

ENGINEER'S REPORT

Annexation No. 31: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: February 17, 2005

Confirmed Date: February 17, 2005

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. 31 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. 31 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 31 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. 31 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. 31794**, and is designated as Zone 31. Future annexations will be assigned Zone designations; e.g. Zone 32, Zone 33, Zone 33A, Zone 34, 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 31 Improvements

The improvements included in Zone 31 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway and detention basin landscaping; and drainage facilities (pipe, catch basins, junction structures, retention basin and drainage pumps). 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. 31 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 31, 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 31 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. 31 is estimated to be \$39,509.52. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is \$652.62 per lot in Tract No. 31794 (61 residential lots).



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

Date: _____

APPENDIX

EXHIBITS

Exhibit "A" - Boundary Map

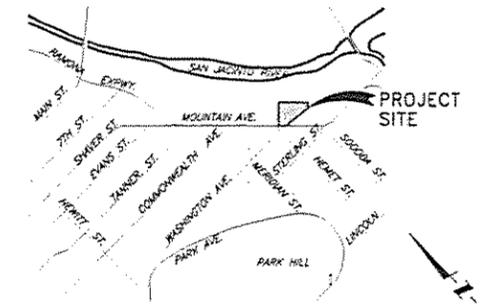
Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

EXHIBIT "A"
BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO. 2
ANNEXATION NO. 31

for the
CITY OF SAN JACINTO
FISCAL YEAR 2005-2006

ZONE 31



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__

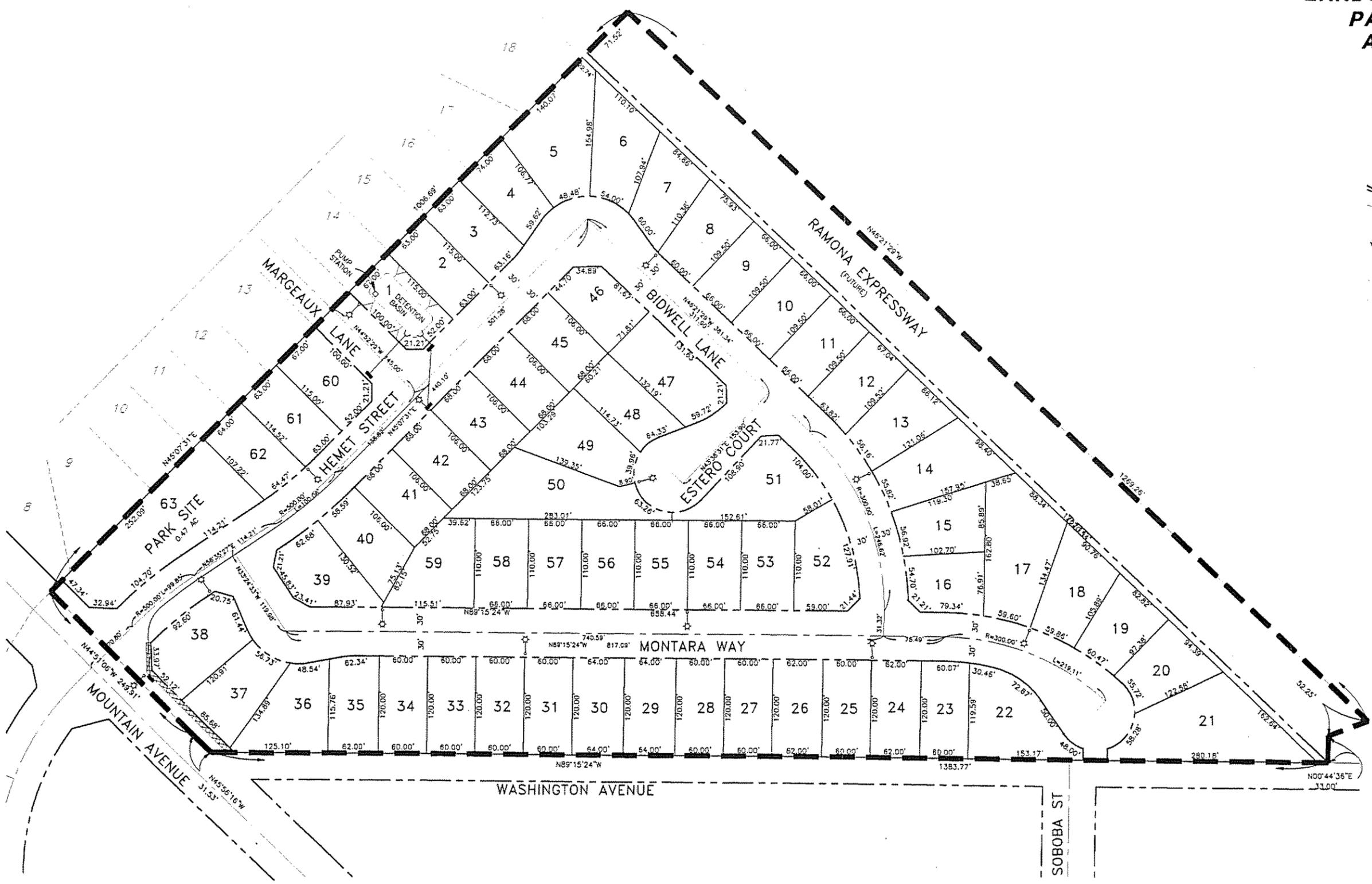
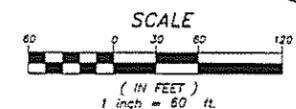
CITY CLERK

