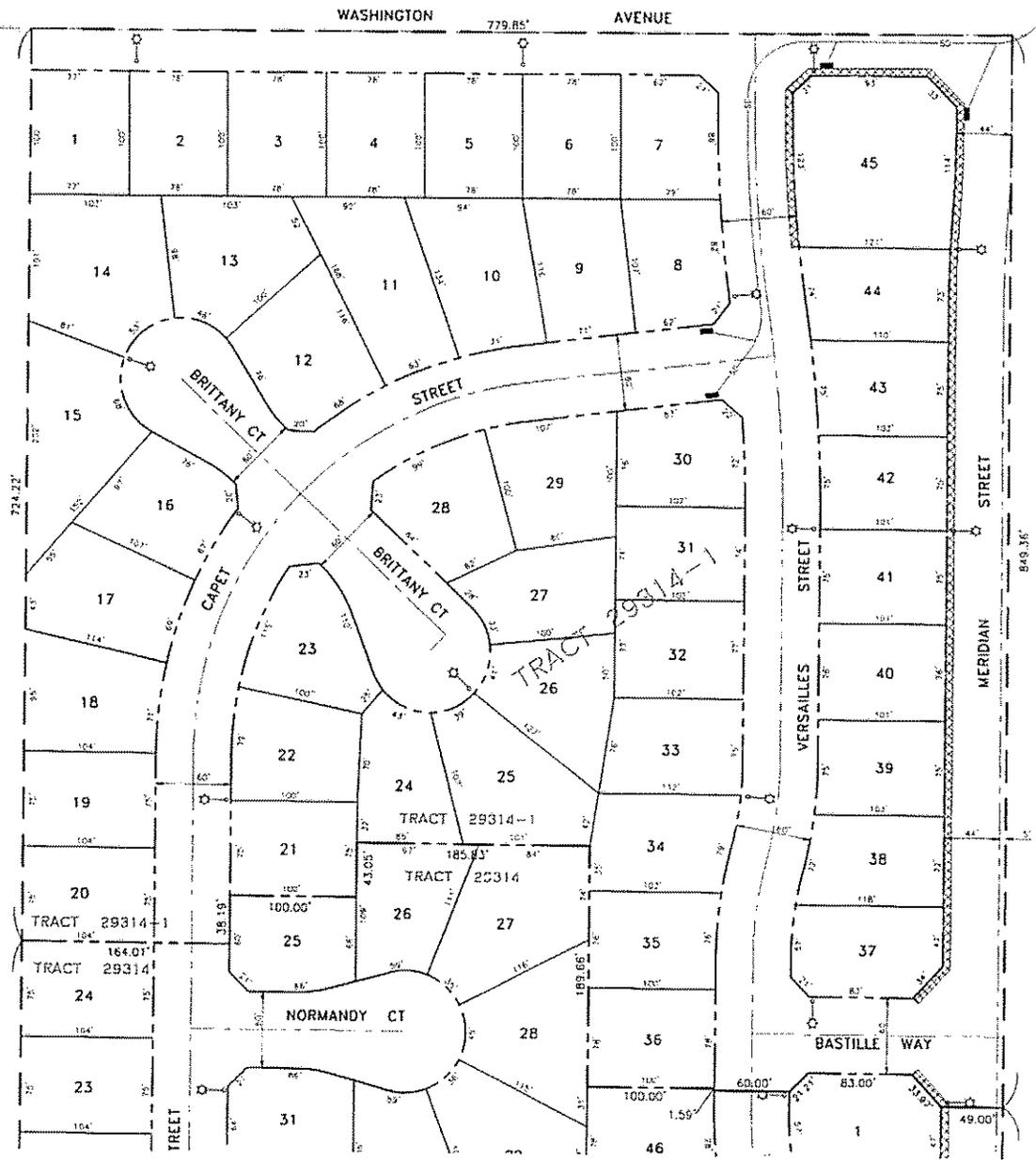
