

ENGINEER'S REPORT

Annexation No. 39: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: April 21, 2005

Confirmed Date: April 21, 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. 39 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. 39 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 39 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. 39 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. 30639 and 30639-1**, and is designated as Zone 39. Future annexations will be assigned Zone designations; e.g. Zone 40, Zone 41, Zone 41A, Zone 42, 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 39 Improvements

The improvements included in Zone 39 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/detention basins 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. 39 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 39, 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 39 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. 39 is estimated to be \$38,460.60. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is \$418.05 per lot in Tract Nos. 30639 and 30639-1 (92 residential lots).



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

APPENDIX

EXHIBITS

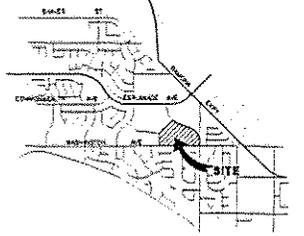
Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

EXHIBIT "A"
BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO. 2
ANNEXATION NO. 39
 for the
CITY OF SAN JACINTO
FISCAL YEAR 2005-2008

ZONE 39



VICINITY MAP

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 CLERK OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THIS _____ DAY OF _____ 20__.

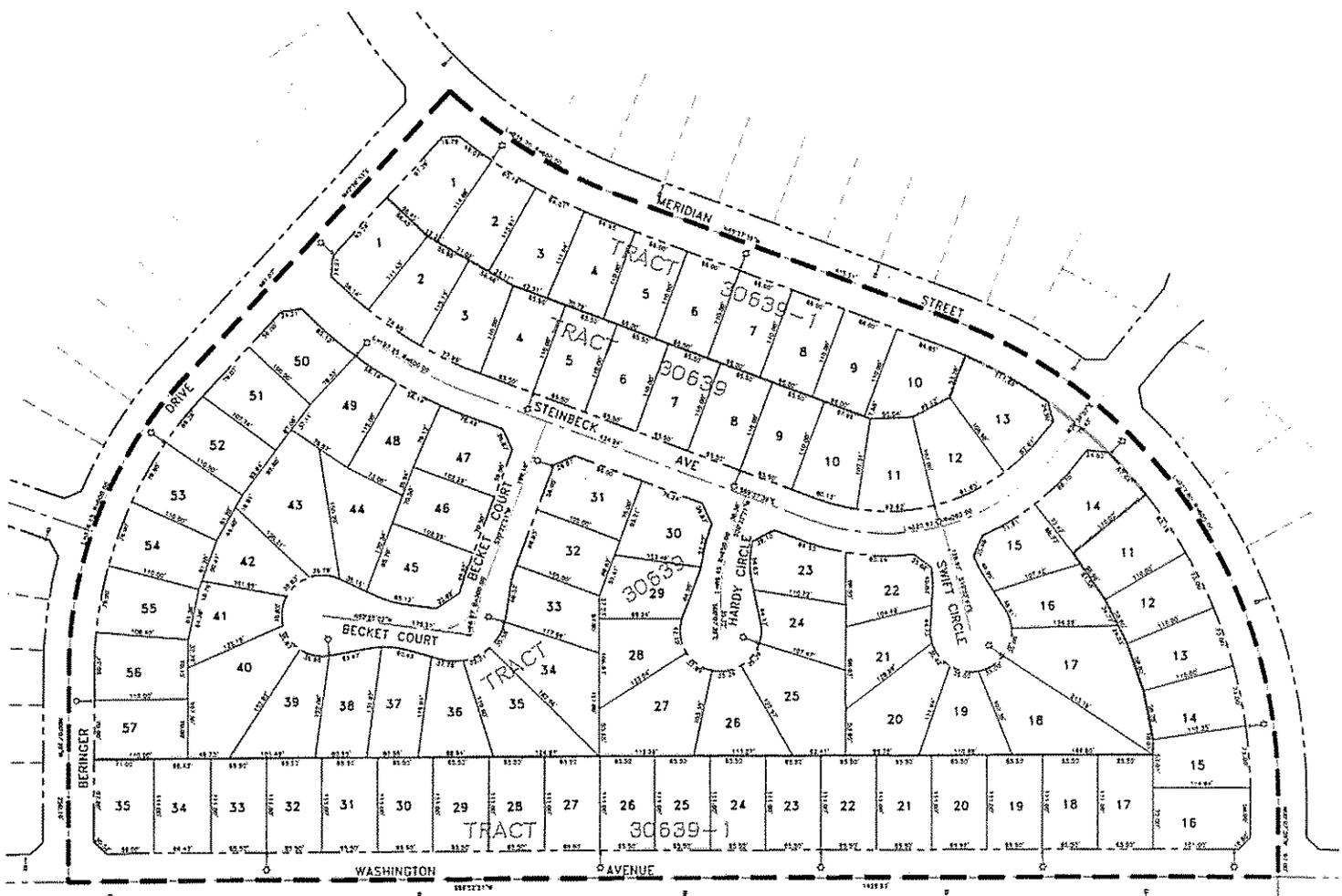
COUNTY CLERK

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
- — — ASSESSMENT DISTRICT BOUNDARY
- — — EXISTING STREET LIGHT
- — — TRACT BOUNDARY