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. 31794

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 31
(Zone 31)

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
Tract No. 31794															
(61 Residential Lots)															
Street Lights and Traffic Signal															
Street Lights															
9,500 lumen (In-tract & Estrella Ave)	15	Ea.	\$9.62 /mo	\$144.30	\$1,731.60									\$144.30	\$1,731.60
Less General Benefit: \$9.62/Light x 0.5 Lights =				(\$4.81)	(\$57.72)									(\$4.81)	(\$57.72)
22,000 lumen (Mountain Ave)	1	Ea.	\$14.08 /mo	\$14.08	\$168.96									\$14.08	\$168.96
Less General Benefit: \$14.08/Light x 0.5 Lights =				(\$7.04)	(\$84.48)									(\$7.04)	(\$84.48)
Traffic Signals - Mountain Ave @ River St & Esplanade Ave @ Meridian 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 = 90%) - 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.															
Park Maintenance															
Resurface Tot Lot - 3 year intervals	2,092 x 1/3	S.F.	\$0.820 /yr			\$47.65	\$571.81							\$47.65	\$571.81
Resurface Basketball Court - 5 year intervals	2,840 x 1/5	S.F.	\$3.50 /yr			\$165.67	\$1,988.00							\$165.67	\$1,988.00
Basketball Court Lighting Energy (2 Lights)	2	EA.	\$8.00 /mo			\$16.00	\$192.00							\$16.00	\$192.00
Park Equipment Maintenance & Replacement	1	L.S.	\$750 /yr			\$62.50	\$750.00							\$62.50	\$750.00
Park and Detention Basin Landscaping	12,475	S.F.	\$0.091 /yr			\$94.60	\$1,135.23							\$94.60	\$1,135.22
Irrigation Water	12,475	S.F.	\$0.081 /yr			\$84.62	\$1,015.47							\$84.62	\$1,015.46
Landscape Maintenance															
Mountain Ave Parkway (6' wide)	1,135	S.F.	\$0.088 /yr					\$8.32	\$99.88					\$8.32	\$99.88
Irrigation Water	1,135	S.F.	\$0.081 /yr					\$7.70	\$92.39					\$7.70	\$92.39
Storm Drain Maintenance															
Storm Drains & Catch Basins	4	Man-hr.	\$50 /mo							\$200.00	\$2,400.00			\$200.00	\$2,400.00
Detention Basin	4	Man-hr.	\$50 /mo							\$200.00	\$2,400.00			\$200.00	\$2,400.00
<i>Pump Station Maintenance (two pumps):</i>															
Weekly Pump Test	8.67	Man-hr.	\$50 /mo							\$433.50	\$5,202.00			\$433.50	\$5,202.00
Maintain, Overhaul & Repair	1	L.S.	\$600 /mo							\$600.00	\$7,200.00			\$600.00	\$7,200.00
Graffiti Removal															
	1	L.S.	\$140 /mo									\$140.00	\$1,680.00	\$140.00	\$1,680.00
Subtotal, Maintenance and Servicing				\$213.26	\$2,559.16	\$471.04	\$5,652.50	\$16.02	\$192.27	\$1,433.50	\$17,202.00	\$140.00	\$1,680.00	\$2,273.83	\$27,285.93
Contingency (10%)				\$21.33	\$255.92	\$47.10	\$565.25	\$1.60	\$19.23	\$143.35	\$1,720.20	\$14.00	\$168.00	\$227.38	\$2,728.59
TOTAL, Maintenance and Servicing				\$234.59	\$2,815.08	\$518.15	\$6,217.75	\$17.62	\$211.50	\$1,576.85	\$18,922.20	\$154.00	\$1,848.00	\$2,501.21	\$30,014.53
Incidental Costs															
Assessment Engineer	1	L.S.	\$1,515 /yr	\$11.84	\$142.09	\$26.15	\$313.84	\$0.89	\$10.68	\$79.59	\$955.11	\$7.77	\$93.28	\$126.25	\$1,515.00
Legal Counsel	1	L.S.	\$1,435 /yr	\$11.22	\$134.59	\$24.77	\$297.27	\$0.84	\$10.11	\$75.39	\$904.67	\$7.36	\$88.35	\$119.58	\$1,435.00
City Administration	1	L.S.	\$1,195 /yr	\$9.34	\$112.08	\$20.63	\$247.55	\$0.70	\$8.42	\$62.78	\$753.37	\$6.13	\$73.58	\$99.58	\$1,195.00
City Inspection Costs	1	L.S.	\$2,500 /yr	\$19.54	\$234.48	\$43.16	\$517.90	\$1.47	\$17.62	\$131.34	\$1,576.09	\$12.83	\$153.93	\$208.33	\$2,500.00
County Collection Fees	1	L.S.	\$190 /yr	\$1.49	\$17.82	\$3.28	\$39.36	\$0.11	\$1.34	\$9.98	\$119.78	\$0.97	\$11.70	\$15.83	\$190.00
Miscellaneous	1	L.S.	\$950 /yr	\$7.43	\$89.10	\$16.40	\$196.80	\$0.56	\$6.69	\$49.91	\$598.91	\$4.87	\$58.49	\$79.17	\$950.00
Reserve Fund	1	L.S.	\$2,010 /yr	\$15.71	\$188.52	\$34.70	\$416.40	\$1.18	\$14.16	\$105.60	\$1,267.20	\$10.31	\$123.72	\$167.50	\$2,010.00
TOTAL, Incidental Costs			\$9,795 /yr	\$76.56	\$918.68	\$169.09	\$2,029.13	\$5.75	\$69.02	\$514.59	\$6,175.13	\$50.25	\$603.04	\$816.25	\$9,795.00
Contributions to the District															
Developer				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL AMOUNT TO ASSESSMENT				\$311.15	\$3,733.75	\$687.24	\$8,246.88	\$23.38	\$280.51	\$2,091.44	\$25,097.33	\$204.25	\$2,451.04	\$3,317.46	\$39,809.52

