

## **ENGINEER'S REPORT**

### **Annexation No. 22: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: September 2, 2004**

**Confirmed Date: September 2, 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. 22 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. 22 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 22 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. 22 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. 29917**, and is designated as Zone 22. Future annexations will be assigned Zone designations; e.g. Zone 23, Zone 24, Zone 24A, Zone 25, 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.

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Zone 22 Improvements

The improvements included in Zone 22 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway, entry monuments, retention/detention basin, slopes and open space landscaping; parks; and drainage facilities (pipe, catch basins, drainage pumps, junction structures, connections to pipe, and retention/detention basins). Also included is graffiti removal.

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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. 22 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 22, 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 22 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. 22 is estimated to be \$171,749.32 The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2004-2005 fiscal year is \$1,246.80 per lot in Tract No. 29917 except for Lots 68 through 71 inclusive which are \$2,104.63 per lot.



\_\_\_\_\_  
GFB-FRIEDRICH & ASSOC., INC.  
JOHN A. FRIEDRICH, P.E.  
Date: \_\_\_\_\_

## **APPENDIX**

### **EXHIBITS**

Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

**EXHIBIT "A"**  
**BOUNDARY MAP**  
**LANDSCAPING, LIGHTING AND**  
**PARK DISTRICT NO. 2**  
**ANNEXATION NO. 22**

for the  
**CITY OF SAN JACINTO**  
**FISCAL YEAR 2004-2005**

**ZONE 22**



**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 RIVERSIDE, STATE OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

