ENGINEER'S REPORT

Annexation No. 44: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: October 20, 2005
Confirmed Date: October 20, 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. 44 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. 44 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 44 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. 44 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. 31293**, and is designated as Zone 44. Future annexations will be assigned Zone designations; e.g. Zone 45, Zone 46, Zone 46A, Zone 47, 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 44 Improvements

The improvements included in Zone 44 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway, park and open space landscaping; park equipment and hardscape; and drainage facilities (pipe, catch basins, junction structures and temporary detention basin). 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. 44 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 44, 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 (CPI) 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 44 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. 44 is estimated to be $44,022.62. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is $440.23 per lot in Tract No. 31293 (100 residential lots).

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

Date: 9-30-05

APPENDIX

EXHIBITS

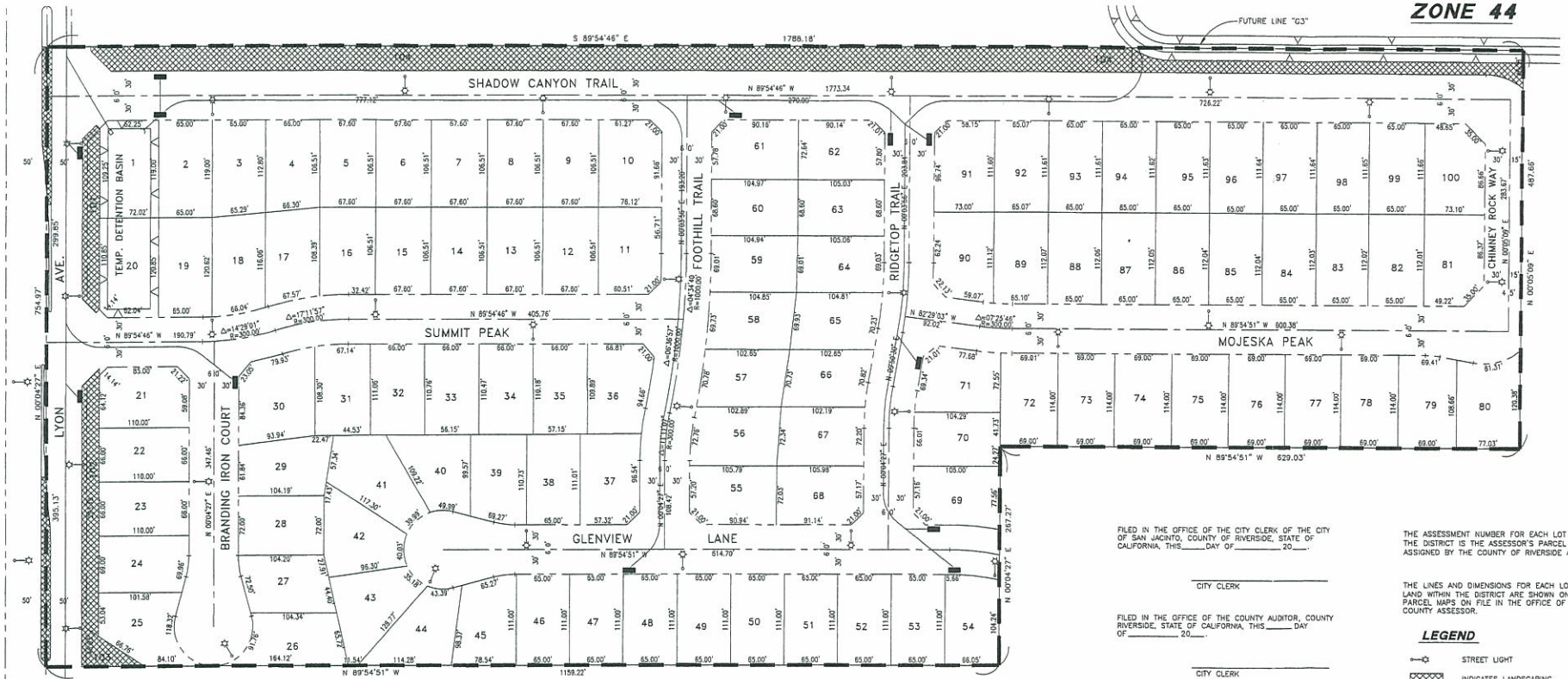
Exhibit "A" - Boundary Map
Exhibit "B" - Cost Estimate
Exhibit "C" - Assessment Spread

EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 44

for the
CITY OF SAN JACINTO
FISCAL YEAR 2005-2006

ZONE 44



TRACT NO. 31293

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___.

