

## **ENGINEER'S REPORT**

### **Annexation No. 25: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: October 7, 2004**

**Confirmed Date: October 7, 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. 25 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. 25 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 25 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. 25 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 Nos. 30944-1 and 30944**, and is designated as Zone 25. Future annexations will be assigned Zone designations; e.g. Zone 26, Zone 27, Zone 27A, Zone 28, 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 25 Improvements

The improvements included in Zone 25 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway and park/open space landscaping; park equipment and hardscape, and drainage facilities (pipe, catch basins, junction structures, and connections to flood control channel). 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. 25 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 25, 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 25 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. 25 is estimated to be \$45,974.45 The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2004-2005 fiscal year is \$446.35 per lot in Tract Nos. 30944-1 and 30944.



GFB-FRIEDRICH & ASSOC., INC.  
JOHN A. FRIEDRICH, P.E.  
ASSESSMENT ENGINEER  
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. 25

for the  
CITY OF SAN JACINTO  
FISCAL YEAR 2004-2005

## ZONE 25



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\_\_

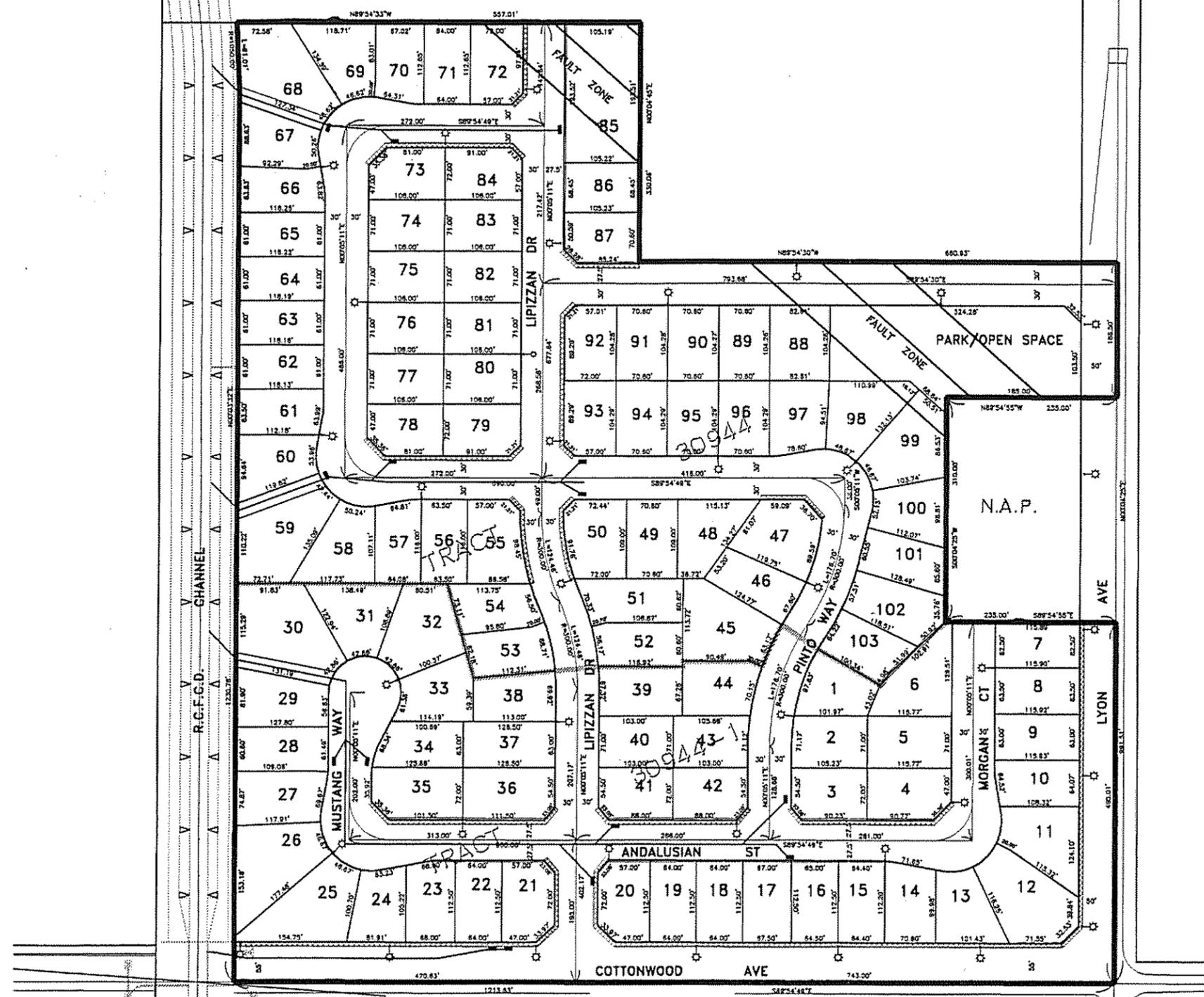
CITY CLERK

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.