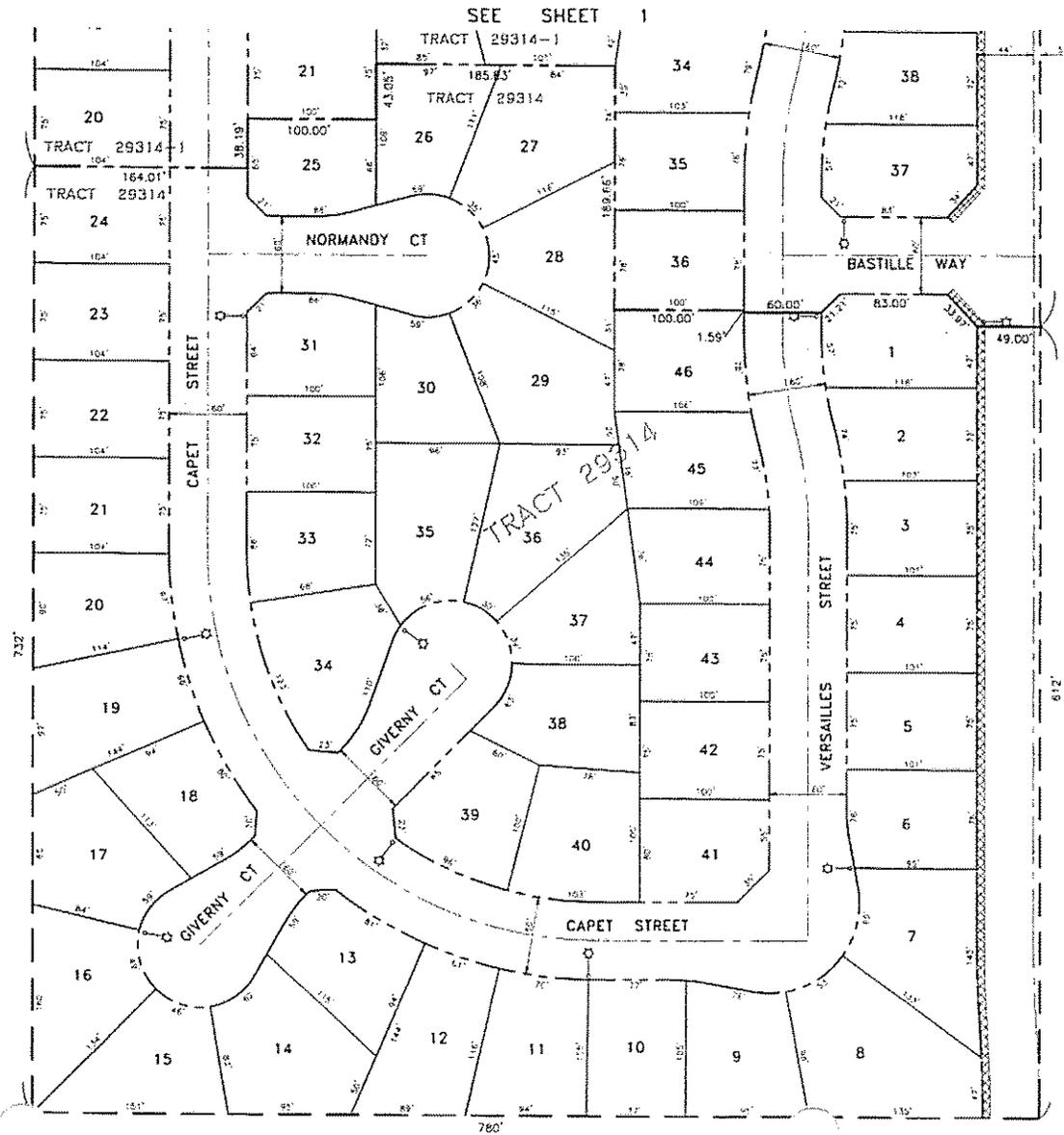