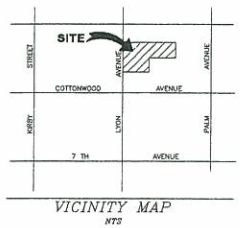
CITY CLERK

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



VICINITY MAP
NTS

N

SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

REGISTERED PROFESSIONAL ENGINEER
JOHN A. TRITEMORE
No. C27861
Exp. 3/31/06
CIVIL
STATE OF CALIFORNIA

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 44
(Zone 44)

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. 32193															
(100 Residential Lots)															
Street Lights and Traffic Signal															
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 (Lyon Ave)	6	Ea.	$14.08 /mo	$84.48	$1,013.76									$84.48	$1,013.76
Less General Benefit: $14.08/Light x 3.25 Lights =				($45.76)	($549.12)									($45.76)	($549.12)
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 = 90%) - both signals				($600.60)	($7,207.20)									($600.60)	($7,207.20)
Note: Assessments for future traffic signals shall not be collected until said signals are installed.															
Park Maintenance															
There is no Neighborhood Park planned within this tract. Within 3/4 mile of this project are neighborhood parks in Tract Nos. 30335 and 30942/31296, within one mile is a neighborhood park in Tract No. 30813, and within two miles is Sky View Park. Also available, but not a part of the City park system is Valley-wide Regional Park (about 2 miles away). All of these parks are readily available to residents of this tract.															
$60.00 / lot / year	100	Lot	$60 / yr			$500.00	$6,000.00							$500.00	$6,000.00
Landscape Maintenance															
Lyon Ave Parkways	12,944	S.F.	$0.088 /yr					$94.92	$1,139.07					$94.92	$1,139.07
Lyon Avenue Median Strips (1/2 of total sq. footage)	4,472 x 1/2	S.F.	$0.088 /yr					$16.40	$196.77					$16.40	$196.77
Open Space Landscaping (Permanent)	37,525	S.F.	$0.088 /yr					$275.18	$3,302.20					$275.18	$3,302.20
Open Space Landscaping (Until Channel G-3 is Built	7,546	S.F.	To Be Maintained by Developer Until RCFCD Channel G-3 is Built					$0.00	$0.00					$0.00	$0.00
Interim Detention Basin (Lots 1 and 20)	To Be Maintained by Developer Until Decommissioned							$0.00	$0.00					$0.00	$0.00
Irrigation Water	52,705	S.F.	$0.0814 /yr					$357.52	$4,290.19					$357.52	$4,290.19
Storm Drain Maintenance															
Storm Drains & Catch Basins	6	Man-hr.	$50 /mo							$300.00	$3,600.00			$300.00	$3,600.00
Interim Detention Basin (Lots 1 and 20)	To Be Maintained by Developer Until Decommissioned														
Lyon Avenue Storm Drain (754 l.f. of 48" Dia. x 1.2)	3.5 x 1/2	Man-hr.	50.0 /mo							$87.50	$1,050.00			$87.50	$1,050.00
Graffiti Removal	1	L.S.	$140 /mo									$140.00	$1,680.00	$140.00	$1,680.00
Subtotal, Maintenance and Servicing				$355.57	$4,266.88	$500.00	$6,000.00	$744.02	$8,928.23	$387.50	$4,650.00	$140.00	$1,680.00	$2,127.09	$25,525.11
Contingency (10%)				$35.56	$426.69	$50.00	$600.00	$74.40	$892.82	$38.75	$465.00	$14.00	$168.00	$212.71	$2,552.51
TOTAL, Maintenance and Servicing				$391.13	$4,693.57	$550.00	$6,600.00	$818.42	$9,821.05	$426.25	$5,115.00	$154.00	$1,848.00	$2,339.80	$28,077.62
Incidental Costs															
Assessment Engineer	1	L.S.	$2,480 /yr	$34.55	$414.57	$48.58	$582.96	$72.29	$867.46	$37.65	$451.79	$13.60	$163.23	$206.67	$2,480.00
Legal Counsel	1	L.S.	$2,350 /yr	$32.74	$392.84	$46.03	$552.40	$68.50	$821.99	$35.68	$428.11	$12.89	$154.67	$195.83	$2,350.00
City Administration	1	L.S.	$1,955 /yr	$27.23	$326.81	$38.30	$459.55	$56.99	$683.82	$29.68	$356.15	$10.72	$128.67	$162.92	$1,955.00
City Inspection Costs	1	L.S.	$4,100 /yr	$57.11	$685.37	$80.31	$963.76	$119.51	$1,434.11	$62.24	$746.91	$22.49	$269.85	$341.67	$4,100.00
County Collection Fees	1	L.S.	$200 /yr	$2.79	$33.43	$3.92	$47.01	$5.83	$69.96	$3.04	$36.43	$1.10	$13.16	$16.67	$200.00
Miscellaneous	1	L.S.	$1,560 /yr	$21.73	$260.78	$30.56	$366.70	$45.47	$545.66	$23.68	$284.19	$8.56	$102.68	$130.00	$1,560.00
Reserve Fund	1	L.S.	$3,300 /yr	$45.97	$551.64	$64.64	$775.68	$96.19	$1,154.28	$50.10	$601.20	$18.10	$217.20	$275.00	$3,300.00
TOTAL, Incidental Costs			$15,945 /yr	$222.12	$2,665.43	$312.34	$3,748.05	$464.77	$5,577.28	$242.07	$2,904.78	$87.46	$1,049.46	$1,328.75	$15,945.00
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				$613.25	$7,359.00	$862.34	$10,348.05	$1,283.19	$15,398.33	$668.32	$8,019.78	$241.46	$2,897.46	$3,668.55	$44,022.62