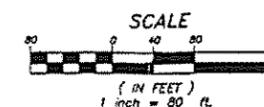
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

### LEGEND

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



## TRACT NO. 30944 & 30944-1



**CITY OF SAN JACINTO**  
**LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2**  
**Annexation No. 25**  
**(Zone 25)**

***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 Nos. 30944-1 and 30944</b>															
(103 Residential Lots)															
<u>Street Lights and Traffic Signal</u>															
Street Lights															
9,500 lumen (In-tract)	26	Ea.	\$9.62 /mo	\$250.12	\$3,001.44									\$250.12	\$3,001.44
22,000 lumen (Cottonwood Ave & Lyon Ave)	11	Ea.	\$14.08 /mo	\$154.88	\$1,858.56									\$154.88	\$1,858.56
Less General Benefit: \$14.08/Light x 1/2 Lights =				(\$4.81)	(\$57.72)									(\$4.81)	(\$57.72)
Traffic Signals - Cottonwood Ave @ Lyon Ave & Cottonwood Ave @ Kirby St															
Maintenance Cost / Signal	2	L.S.	\$278.67 /mo	\$557.33	\$6,688.00									\$557.33	\$6,688.00
Energy Cost (\$55/Signal/Month)	2	L.S.	\$55.00 /mo	\$110.00	\$1,320.00									\$110.00	\$1,320.00
Less General Benefit (60% for "Pass-through" Traffic and 30% for the non-project segments surrounding the signal = 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>															
Resurface Tot Lot - 3 year intervals	1,200 x 1/3	S.F.	\$0.820 /yr			\$27.33	\$328.00							\$27.33	\$327.96
Resurface Basketball Court - 5 year intervals	1,350 x 1/5	S.F.	\$3.50 /yr			\$78.75	\$945.00							\$78.75	\$945.00
Park Equipment Maintenance & Replacement	1	L.S.	\$150 /yr			\$12.50	\$150.00							\$12.50	\$150.00
Park / Open Space Landscaping	38,750	S.F.	\$0.091 /yr			\$293.85	\$3,526.25							\$293.85	\$3,526.25
Irrigation Water	38,750	S.F.	\$0.081 /yr			\$262.85	\$3,154.25							\$262.85	\$3,154.25
<u>Landscape Maintenance</u>															
Cottonwood Ave Median (9' wide)	7,100	S.F.	\$0.091 /yr					\$53.84	\$646.10					\$53.84	\$646.08
Cottonwood Ave Parkways (6' wide)	5,352	S.F.	\$0.088 /yr					\$39.25	\$470.98					\$39.25	\$471.00
Lyon Ave Parkways (6' wide)	2,686	S.F.	\$0.088 /yr					\$19.70	\$236.37					\$19.70	\$236.40
Interior Parkways (4' wide - side of lots)	8,919	S.F.	\$0.088 /yr					\$65.41	\$784.87					\$65.41	\$784.92
Irrigation Water	24,057	S.F.	\$0.081 /yr					\$163.19	\$1,958.24					\$163.19	\$1,958.28
<u>Storm Drain Maintenance</u>															
Storm Drains & Catch Basins	8	Man-hr.	\$50 /mo							\$400.00	\$4,800.00			\$400.00	\$4,800.00
<u>Graffiti Removal</u>															
Subtotal, Maintenance and Servicing				\$466.92	\$5,603.08	\$675.29	\$8,103.50	\$341.38	\$4,096.56	\$400.00	\$4,800.00	\$180.00	\$2,160.00	\$2,063.59	\$24,763.14
Contingency (10%)				\$46.69	\$560.31	\$67.53	\$810.35	\$34.14	\$409.66	\$40.00	\$480.00	\$18.00	\$216.00	\$206.36	\$2,476.31
TOTAL, Maintenance and Servicing				\$513.62	\$6,163.39	\$742.82	\$8,913.85	\$375.52	\$4,506.22	\$440.00	\$5,280.00	\$198.00	\$2,376.00	\$2,269.95	\$27,239.45
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$2,610 /yr	\$49.21	\$590.56	\$71.17	\$854.10	\$35.98	\$431.77	\$42.16	\$505.91	\$18.97	\$227.66	\$217.50	\$2,610.00
Legal Counsel	1	L.S.	\$2,460 /yr	\$46.38	\$556.62	\$67.08	\$805.01	\$33.91	\$406.96	\$39.74	\$476.84	\$17.88	\$214.58	\$205.00	\$2,460.00
City Administration	1	L.S.	\$2,055 /yr	\$38.75	\$464.98	\$56.04	\$672.48	\$28.33	\$339.96	\$33.19	\$398.33	\$14.94	\$179.25	\$171.25	\$2,055.00
City Inspection Costs	1	L.S.	\$6,300 /yr	\$118.79	\$1,425.48	\$171.80	\$2,061.61	\$86.85	\$1,042.21	\$101.76	\$1,221.17	\$45.79	\$549.53	\$525.00	\$6,300.00
County Collection Fees	1	L.S.	\$200 /yr	\$3.77	\$45.25	\$5.45	\$65.45	\$2.76	\$33.09	\$3.23	\$38.77	\$1.45	\$17.45	\$16.67	\$200.00
Miscellaneous	1	L.S.	\$1,630 /yr	\$30.73	\$368.82	\$44.45	\$533.40	\$22.47	\$269.65	\$26.33	\$315.95	\$11.85	\$142.18	\$135.83	\$1,630.00
Reserve Fund	1	L.S.	\$3,480 /yr	\$65.62	\$787.44	\$94.90	\$1,138.80	\$47.97	\$575.64	\$56.21	\$674.52	\$25.30	\$303.60	\$290.00	\$3,480.00
TOTAL, Incidental Costs			\$18,735 /yr	\$353.26	\$4,239.14	\$510.90	\$6,130.85	\$258.27	\$3,099.27	\$302.62	\$3,631.50	\$136.19	\$1,634.24	\$1,561.25	\$18,735.00
<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				\$866.88	\$10,402.53	\$1,253.73	\$15,044.70	\$633.79	\$7,605.48	\$742.62	\$8,911.50	\$334.19	\$4,010.24	\$3,831.20	\$45,974.45

