

ENGINEER'S REPORT

Annexation No. 32: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: March 3, 2005

Confirmed Date: March 3, 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. 32 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. 32 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 32 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. 32 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. 30942 and 31296**, and is designated as Zone 32. Future annexations will be assigned Zone designations; e.g. Zone 33, Zone 34, Zone 34A, Zone 35, 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 32 Improvements

The improvements included in Zone 32 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway and retention basin landscaping; and drainage facilities (pipe, catch basins, junction structures, detention 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. 32 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 32, 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 32 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. 32 is estimated to be \$82,624.54. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is \$630.72 per lot in Tract Nos. 30942 and 31296 (131 residential lots total).



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

APPENDIX

EXHIBITS

Exhibit "A" - Boundary Map

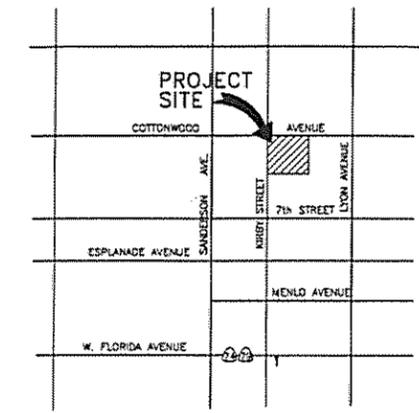
Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

EXHIBIT "A" BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 32

for the
CITY OF SAN JACINTO
FISCAL YEAR 2005-2006

ZONE 32



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__.

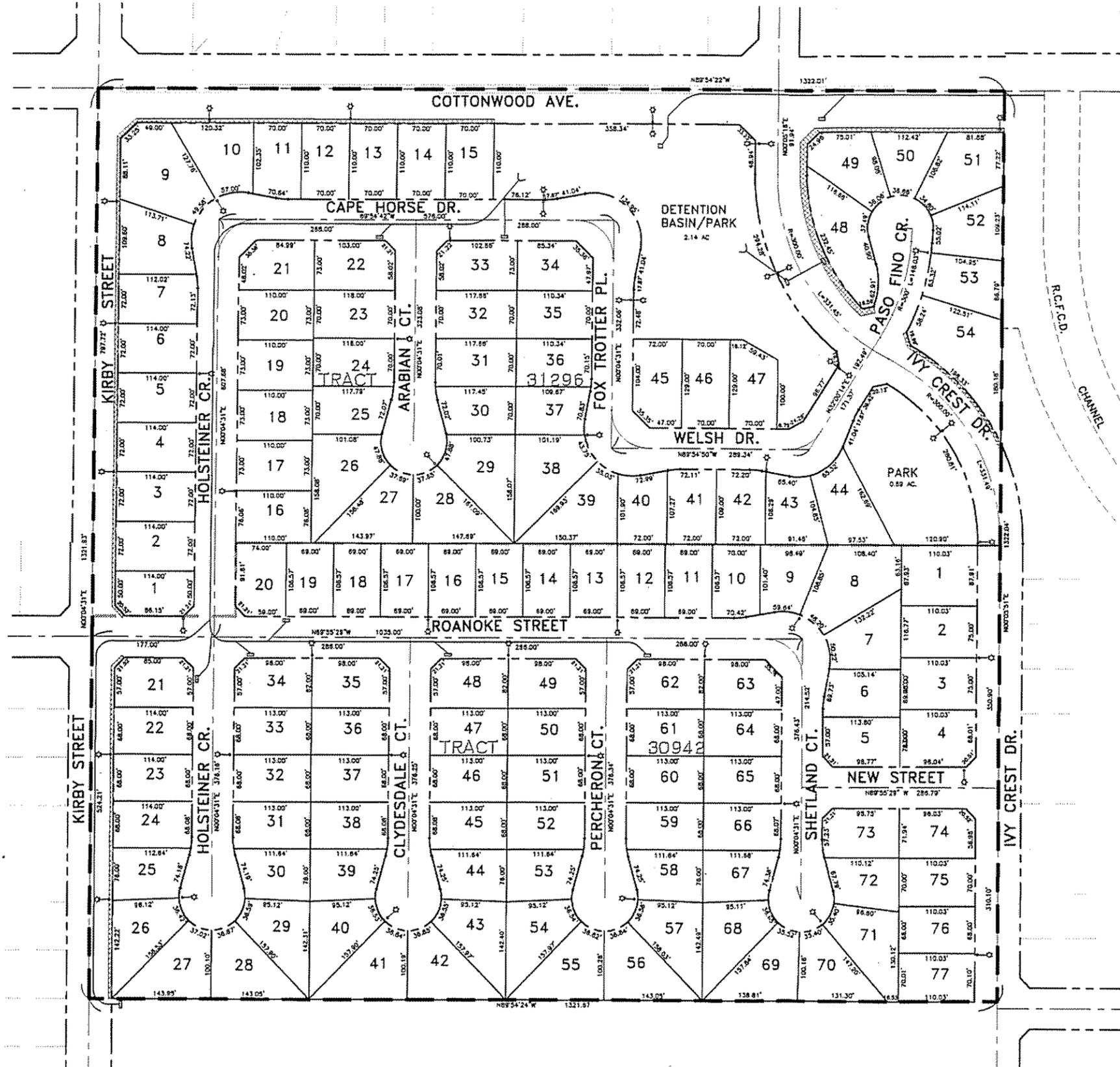
CITY CLERK

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.

