

ENGINEER'S REPORT

Annexation No. 21: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: August 19, 2004

Confirmed Date: August 19, 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. 21 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. 21 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 21 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. 21 to Landscaping, Lighting and Park District No. 2 is a single zone comprised of two related tracts. 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 to determine the total cost. This zone is comprised of **Tract Nos. 22665 and 22665-1**, and is designated as Zone 21. Future annexations will be assigned Zone designations; e.g. Zone 22, Zone 23, Zone 23A, Zone 24, 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 21 Improvements

The improvements included in Zone 21 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway and retention basin landscaping; parks; and drainage facilities (pipe, catch basins, junction structures, connections to channel, and retention basins). 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. 21 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 21, 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 21 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. 21 is estimated to be \$53,556.39. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2004-2005 fiscal year is \$366.82 per lot in Tract Nos. 22665 and 22665-1.



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

APPENDIX

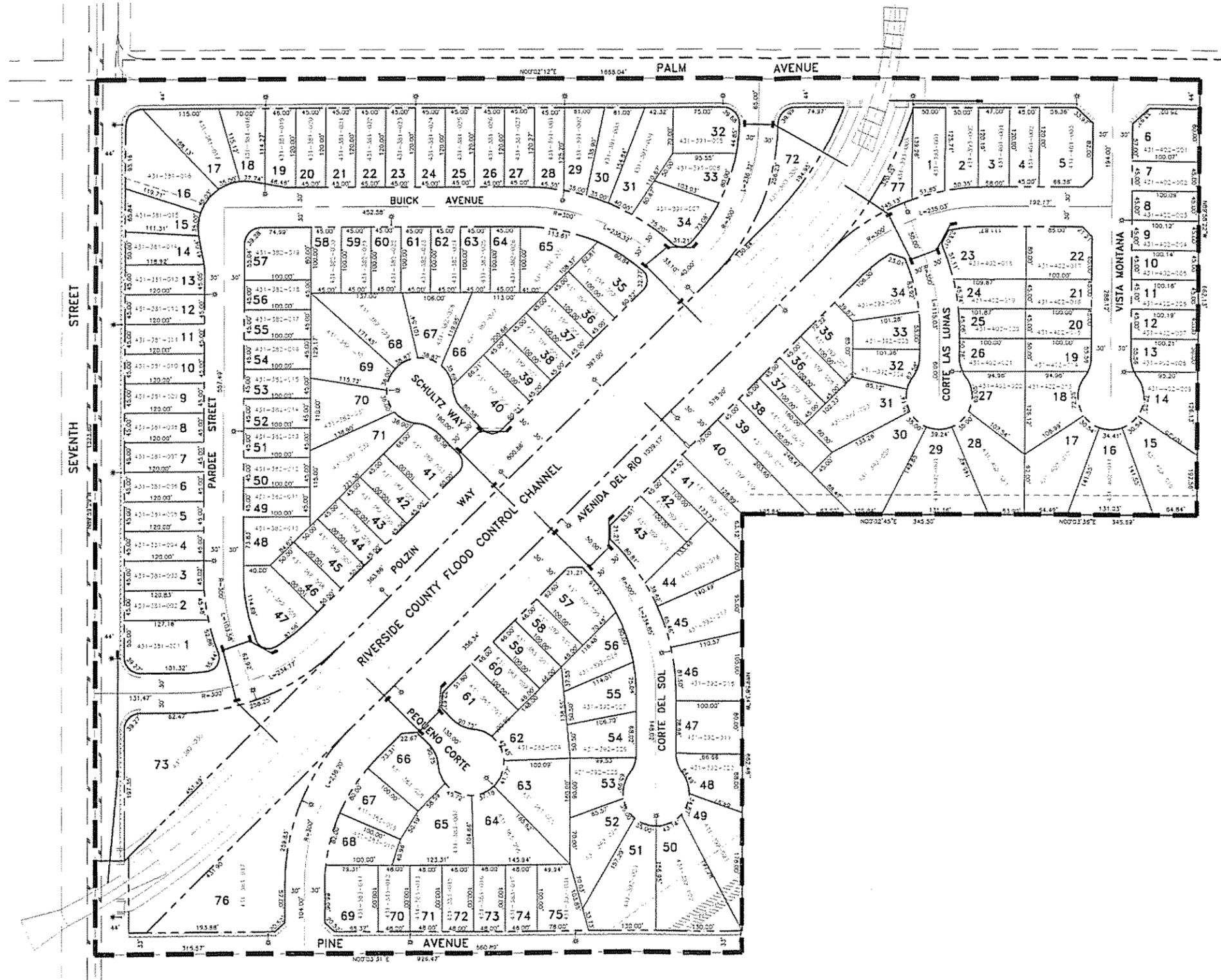
EXHIBITS

Exhibit "A" - Boundary Map

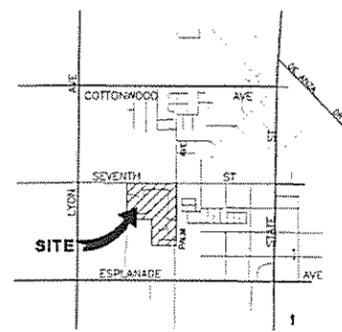
Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

EXHIBIT "A"
BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO. 2
ANNEXATION NO. 21
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2004-2005



ZONE 21



VICINITY MAP
NTS

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__.

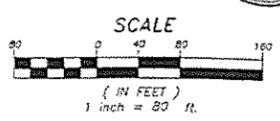
CITY CLERK

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. 22665 & 22665-1

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 21
(Zone 21)

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. 22665 & 22665-1															
(146 Residential Lots)															
<u>Street Lights and Traffic Signal</u>															
Street Lights															
9,500 lumen (In-tract)	24	Ea.	\$9.62	\$230.88	\$2,770.56									\$230.88	\$2,770.56
9,500 lumen (Palm Ave & Pine Ave)	8	Ea.	\$9.62	\$76.96	\$923.52									\$76.96	\$923.52
Less General Benefit: \$9.62/Light x 2-1/4 Light =				(\$21.65)	(\$259.74)									(\$21.65)	(\$259.74)
22,000 lumen (Seventh St)	4	Ea.	\$14.08	\$56.32	\$675.84									\$56.32	\$675.84
Less General Benefit: \$14.08/Light x 1/2 Light =				(\$4.81)	(\$57.72)									(\$4.81)	(\$57.72)
Traffic Signals - Seventh St @ Lyon Ave & Esplanade Ave @ Lyon Ave															
Maintenance Cost / Signal	2	L.S.	\$278.67	\$557.33	\$6,688.00									\$557.33	\$6,688.00
Energy Cost (\$55/Signal/Month)	2	L.S.	\$55.00	\$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 = 10%) - both signals				(\$600.60)	(\$7,207.20)									(\$600.60)	(\$7,207.20)