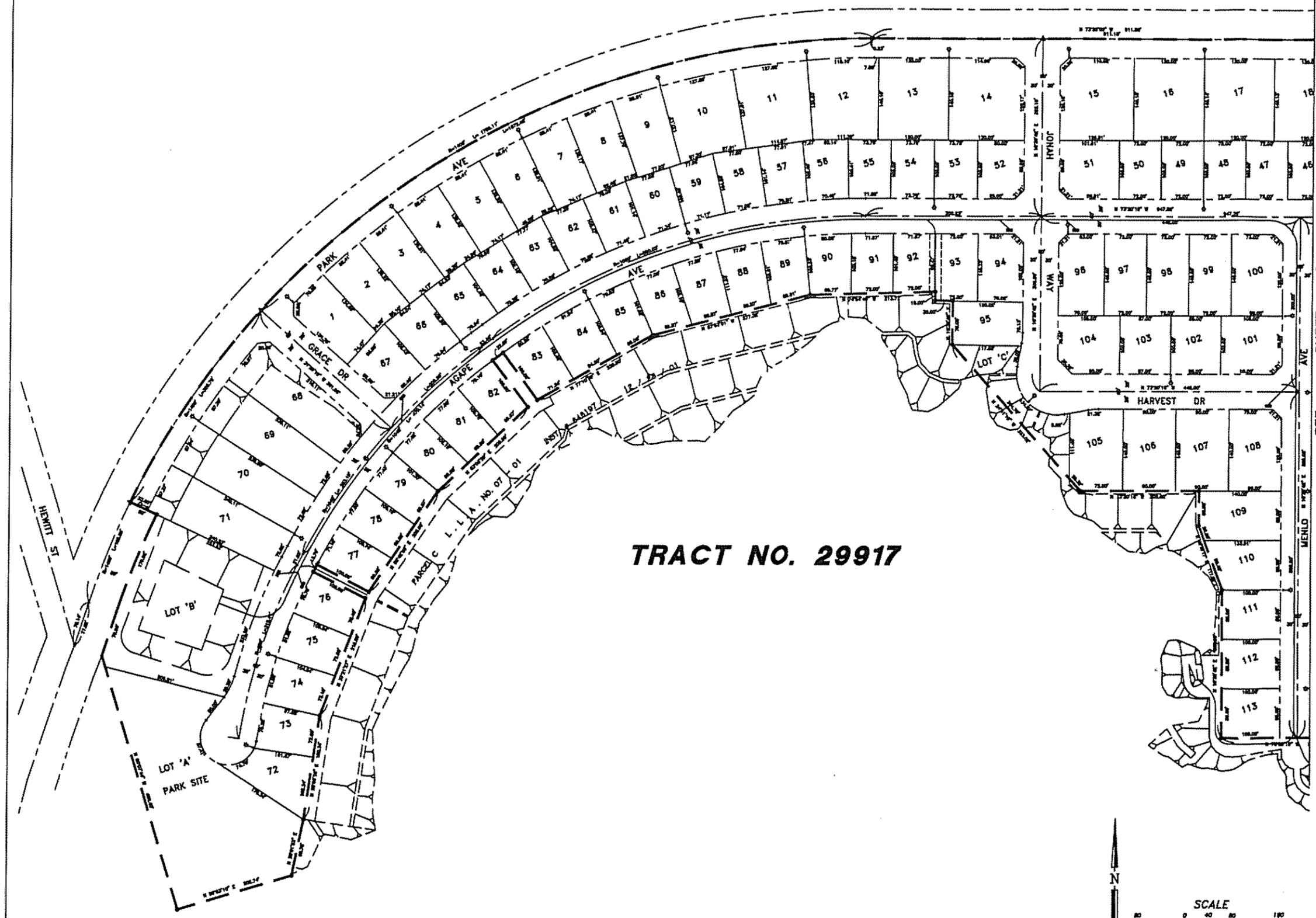
CITY CLERK

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.

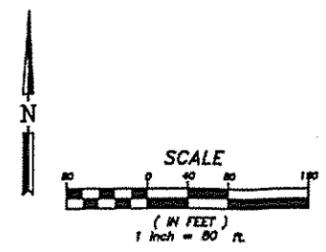
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