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 31
(Zone 31)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	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. 31794 (62 Residential Lots)											
Lot 1	YH Washington, LLC	Deten Basin	0.17	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lot 2	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 3	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 4	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 5	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 6	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 7	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 8	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 9	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 10	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 11	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 12	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 13	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 14	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 15	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 16	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 17	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 18	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 19	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 20	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 21	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 22	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 23	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 24	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 25	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 26	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 27	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 28	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 29	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 30	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 31	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 32	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 33	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 34	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 35	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 36	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 37	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 38	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 31
(Zone 31)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
Lot 39	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 40	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 41	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 42	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 43	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 44	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 45	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 46	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 47	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 48	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 49	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 50	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 51	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 52	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 53	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 54	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 55	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 56	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 57	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 58	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 59	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 60	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 61	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 62	YH Washington, LLC	R1	n/a	1.00	\$61.21	\$135.19	\$4.60	\$411.43	\$40.18	\$652.62	\$652.62
Lot 63	YH Washington, LLC	Park	0.47	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tract No. 31794				61.00	\$3,733.75	\$8,246.88	\$280.51	\$25,097.33	\$2,451.04		\$39,809.52

Current Ownership: YH Washington, LLC

Applicant: Young Homes, LLC

Address: 10370 Trademark Street
Rancho Cucamonga, CA 91730

Address: 10370 Trademark Street
Rancho Cucamonga, CA 91730

Assessor's Parcel Numbers: 551-020-007, 551-020-024, 551-020-025, 551-020-026, and 551-030-017