Note: Assessments for the future traffic signals shall not be collected until said signals are installed.															
<u>Park Maintenance</u>															
Park / Open Space (4 each)	67,936	S.F.	\$0.091			\$515.18	\$6,182.18							\$515.18	\$6,182.18
Irrigation Water	67,936	S.F.	\$0.075			\$424.60	\$5,095.20							\$424.60	\$5,095.20
<u>Landscape Maintenance</u>															
Seventh St Parkways (6' wide)	5,005	S.F.	\$0.091					\$37.95	\$455.46					\$37.95	\$455.40
Palm Ave Parkways (6' wide)	8,560	S.F.	\$0.091					\$64.91	\$778.96					\$64.91	\$778.92
Pine Ave Parkways (6' wide)	3,820	S.F.	\$0.091					\$28.97	\$347.62					\$28.97	\$347.64
Interior Parkways (4' wide - side of lots)	0	S.F.	\$0.091					\$0.00	\$0.00					\$0.00	\$0.00
Irrigation Water	17,385	S.F.	\$0.078					\$113.29	\$1,359.51					\$113.29	\$1,359.48
<u>Storm Drain Maintenance</u>															
Storm Drains & Catch Basins	4	Man-hr.	\$50							\$200.00	\$2,400.00			\$200.00	\$2,400.00
Box Culvert under Palm Ave	6	Man-hr.	\$50							\$300.00	\$3,600.00			\$300.00	\$3,600.00
Less General Benefit (60% for "Pass-through" Traffic and 20% for the non-project segments surrounding the culvert = 80%)										(\$240.00)	(\$2,880.00)			(\$240.00)	(\$2,880.00)
<u>Graffiti Removal</u>															
	1	L.S.	\$200									\$200.00	\$2,400.00	\$200.00	\$2,400.00
Subtotal, Maintenance and Servicing				\$404.44	\$4,853.26	\$939.78	\$11,277.38	\$245.13	\$2,941.55	\$260.00	\$3,120.00	\$200.00	\$2,400.00	\$2,049.35	\$24,592.19
Contingency (10%)				\$40.44	\$485.33	\$93.98	\$1,127.74	\$24.51	\$294.16	\$26.00	\$312.00	\$20.00	\$240.00	\$204.93	\$2,459.22
TOTAL, Maintenance and Servicing				\$444.88	\$5,338.59	\$1,033.76	\$12,405.12	\$269.64	\$3,235.71	\$286.00	\$3,432.00	\$220.00	\$2,640.00	\$2,254.28	\$27,051.41
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$3,690 /yr	\$60.69	\$728.22	\$141.01	\$1,692.14	\$36.78	\$441.37	\$39.01	\$468.15	\$30.01	\$360.11	\$307.50	\$3,690.00
Legal Counsel	1	L.S.	\$3,490 /yr	\$57.40	\$688.75	\$133.37	\$1,600.43	\$34.79	\$417.45	\$36.90	\$442.77	\$28.38	\$340.60	\$290.83	\$3,490.00
City Administration	1	L.S.	\$2,910 /yr	\$47.86	\$574.29	\$111.20	\$1,334.46	\$29.01	\$348.07	\$30.77	\$369.19	\$23.67	\$283.99	\$242.50	\$2,910.00
City Inspection Costs	1	L.S.	\$8,950 /yr	\$147.19	\$1,766.28	\$342.02	\$4,104.25	\$89.21	\$1,070.54	\$94.62	\$1,135.48	\$72.79	\$873.45	\$745.83	\$8,950.00
County Collection Fees	1	L.S.	\$215 /yr	\$3.54	\$42.43	\$8.22	\$98.59	\$2.14	\$25.72	\$2.27	\$27.28	\$1.75	\$20.98	\$17.92	\$215.00
Miscellaneous	1	L.S.	\$2,320 /yr	\$38.15	\$457.85	\$88.66	\$1,063.90	\$23.13	\$277.50	\$24.53	\$294.34	\$18.87	\$226.41	\$193.33	\$2,320.00
Reserve Fund	1	L.S.	\$4,930 /yr	\$81.08	\$972.96	\$188.40	\$2,260.80	\$49.14	\$589.68	\$52.12	\$625.44	\$40.09	\$481.08	\$410.83	\$4,930.00
TOTAL, Incidental Costs			\$26,505 /yr	\$435.90	\$5,230.78	\$1,012.88	\$12,154.57	\$264.19	\$3,170.33	\$280.22	\$3,362.65	\$215.55	\$2,586.63	\$2,208.75	\$26,505.00
<u>Contributions to the District</u>															
Developer				\$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				\$880.78	\$10,569.37	\$2,046.64	\$24,559.69	\$533.84	\$6,406.03	\$566.22	\$6,794.65	\$435.55	\$5,226.63	\$4,463.03	\$53,556.39