**LEGEND**

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

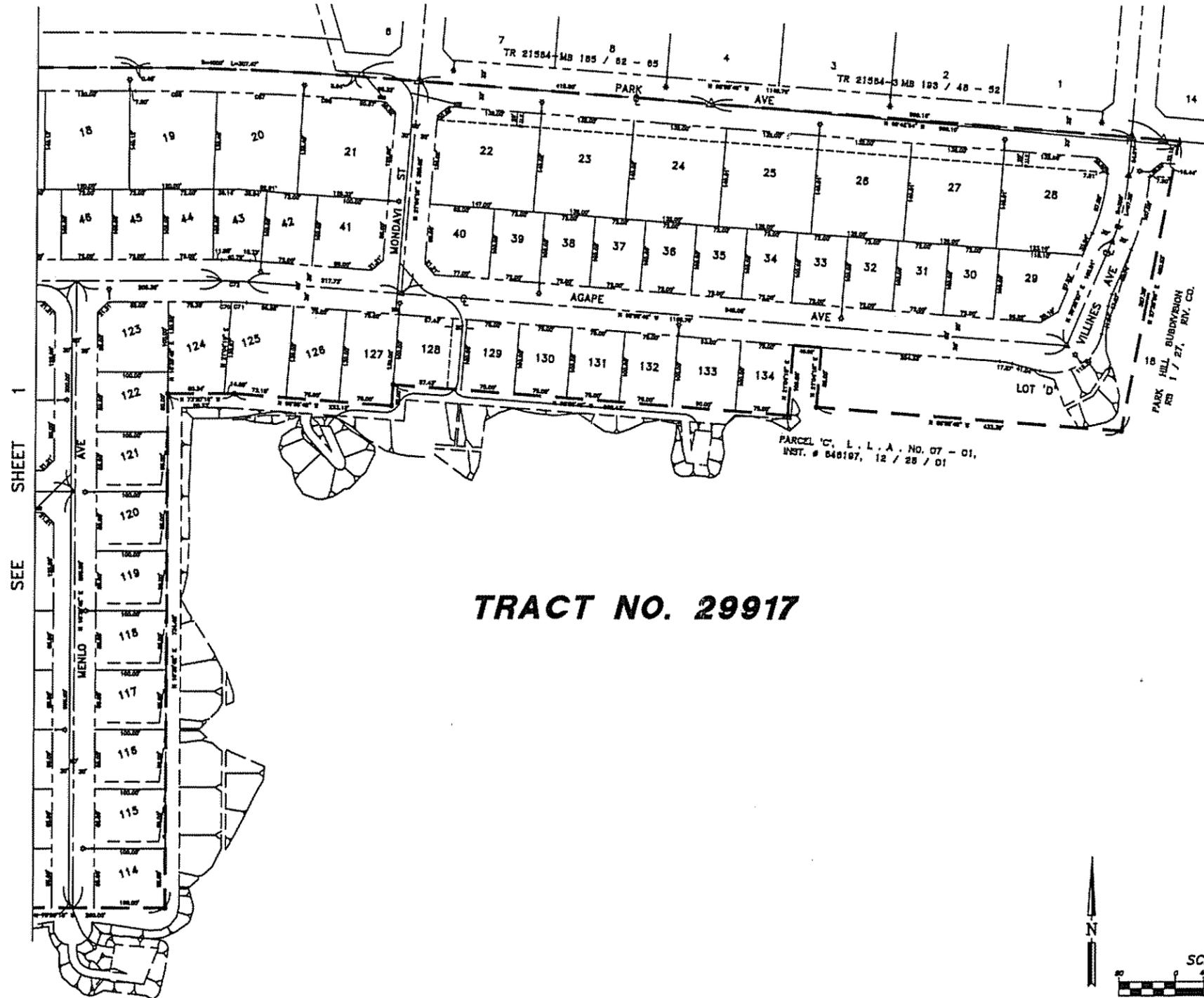


**TRACT NO. 29917**



**EXHIBIT "A"**  
**BOUNDARY MAP**  
**LANDSCAPING, LIGHTING AND**  
**PARK DISTRICT NO. 2**  
**ANNEXATION NO. 22**  
 for the  
**CITY OF SAN JACINTO**  
**FISCAL YEAR 2004-2005**

**ZONE 22**



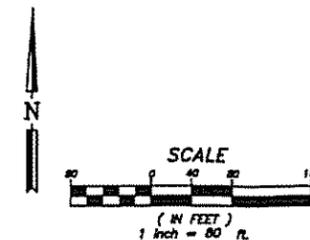
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**LEGEND**

- STREET LIGHT
- - - - - INDICATES LANDSCAPING
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- — — — — STORM DRAIN