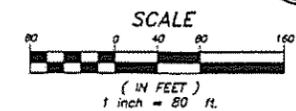
THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THE DISTRICT ARE SHOWN ON THE ASSESSOR'S PARCEL MAPS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY ASSESSOR.

LEGEND

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



TRACT NO. 31296 & 30942



CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 32
(Zone 32)
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 Nos. 30942 and 31296																
(131 Residential Lots)																
<u>Street Lights and Traffic Signal</u>																
Street Lights																
9,500 lumen (In-tract, Kirby St & Ivy Crest Dr)	43	Ea.	\$9.62 /mo	\$413.66	\$4,963.92									\$413.66	\$4,963.92	
Less General Benefit: \$9.62/Light x 3 Lights =				(\$28.86)	(\$346.32)									(\$28.86)	(\$346.32)	
22,000 lumen (Cottonwood Ave)	6	Ea.	\$14.08 /mo	\$84.48	\$1,013.76									\$84.48	\$1,013.76	
Less General Benefit: \$14.08/Light x 0.5 Lights =				(\$7.04)	(\$84.48)									(\$7.04)	(\$84.48)	
Traffic Signals - Cottonwood Ave @ Kirby St & Cottonwood Ave @ Lyon Ave																
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.																
<u>Park Maintenance</u>																
Resurface Tot Lot - 3 year intervals	1964 x 1/3	S.F.	\$0.820 /yr			\$44.74	\$536.83							\$44.74	\$536.83	
Resurface Basketball Court - 5 year intervals	2,356 x 1/5	S.F.	\$3.50 /yr			\$137.43	\$1,649.20							\$137.43	\$1,649.16	
Park Lighting Energy (9,500 lumen)	7	EA.	\$9.62 /mo			\$67.34	\$808.08							\$67.34	\$808.08	
Park Equipment Maintenance & Replacement	1	L.S.	\$750 /yr			\$62.50	\$750.00							\$62.50	\$750.00	
Park / Detention Basin Landscaping	112,059	S.F.	\$0.091 /yr			\$849.78	\$10,197.37							\$849.78	\$10,197.37	
Irrigation Water	112,059	S.F.	\$0.0814 /yr			\$760.13	\$9,121.60							\$760.13	\$9,121.60	
<u>Landscape Maintenance</u>																
Kirby St Parkways (5' wide)	6,030	S.F.	\$0.088 /yr					\$44.22	\$530.64					\$44.22	\$530.64	
Cottonwood Ave Parkways (6' wide)	4,975	S.F.	\$0.088 /yr					\$36.48	\$437.80					\$36.48	\$437.80	
Ivy Crest Dr Parkway (10' wide)	3,160	S.F.	\$0.088 /yr					\$23.17	\$278.08					\$23.17	\$278.08	
Irrigation Water	14,165	S.F.	\$0.0814 /yr					\$96.09	\$1,153.03					\$96.09	\$1,153.03	
<u>Storm Drain Maintenance</u>																
Storm Drains & Catch Basins	8	Man-hr.	\$50 /mo							\$400.00	\$4,800.00			\$400.00	\$4,800.00	
Retention Basin	8	Man-hr.	\$50 /mo							\$400.00	\$4,800.00			\$400.00	\$4,800.00	
<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	
<u>Graffiti Removal</u>																
	1	L.S.	\$180 /mo									\$180.00	\$2,160.00	\$180.00	\$2,160.00	
Subtotal, Maintenance and Servicing				\$528.97	\$6,347.68	\$1,921.92	\$23,063.08	\$199.96	\$2,399.55	\$1,833.50	\$22,002.00	\$180.00	\$2,160.00	\$4,664.36	\$55,972.31	
Contingency (10%)				\$52.90	\$634.77	\$192.19	\$2,306.31	\$20.00	\$239.96	\$183.35	\$2,200.20	\$18.00	\$216.00	\$466.44	\$5,597.23	
TOTAL, Maintenance and Servicing				\$581.87	\$6,982.45	\$2,114.12	\$25,369.39	\$219.96	\$2,639.51	\$2,016.85	\$24,202.20	\$198.00	\$2,376.00	\$5,130.80	\$61,569.54	
<u>Incidental Costs</u>																
Assessment Engineer	1	L.S.	\$3,250 /yr	\$30.71	\$368.57	\$111.60	\$1,339.14	\$11.61	\$139.33	\$106.46	\$1,277.53	\$10.45	\$125.42	\$270.83	\$3,250.00	
Legal Counsel	1	L.S.	\$3,080 /yr	\$29.11	\$349.30	\$105.76	\$1,269.10	\$11.00	\$132.04	\$100.89	\$1,210.71	\$9.90	\$118.86	\$256.67	\$3,080.00	
City Administration	1	L.S.	\$2,565 /yr	\$24.24	\$290.89	\$88.07	\$1,056.89	\$9.16	\$109.96	\$84.02	\$1,008.27	\$8.25	\$98.98	\$213.75	\$2,565.00	
City Inspection Costs	1	L.S.	\$5,585 /yr	\$52.78	\$633.38	\$191.77	\$2,301.27	\$19.95	\$239.43	\$182.95	\$2,195.39	\$17.96	\$215.53	\$465.42	\$5,585.00	
County Collection Fees	1	L.S.	\$205 /yr	\$1.94	\$23.25	\$7.04	\$84.47	\$0.73	\$8.79	\$6.72	\$80.58	\$0.66	\$7.91	\$17.08	\$205.00	
Miscellaneous	1	L.S.	\$2,045 /yr	\$19.33	\$231.92	\$70.22	\$842.63	\$7.31	\$87.67	\$66.99	\$803.86	\$6.58	\$78.92	\$170.42	\$2,045.00	
Reserve Fund	1	L.S.	\$4,325 /yr	\$40.87	\$490.44	\$148.51	\$1,782.12	\$15.45	\$185.40	\$141.68	\$1,700.16	\$13.91	\$166.92	\$360.42	\$4,325.00	
TOTAL, Incidental Costs				\$21,055 /yr	\$198.98	\$2,387.75	\$722.97	\$8,675.62	\$75.22	\$902.62	\$689.71	\$8,276.51	\$67.71	\$812.54	\$1,754.58	\$21,055.00
<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	\$0.00	
TOTAL AMOUNT TO ASSESSMENT				\$780.85	\$9,370.20	\$2,837.08	\$34,045.01	\$295.18	\$3,542.13	\$2,706.56	\$32,478.71	\$265.71	\$3,188.54	\$6,885.38	\$82,624.54	