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 21
(Zone 21)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Assessor's Parcel No. (APN)	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/ Parcel (\$)	Assessment per Parcel (\$)
TRACT Nos. 22665 & 22665-1 (146 Residential Lots)												
TRACT No. 22665-1 (71 Residential Lots)												
Lot 1	431-381-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 2	431-381-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 3	431-381-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 4	431-381-004	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 5	431-381-005	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 6	431-381-006	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 7	431-381-007	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 8	431-381-008	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 9	431-381-009	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 10	431-381-010	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 11	431-381-011	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 12	431-381-012	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 13	431-381-013	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 14	431-381-014	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 15	431-381-015	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 16	431-381-016	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 17	431-381-017	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 18	431-381-018	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 19	431-381-019	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 20	431-381-020	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 21	431-381-021	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 22	431-381-022	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 23	431-381-023	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 24	431-381-024	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 25	431-381-025	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 26	431-381-026	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 27	431-381-027	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 28	431-391-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 29	431-391-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 30	431-391-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 31	431-391-004	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 32	431-391-005	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 33	431-391-006	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 34	431-391-007	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 35	431-394-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 36	431-394-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 21
(Zone 21)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Assessor's Parcel No. (APN)	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/ Parcel (\$)	Assessment per Parcel (\$)
Lot 37	431-394-004	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 38	431-394-005	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 39	431-382-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 40	431-382-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 41	431-382-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 42	431-382-004	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 43	431-382-005	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 44	431-382-006	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 45	431-382-007	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 46	431-382-008	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 47	431-382-009	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 48	431-382-010	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 49	431-382-011	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 50	431-382-012	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 51	431-382-013	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 52	431-382-014	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 53	431-382-015	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 54	431-382-016	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 55	431-382-017	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 56	431-382-018	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 57	431-382-019	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 58	431-382-020	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 59	431-382-021	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 60	431-382-022	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 61	431-382-023	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 62	431-382-024	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 63	431-382-025	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 64	431-382-026	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 65	431-394-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 66	431-382-027	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 67	431-382-028	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 68	431-382-029	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 69	431-382-030	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 70	431-382-031	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 71	431-382-032	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 72	431-393-004	S.J. Development Company, LLC	Park	0.26	---	---	---	---	---	---	---	0.00
Lot 73	431-382-035	S.J. Development Company, LLC	Park	0.62	---	---	---	---	---	---	---	0.00
Tract No. 22665-1 Totals					71.00	\$7,276.24	\$14,783.54	\$103,257.04	\$25,395.47	\$2,749.28		\$25,659.40