**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 22**  
**(Zone 22)**

**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	
<b>Tract No. 29917</b>																
(135 Residential Lots)																
<u>Street Lights and Traffic Signal</u>																
Street Lights																
9,500 lumen (In-tract)	28	Ea.	\$9.62 /mo	\$269.36	\$3,232.32									\$269.36	\$3,232.32	
9,500 lumen (Park Avenue)	19	Ea.	\$9.62 /mo	\$182.78	\$2,193.36									\$182.78	\$2,193.36	
Less General Benefit: \$9.62/Light x 9-1/4 Lights =				(\$88.99)	(\$1,067.82)									(\$88.99)	(\$1,067.82)	
Traffic Signal - Hewitt Street @ Park Avenue																
Maintenance Cost	1	L.S.	\$278.33 /mo	\$278.33	\$3,340.00									\$278.33	\$3,340.00	
Energy Cost (\$55/Signal/Month)	1	L.S.	\$55.00 /mo	\$55.00	\$660.00									\$55.00	\$660.00	
Less General Benefit (40% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 70%)				(\$233.33)	(\$2,800.00)									(\$233.33)	(\$2,800.00)	
<u>Park Maintenance</u>																
Lot A - Park	69,662	S.F.	\$0.091 /yr			\$528.27	\$6,339.24							\$528.27	\$6,339.24	
Irrigation Water	69,662	S.F.	\$0.071 /yr			\$412.75	\$4,953.97							\$412.75	\$4,953.00	
<u>Landscape Maintenance</u>																
Entry Monuments (3 locations - 2 sides ea.)																
Plant Maintenance	1,500	S.F.	\$0.600 /yr					\$75.00	\$900.00					\$75.00	\$900.00	
Irrigation Water	1,500	S.F.	\$0.071 /yr					\$8.88	\$106.50					\$8.88	\$106.50	
Lighting (2 lights per sign)	12	Ea.	\$9.62 /mo					\$115.44	\$1,385.28					\$115.44	\$1,385.28	
Park Ave Parkway (5' wide)	1,704	S.F.	\$0.091 /yr					\$12.92	\$155.06					\$12.92	\$155.06	
Interior Parkways (4' wide - side of lots)	21,303	S.F.	\$0.091 /yr					\$161.55	\$1,938.57					\$161.55	\$1,938.57	
Lots C & D	62,747	S.F.	\$0.091 /yr					\$475.83	\$5,709.98					\$475.83	\$5,709.98	
Access Open Spaces Between Lots (grass)	7,557	S.F.	\$0.091 /yr					\$57.31	\$687.69					\$57.31	\$687.69	
Detention Basin (Lot B)	56,817	S.F.	\$0.091 /yr					\$430.86	\$5,170.35					\$430.86	\$5,170.35	
Irrigation Water	150,128	S.F.	\$0.071 /yr					\$889.51	\$10,674.10					\$889.51	\$10,674.10	
<u>HOA Maintenance (Authorization Only - No Assessment)</u>																
Slopes Above Tract	270,521	S.F.	\$0.135 /yr					\$3,043.36	\$36,520.34					\$3,043.36	\$36,520.34	
Irrigation Water	270,521	S.F.	\$0.071 /yr					\$1,602.84	\$19,234.04					\$1,602.84	\$19,234.04	
DG Access Road for "Slopes Above Tract" Maint.	60,779	S.F.	\$0.100 /yr					\$506.49	\$6,077.90					\$506.49	\$6,077.90	
														Subtotal, HOA	\$61,832.28	
														Contingency (10%)	\$6,183.23	
														City Inspection Costs	\$4,200.00	
														This total is included in the without HOA total only *	\$72,215.51	
Rear Slopes - Lots 68 thru 71 only	17,561	S.F.	\$0.091 /yr					\$133.17	\$1,598.05					\$133.17	\$1,598.05	
Irrigation Water	17,561	S.F.	\$0.071 /yr					\$104.05	\$1,248.59					\$104.05	\$1,248.59	
														Subtotal, HOA	\$2,846.64	
														Contingency (10%)	\$284.66	
														City Inspection Costs	\$300.00	
														This total is included in the without HOA total only *	\$3,431.30	
<u>Storm Drain Maintenance</u>																
Storm Drain Pipe	10	Man-hr.	\$50 /mo							\$500.00	\$6,000.00			\$500.00	\$6,000.00	
Detention Basins	12	Man-hr.	\$50 /mo							\$600.00	\$7,200.00			\$600.00	\$7,200.00	
<u>Pump Station Maintenance:</u>																
Weekly Pump Test	4.33	Man-hr.	\$50 /mo							\$216.50	\$2,598.00			\$216.50	\$2,598.00	
Maintain, Overhaul & Repair	1	L.S.	\$300 /mo							\$300.00	\$3,600.00			\$300.00	\$3,600.00	
<u>Graffiti Removal</u>																
	1	L.S.	\$175 /mo									\$175.00	\$2,100.00	\$175.00	\$2,100.00	
Subtotal, Maintenance and Servicing				\$463.16	\$5,557.98	\$941.02	\$11,292.21	\$2,227.29	\$26,727.53	\$1,616.50	\$19,398.00	\$175.00	\$2,100.00	\$5,422.97	\$65,075.60	
Contingency (10%)				\$46.32	\$555.79	\$94.10	\$1,129.22	\$222.73	\$2,672.75	\$161.65	\$1,939.80	\$17.50	\$210.00	\$542.30	\$6,507.56	
TOTAL, Maintenance and Servicing				\$509.47	\$6,113.65	\$1,035.12	\$12,421.43	\$2,450.02	\$29,400.28	\$1,778.15	\$21,337.80	\$192.50	\$2,310.00	\$5,965.26	\$71,583.16	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$3,410 /yr	\$24.27	\$291.24	\$49.31	\$591.72	\$116.71	\$1,400.54	\$84.71	\$1,016.47	\$9.17	\$110.04	\$284.17	\$3,410.00	
Legal Counsel	1	L.S.	\$3,230 /yr	\$22.99	\$275.86	\$46.71	\$560.48	\$110.55	\$1,326.61	\$80.23	\$962.81	\$8.69	\$104.23	\$269.17	\$3,230.00	
City Administration	1	L.S.	\$2,690 /yr	\$19.15	\$229.74	\$38.90	\$466.78	\$92.07	\$1,104.82	\$66.82	\$801.85	\$7.23	\$86.81	\$224.17	\$2,690.00	
City Inspection Costs	1	L.S.	\$8,280 /yr	\$58.93	\$707.16	\$119.73	\$1,436.78	\$283.39	\$3,400.72	\$205.68	\$2,468.14	\$22.27	\$267.20	\$690.00	\$8,280.00	
County Collection Fees	1	L.S.	\$210 /yr	\$1.49	\$17.94	\$3.04	\$36.44	\$7.19	\$86.25	\$5.22	\$62.60	\$0.56	\$6.78	\$17.50	\$210.00	
Miscellaneous	1	L.S.	\$2,140 /yr	\$15.23	\$182.77	\$30.95	\$371.34	\$73.24	\$878.93	\$53.16	\$637.90	\$5.75	\$69.06	\$178.33	\$2,140.00	
Reserve Fund	1	L.S.	\$4,560 /yr	\$32.45	\$389.45	\$65.94	\$791.27	\$156.07	\$1,872.86	\$113.27	\$1,359.26	\$12.26	\$147.15	\$380.00	\$4,560.00	
TOTAL, Incidental Costs				\$24,520 /yr	\$174.51	\$2,094.16	\$354.57	\$4,254.82	\$839.23	\$10,070.73	\$609.09	\$7,309.02	\$65.94	\$791.26	\$2,043.33	\$24,520.00
<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				\$683.98	\$8,207.81	\$1,389.69	\$16,676.25	\$3,289.25	\$39,471.02	\$2,387.24	\$28,646.82	\$258.44	\$3,101.26	\$8,008.60	\$96,103.16	