Assessment per Lot = \$630.72

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 32
(Zone 32)

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 Nos. 30942 and 31296 (131 Residential Lots)											
TRACT No. 30942 (77 Residential Lots)											
Lot 1	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 2	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 3	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 4	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 5	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 6	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 7	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 8	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 9	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 10	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 11	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 12	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 13	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 14	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 15	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 16	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 17	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 18	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 19	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 20	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 21	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 22	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 23	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 24	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 25	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 26	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 27	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 28	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 29	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 30	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 31	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 32	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 33	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 34	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 35	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 36	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 32
(Zone 32)

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 37	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 38	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 39	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 40	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 41	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 42	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 43	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 44	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 45	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 46	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 47	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 48	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 49	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 50	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 51	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 52	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 53	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 54	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 55	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 56	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 57	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 58	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 59	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 60	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 61	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 62	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 63	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 64	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 65	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 66	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 67	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 68	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 69	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 70	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 71	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 72	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 73	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 74	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 75	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 32
(Zone 32)

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 76	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 77	Inca Capital Fund 28, LLC	R1	n/a	<u>1.00</u>	<u>\$71.53</u>	<u>\$259.89</u>	<u>\$27.04</u>	<u>\$247.93</u>	<u>\$24.34</u>	\$630.72	<u>\$630.72</u>
Tract No. 30942 Totals				77.00	\$5,507.67	\$20,011.19	\$2,082.01	\$19,090.54	\$1,874.18		\$48,565.57
TRACT No. 31296 (54 Residential Lots)											
Lot 1	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 2	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 3	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 4	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 5	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 6	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 7	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 8	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 9	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 10	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 11	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 12	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 13	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 14	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 15	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 16	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 17	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 18	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 19	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 20	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 21	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 22	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 23	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 24	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 25	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 26	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 27	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 28	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 29	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 30	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 31	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 32	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 33	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 32
(Zone 32)

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 34	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 35	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 36	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 37	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 38	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 39	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 40	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 41	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 42	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 43	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 44	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 45	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 46	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 47	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 48	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 49	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 50	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 51	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 52	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 53	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Lot 54	Inca Capital Fund 28, LLC	R1	n/a	1.00	\$71.53	\$259.89	\$27.04	\$247.93	\$24.34	\$630.72	\$630.72
Tract No. 31296 Totals				54.00	\$3,862.52	\$14,033.82	\$1,460.11	\$13,388.17	\$1,314.36		\$34,058.97
Tract Nos. 30942 and 31296				131.00	\$9,370.20	\$34,045.01	\$3,542.13	\$32,478.71	\$3,188.54		\$82,624.54

Current Ownership: Inca Capital Fund, LLC, an Arizona limited liability company

Applicant: Meritage Homes

Address: 8501 N. Scottsdale Road
Scottsdale, AZ 85253

Address: 19600 Fairchild Road, Suite 270
Irvine, CA 92612

Assessor's Parcel Numbers: Tract No. 30942 - APN 431-160-002

Tract No. 31296 - APN 431-160-001