TRACT NO. 30639 & 30639-1

SCALE
 0 25 50 75 100
 (IN FEET)
 1" = 50'

CITY OF SAN JACINTO
LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 39
(Zone 39)
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. 30660															
(92 Residential Lots)															
<u>Street Lights and Traffic Signal</u>															
Street Lights															
9,500 lumen (In-tract & Surrounding Streets)	33	Ea.	\$9.62 /mo	\$317.46	\$3,809.52										
Less General Benefit: \$9.62/Light x 10.25 Lights =				(\$98.61)	(\$1,183.26)										
The Following Items are Calculated as a Pro-rata Share of the Total Number of Parcels in Rancho San Jacinto															
<u>Traffic Signals (Entire Rancho San Jacinto Area)</u>															
Maintenance Cost:															
Esplanade & Hewitt (Riv. Co.)	1	L.S.	\$200.00 /mo	\$200.00	\$2,400.00									\$200.00	\$2,400.00
Esplanade & Mountain (Riv. Co.)	1	L.S.	\$150.00 /mo	\$150.00	\$1,800.00									\$150.00	\$1,800.00
Esplanade & Villines (Riv. Co.)	1	L.S.	\$200.00 /mo	\$200.00	\$2,400.00									\$200.00	\$2,400.00
Esplanade & Meridian (Riv. Co.)	1	L.S.	\$200.00 /mo	\$200.00	\$2,400.00									\$200.00	\$2,400.00
Washington & Hewitt (Riv. Co.)	1	L.S.	\$150.00 /mo	\$150.00	\$1,800.00									\$150.00	\$1,800.00
Hemet & Mountain (Riv. Co.)	1	L.S.	\$200.00 /mo	\$200.00	\$2,400.00									\$200.00	\$2,400.00
Energy Cost:															
Esplanade & Hewitt	1	L.S.	\$132.50 /mo	\$132.50	\$1,590.00									\$132.50	\$1,590.00
Esplanade & Mountain	1	L.S.	\$92.50 /mo	\$92.50	\$1,110.00									\$92.50	\$1,110.00
Esplanade & Villines	1	L.S.	\$132.50 /mo	\$132.50	\$1,590.00									\$132.50	\$1,590.00
Esplanade & Meridian	1	L.S.	\$132.50 /mo	\$132.50	\$1,590.00									\$132.50	\$1,590.00
Washington & Hewitt	1	L.S.	\$92.50 /mo	\$92.50	\$1,110.00									\$92.50	\$1,110.00
Hemet & Mountain	1	L.S.	\$132.50 /mo	\$132.50	\$1,590.00									\$132.50	\$1,590.00
Less General Benefit: (50% for Pass Through Traffic and the Opposite Sides of the Street)				(\$907.50)	(\$10,890.00)									(\$907.50)	(\$10,890.00)
<u>Landscape and Park Maintenance (Entire Rancho San Jacinto Area)</u>															
Labor - Irrigation and Facilities															
Repair and Maintenance (1 man)	1	L.S.	\$52,000 /yr			\$4,333.33	\$52,000.00							\$4,333.33	\$52,000.00
Contract Services - Landscape Maintenance															
Maintenance	1	L.S.	\$150,000 /yr			\$12,500.00	\$150,000.00							\$12,500.00	\$150,000.00
Parts and Repairs (Irrig. & supplies)	1	L.S.	\$15,000 /yr			\$1,250.00	\$15,000.00							\$1,250.00	\$15,000.00
Water Usage	1	L.S.	\$100,000 /yr			\$8,333.33	\$100,000.00							\$8,333.33	\$100,000.00
Tree Trimming	1	L.S.	\$20,000 /yr			\$1,666.67	\$20,000.00							\$1,666.67	\$20,000.00
Lighting Energy - Parks (existing)	1	L.S.	\$6,000 /yr			\$500.00	\$6,000.00							\$500.00	\$6,000.00
<u>Storm Drain Maintenance (Entire Rancho San Jacinto Area)</u>															
Channel & Catch Basins	30	hours	\$50 /hr							\$1,500.00	\$18,000.00			\$1,500	\$18,000.00
Detention Basins	1	L.S.	\$1,000 /mo							\$1,000.00	\$12,000.00			\$1,000	\$12,000.00
Subtotal, Traffic Signals, Landscaping and Parks, and Storm Drains				\$907.50	\$10,890.00	\$28,583.33	\$343,000.00			\$2,500.00	\$30,000.00			\$31,990.83	\$383,890.00
Adjusted Subtotal, RSJ Maintenance and Servicing: Parcel Ratio = 92 / 2,073				\$40.27	\$483.30	\$1,268.53	\$15,222.38			\$110.95	\$1,331.40			\$1,419.76	\$17,037.09
<u>Graffiti Removal</u>															
	1	L.S.	\$205 /mo									\$205.00	\$2,460.00	\$205.00	\$2,460.00
Subtotal, Maintenance and Servicing				\$259.13	\$3,109.56	\$1,268.53	\$15,222.38	\$0.00	\$0.00	\$110.95	\$1,331.40	\$205.00	\$2,460.00	\$1,843.61	\$22,123.34
Contingency (10%)				\$25.91	\$310.96	\$126.85	\$1,522.24	\$0.00	\$0.00	\$11.10	\$133.14	\$20.50	\$246.00	\$184.36	\$2,212.33
TOTAL, Maintenance and Servicing				\$285.04	\$3,420.52	\$1,395.38	\$16,744.62	\$0.00	\$0.00	\$122.05	\$1,464.54	\$225.50	\$2,706.00	\$2,027.97	\$24,335.67
<u>Incidental Costs</u>															
Assessment Engineer	1	L.S.	\$2,285 /yr	\$26.76	\$321.16	\$131.02	\$1,572.24	\$0.00	\$0.00	\$11.46	\$137.51	\$21.17	\$254.08	\$190.42	\$2,285.00
Legal Counsel	1	L.S.	\$2,160 /yr	\$25.30	\$303.60	\$123.85	\$1,486.23	\$0.00	\$0.00	\$10.83	\$129.99	\$20.02	\$240.18	\$180.00	\$2,160.00
City Administration	1	L.S.	\$1,800 /yr	\$21.08	\$253.00	\$103.21	\$1,238.53	\$0.00	\$0.00	\$9.03	\$108.33	\$16.68	\$200.15	\$150.00	\$1,800.00
City Inspection Costs	1	L.S.	\$3,205 /yr	\$37.54	\$450.47	\$183.77	\$2,205.27	\$0.00	\$0.00	\$16.07	\$192.88	\$29.70	\$356.38	\$267.08	\$3,205.00
County Collection Fees	1	L.S.	\$200 /yr	\$2.34	\$28.11	\$11.47	\$137.61	\$0.00	\$0.00	\$1.00	\$12.04	\$1.85	\$22.24	\$16.67	\$200.00
Miscellaneous	1	L.S.	\$1,440 /yr	\$16.87	\$202.40	\$82.57	\$990.82	\$0.00	\$0.00	\$7.22	\$86.66	\$13.34	\$160.12	\$120.00	\$1,440.00
Reserve Fund	1	L.S.	\$3,035 /yr	\$35.55	\$426.58	\$174.02	\$2,088.29	\$0.00	\$0.00	\$15.22	\$182.64	\$28.12	\$337.44	\$252.92	\$3,035.00
TOTAL, Incidental Costs			\$14,125 /yr	\$165.44	\$1,985.32	\$809.92	\$9,718.99	\$0.00	\$0.00	\$70.84	\$850.05	\$130.88	\$1,570.59	\$1,177.08	\$14,125.00
<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				\$450.48	\$5,405.83	\$2,205.30	\$26,463.61	\$0.00	\$0.00	\$192.88	\$2,314.59	\$356.38	\$4,276.59	\$3,205.05	\$38,460.60