EXHIBIT "A"
BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO.2
ANNEXATION NO.1
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2002-2003



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
-  TRACT BOUNDARY

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 1
(Zone 2)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost/ Month	Street Lights		Park Maintenance		Landscape Maintenance		Storm Drain Maint.		Graffiti Removal		TOTALS	
				Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Cost/Mo.	Cost/Yr.	Per Month	Per Year
Tract Nos. 29314-1 and 29314 (91 Total Lots)															
<u>Street Lights</u>															
9,500 lumen	23.50	Ea.	\$9.62	\$226.07	\$2,712.84									\$226.07	\$2,712.84
<u>Park Maintenance</u>															
Rancho Park and four flood control recreation basins within 1.25 miles of Zone 2. \$50.00 / lot / year	91	Lot	\$50/yr			\$379.17	\$4,550.00							\$379.17	\$4,550.00
<u>Landscape Maintenance</u>															
Meridian Street	9,019	S.F.	\$0.0080					\$72.15	\$865.82					\$72.15	\$865.82
Washington Avenue	556	S.F.	\$0.0080					\$4.45	\$53.38					\$4.45	\$53.38
Versailles Street	1,052	S.F.	\$0.0080					\$8.42	\$100.99					\$8.42	\$100.99
<u>Storm Drain Maintenance</u>															
Storm Drain & Catch Basins	6	Man-hrs.	\$50							\$300	\$3,600			\$300.00	\$3,600.00
Detention Basins	1	L.S.	\$0							\$0	\$0			0.00	0.00
<u>Graffiti Removal</u>															
												\$100.00	\$1,200.00	\$100.00	\$1,200.00
Subtotal, Maintenance and Servicing				\$226.07	\$2,712.84	\$379.17	\$4,550.00	\$85.02	\$1,020.19	\$300.00	\$3,600.00	\$100.00	\$1,200.00	\$1,090.25	\$13,083.03
Contingency (10%)				\$22.61	\$271.28	\$37.92	\$455.00	\$8.50	\$102.02	\$30.00	\$360.00	\$10.00	\$120.00	\$109.03	\$1,308.30
TOTAL, Maintenance and Servicing				\$248.68	\$2,984.12	\$417.08	\$5,005.00	\$93.52	\$1,122.21	\$330.00	\$3,960.00	\$110.00	\$1,320.00	\$1,199.28	\$14,391.34
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$2,300/yr	\$39.74	\$476.92	\$66.66	\$799.89	\$14.95	\$179.35	\$52.74	\$632.88	\$17.58	\$210.96	\$191.67	\$2,300.00
Legal Counsel	1	L.S.	\$2,175/yr	\$37.58	\$451.00	\$63.03	\$756.42	\$14.13	\$169.60	\$49.87	\$598.49	\$16.62	\$199.50	\$181.25	\$2,175.00
City Administration	1	L.S.	\$1,800/yr	\$31.10	\$373.24	\$52.17	\$626.00	\$11.70	\$140.36	\$41.27	\$495.30	\$13.76	\$165.10	\$150.00	\$1,800.00
County Collection Fees	1	L.S.	\$75/yr	\$1.30	\$15.55	\$2.17	\$26.08	\$0.49	\$5.85	\$1.72	\$20.64	\$0.57	\$6.88	\$6.25	\$75.00
Miscellaneous	1	L.S.	\$1,450/yr	\$25.06	\$300.67	\$42.02	\$504.28	\$9.42	\$113.07	\$33.25	\$398.99	\$11.08	\$133.00	\$120.83	\$1,450.00
Reserve Fund	1	L.S.	\$3,100/yr	\$53.57	\$642.80	\$89.84	\$1,078.11	\$20.14	\$241.73	\$71.08	\$853.01	\$23.69	\$284.34	\$258.33	\$3,100.00
TOTAL, incidental Costs				\$188.35	\$2,260.18	\$315.90	\$3,790.79	\$70.83	\$849.96	\$249.94	\$2,999.30	\$83.31	\$999.77	\$908.33	\$10,900.00
<u>Contributions to the District</u>				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL AMOUNT TO ASSESSMENT				\$437.03	\$5,244.30	\$732.98	\$8,795.79	\$164.35	\$1,972.17	\$579.94	\$6,959.30	\$193.31	\$2,319.77	\$2,107.61	\$25,291.34

Assessment per Lot = \$277.93

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 1

(Zone 2)

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 No. 29314-1 (Phase 1 - Not Recorded)											
Lot 1	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 2	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 3	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 4	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 5	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 6	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 7	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 8	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 9	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 10	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 11	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 12	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 13	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 14	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 15	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 16	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 17	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 18	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 19	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 20	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 21	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 22	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 23	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 24	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 25	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 26	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 27	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 28	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 29	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 30	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 31	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 32	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 33	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 34	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 35	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93

Exhibit "C"

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 1

(Zone 2)

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 36	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 37	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 38	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 39	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 40	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 41	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 42	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 43	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 44	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 45	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 46	William Webb Corwin (LHMWD)	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
TRACT No. 29314 (Phase 2 - Not Recorded)											
Lot 1	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 2	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 3	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 4	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 5	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
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Lot 15	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 16	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 17	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 18	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 19	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 20	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 21	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 22	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 23	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93

Ex. "C"

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 1

(Zone 2)

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 24	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 25	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 26	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 27	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 28	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 29	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 30	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 31	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 32	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 33	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 34	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 35	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 36	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 37	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 38	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 39	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 40	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 41	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 42	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 43	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 44	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
Lot 45	William Webb Corwin	R1	n/a	1.00	\$57.63	\$96.66	\$21.67	\$76.48	\$25.49	\$277.93	\$277.93
TOTALS				91.00	\$5,244.30	\$8,795.79	\$1,972.17	\$6,959.30	\$2,319.77		\$25,291.34

Current Ownership: William Webb Corwin, Successor Trustee of the Corwin Family 1991 Living Trust under Declaration of Trust Dated December 20, 1991, as Restated April 16, 1997.

William Corwin and Lynne Corwin, Trustees of the William and Lynne Corwin Trust Dated March 28, 2000.

William Webb Corwin, Sole Trustee to the Testamentary Trust of Frances V. Corwin, Deceased.

Address: 24980 Mountain Avenue, Hemet, CA 92544

Future Ownership: Empire Homes I, Ltd., P.O. Box 1060, San Jacinto, CA 92581