Note: The "Slopes Above Tract," as well as the slopes in Lots 68 through 71 inclusive, will be maintained and irrigated by a Homeowner's Association (HOA) unless the HOA fails to properly maintain said slopes. At such time, the authorized assessments will be collected to fund any such slopes maintained by the City.

Assessment per Lot (with HOA) =	\$711.88
Assessment per Lot (without HOA) =	\$1,246.80
Asmt. per Lot, 68 thru 71 (without HOA) =	\$2,104.63

**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 22**  
**(Zone 22)**

**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	Assessment per Parcel w/ HOA (\$)	Assessment per Parcel w/o HOA (\$)
<b>TRACT No. 29917 (135 Residential Lots)</b>											
Lot 1	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 2	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 3	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 4	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 5	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 6	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 7	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 8	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 9	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 10	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 11	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 12	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 13	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 14	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 15	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 16	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 17	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 18	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 19	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 20	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 21	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 22	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 23	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 24	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 25	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 26	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 27	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 28	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 29	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 30	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 31	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 32	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 33	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 34	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80

**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 22**  
**(Zone 22)**

**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	Assessment per Parcel w/ HOA (\$)	Assessment per Parcel w/o HOA (\$)
Lot 35	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 36	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 37	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 38	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 39	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 40	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 41	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 42	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 43	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 44	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 45	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 46	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 47	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 48	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 49	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 50	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 51	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 52	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 53	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 54	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 55	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 56	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 57	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 58	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 59	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 60	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 61	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 62	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 63	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 64	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 65	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 66	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 67	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 68	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$2,104.63
Lot 69	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$2,104.63
Lot 70	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$2,104.63

**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 22**  
**(Zone 22)**

**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	Assessment per Parcel w/ HOA (\$)	Assessment per Parcel w/o HOA (\$)
Lot 71	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$2,104.63
Lot 72	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 73	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 74	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 75	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 76	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 77	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 78	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 79	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 80	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 81	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 82	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 83	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 84	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 85	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 86	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 87	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 88	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 89	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 90	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 91	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 92	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 93	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 94	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 95	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 96	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 97	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 98	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 99	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 100	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 101	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 102	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 103	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 104	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 105	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80

**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 22**  
**(Zone 22)**

**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	Assessment per Parcel w/ HOA (\$)	Assessment per Parcel w/o HOA (\$)
Lot 106	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 107	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 108	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 109	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 110	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 111	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 112	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 113	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 114	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 115	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 116	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 117	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 118	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 119	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 120	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 121	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 122	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 123	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 124	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 125	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 126	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 127	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 128	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 129	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 130	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 131	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 132	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 133	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 134	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
Lot 135	Osborne Development Corporation	R1	n/a	1.00	\$60.80	\$123.53	\$292.38	\$212.20	\$22.97	\$711.88	\$1,246.80
<b>Tract No. 22917 Totals</b>				135.00	\$8,207.81	\$16,676.25	\$39,471.02	\$28,646.82	\$3,101.26	\$96,103.16	\$171,749.32
additional \$857.83 / Lot for Lots 68 thru 71 =											
\$3,134.30											

**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 22**  
**(Zone 22)**

**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	Assessment per Parcel w/ HOA (\$)	Assessment per Parcel w/o HOA (\$)

**Tract No. 29917**

Current Ownership: Osborne Development Corp, a California Corporation

Applicant: Same

Address: 30001 Comercio, Rancho Santa Margarita, CA 92688

Address: Same

Assessor's Parcel Nos.: 438-280-001, 002, 003  
438-290-001, 002, 003