Assessment per Lot = \$418.05

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 39
(Zone 39)

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. 30639 and 30639-1 (92 Residential Lots)											
Tract No. 30639 (57 Residential Lots)											
Lot 1	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 2	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 3	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 4	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 5	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 6	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 7	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 8	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 9	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 10	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 11	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 12	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 13	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 14	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 15	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 16	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 17	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 18	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 19	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 20	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 21	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 22	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 23	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 24	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 25	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 26	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 27	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 28	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 29	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 30	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 31	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 32	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 33	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 34	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 35	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 36	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 37	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 39
(Zone 39)

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 38	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 39	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 40	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 41	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 42	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 43	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 44	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 45	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 46	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 47	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 48	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 49	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 50	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 51	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 52	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 53	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 54	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 55	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 56	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 57	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Tract No. 30639 Totals				57.00	\$3,349.27	\$16,395.93	\$0.00	\$1,434.04	\$2,649.63		\$23,828.85
Tract No. 30639-1 (35 Residential Lots)											
Lot 1	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 2	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 3	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 4	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 5	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 6	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 7	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 8	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 9	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 10	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 11	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 12	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 13	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 14	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 15	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 16	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 39
(Zone 39)

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 17	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 18	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 19	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 20	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 21	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 22	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 23	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 24	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 25	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 26	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 27	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 28	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 29	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 30	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 31	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 32	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 33	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 34	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Lot 35	Artisan Trails. LLC	R1	n/a	1.00	\$58.76	\$287.65	\$0.00	\$25.16	\$46.48	\$418.05	\$418.05
Tract No. 30639-1 Totals				35.00	\$2,056.57	\$10,067.68	\$0.00	\$880.55	\$1,626.97		\$14,631.75
Tract Nos. 30639 and 30639-1 Totals				92.00	\$5,405.83	\$26,463.61	\$0.00	\$2,314.59	\$4,276.59		\$38,460.60

Current Ownership: Artisan Trails, LLC, a California limited liability company

Applicant: Artisan Trails, LLC

Address: 160 S. Cypress Street
Orange, CA 92866

Address: 160 S. Cypress street
Orange, CA 92866

Assessor's Parcel Number: 438-050-056