Assessment per Lot = \$446.35

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 25**  
**(Zone 25)**

**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/ Parcel (\$)	Assessment per Parcel (\$)
<b>TRACT No. 30944-1 and TRACT No. 30944 (103 Residential Lots)</b>											
<b>TRACT No. 30944-1 (44 Residential Lots)</b>											
Lot 1	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 2	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 3	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 4	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 5	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 6	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 7	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 8	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 9	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 10	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 11	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 12	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 13	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 14	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 15	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 16	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 17	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 18	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 19	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 20	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 21	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 22	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 23	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 24	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 25	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 26	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 27	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 28	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 29	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 30	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 31	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 32	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 33	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 34	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 35	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 36	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 25**  
**(Zone 25)**

**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/ Parcel (\$)	Assessment per Parcel (\$)
Lot 37	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 38	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 39	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 40	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 41	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 42	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 43	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 44	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
<b>TRACT No. 30944 (59 Residential Lots)</b>											
Lot 45	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 46	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 47	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 48	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 49	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 50	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 51	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 52	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 53	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 54	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 55	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 56	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 57	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 58	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 59	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 60	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 61	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 62	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 63	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 64	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 65	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 66	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 67	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 68	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 69	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 70	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 71	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 72	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 73	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35

**CITY OF SAN JACINTO**  
**LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**  
**Annexation No. 25**  
**(Zone 25)**

**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/ Parcel (\$)	Assessment per Parcel (\$)
Lot 74	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 75	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 76	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 77	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 78	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 79	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 80	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 81	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 82	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 83	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 84	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 85	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 86	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 87	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 88	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 89	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 90	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 91	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 92	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 93	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 94	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 95	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 96	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 97	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 98	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 99	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 100	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 101	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 102	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
Lot 103	Gateway Inland LLC	R1	n/a	1.00	\$101.00	\$146.07	\$73.84	\$86.52	\$38.93	\$446.35	\$446.35
<b>Tract No. 25859 Totals</b>				103.00	\$10,402.53	\$15,044.70	\$7,605.48	\$8,911.50	\$4,010.24		\$45,974.45

Current Ownership: Gateway Inland LLC,  
a California Limited Liability Company  
Address: 2006 Palomar Airport Road, Suite 113  
Carlsbad, CA 92008

Applicant: Same  
Address: Same