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 21
(Zone 21)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Assessor's Parcel No. (APN)	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/ Parcel (\$)	Assessment per Parcel (\$)
TRACT No. 22665 (75 Residential Lots)												
Lot 1	431-393-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 2	431-393-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 3	431-401-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 4	431-401-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 5	431-401-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 6	431-402-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 7	431-402-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 8	431-402-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 9	431-402-004	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 10	431-402-005	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 11	431-402-006	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 12	431-402-007	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 13	431-402-008	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 14	431-402-009	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 15	431-402-010	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 16	431-402-011	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 17	431-402-012	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 18	431-402-013	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 19	431-402-014	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 20	431-402-015	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 21	431-402-016	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 22	431-402-017	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 23	431-402-018	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 24	431-402-019	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 25	431-402-020	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 26	431-402-021	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 27	431-402-022	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 28	431-402-023	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 29	431-392-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 30	431-392-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 31	431-392-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 32	431-392-004	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 33	431-392-005	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 34	431-392-006	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 35	431-392-007	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 36	431-392-008	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 37	431-392-009	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 21
(Zone 21)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Assessor's Parcel No. (APN)	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/ Parcel (\$)	Assessment per Parcel (\$)
Lot 38	431-392-010	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 39	431-392-011	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 40	431-392-012	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 41	431-392-013	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 42	431-392-014	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 43	431-392-015	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 44	431-392-016	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 45	431-392-017	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 46	431-392-018	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 47	431-392-019	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 48	431-392-020	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 49	431-392-021	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 50	431-392-022	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 51	431-392-023	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 52	431-392-024	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 53	431-392-025	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 54	431-392-026	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 55	431-392-027	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 56	431-392-028	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 57	431-392-029	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 58	431-392-030	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 59	431-383-001	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 60	431-383-002	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 61	431-383-003	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 62	431-383-004	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 63	431-383-005	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 64	431-383-006	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 65	431-383-007	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 66	431-383-008	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 67	431-383-009	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 68	431-383-010	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 69	431-383-011	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 70	431-383-012	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 71	431-383-013	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 72	431-383-014	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 73	431-383-015	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 74	431-383-016	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 75	431-392-031	S.J. Development Company, LLC	R1	n/a	1.00	\$72.39	\$168.22	\$43.88	\$46.54	\$35.80	\$366.82	\$361.40
Lot 76	431-383-017	S.J. Development Company, LLC	Park	0.55	---	---	---	---	---	---	---	\$0.00

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 21
(Zone 21)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Assessor's Parcel No. (APN)	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/ Parcel (\$)	Assessment per Parcel (\$)
Lot 77	431-393-003	S.J. Development Company, LLC	Park	0.12	---	---	---	---	---	---	---	<u>\$0.00</u>
		Tract No. 22665 Totals			75.00	\$9,828.81	\$31,686.70	\$5,912.37	\$27,106.38	\$3,348.85		\$27,104.99
		Annexation No. 21 Totals			146.00	\$10,569.37	\$24,559.69	\$6,406.03	\$6,794.65	\$5,226.63		\$52,764.39

Current Ownership: S.J. Development Company, LLC,
A California Limited Liability Company

Applicant: Same

Address: 11260 El Camino Real, Suite 200
San Diego, CA 92130-2647

Address: Same