Notes: 1. Only 98 lots shall be assessed for maintenance and operation until the interim detention basin is decommisioned and homes are built on Lots 1 and 20.
2. The Lyon Avenue Storm Drain assessment shall not start until it has been constructed and is in use.

Assessment per Lot =	$440.23

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 44

(Zone 44)

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. 31293 (100 Residential Lots)											
Lot 1	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 2	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 3	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 4	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 5	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 6	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 7	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 8	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 9	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 10	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 11	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 12	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 13	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 14	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 15	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 16	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 17	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 18	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 19	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 20	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 21	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 22	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 23	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 24	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 25	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 26	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 27	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 28	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 29	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 30	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 31	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 32	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 33	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 34	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 35	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 36	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 37	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 38	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 44

(Zone 44)

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	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 40	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 41	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 42	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 43	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 44	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 45	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 46	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 47	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 48	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 49	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 50	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 51	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 52	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 53	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 54	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 55	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 56	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 57	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 58	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 59	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 60	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 61	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 62	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 63	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 64	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 65	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 66	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 67	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 68	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 69	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 70	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 71	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 72	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 73	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 74	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 75	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 76	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 77	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 44

(Zone 44)

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 78	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 79	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 80	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 81	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 82	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 83	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 84	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 85	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 86	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 87	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 88	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 89	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 90	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 91	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 92	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 93	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 94	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 95	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 96	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 97	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 98	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 99	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Lot 100	100 San Jacinto, LLC	R1	n/a	1.00	$73.59	$103.48	$153.98	$80.20	$28.97	$440.23	$440.23
Tract No. 31293 Totals				100.00	$7,359.00	$10,348.05	$15,398.33	$8,019.78	$2,897.46		$44,022.62

Current Ownership: 100 San Jacinto, LLC, a California limited liability company
c/o David Gianulias
Address: 1105 Quail
Newport Beach, CA 92660

Applicant: Groove Construction
Address: 1451 Quail, #212
Newport Beach, CA 92660

Assessor's Parcel Numbers: 431-090-010, 431-090-021, 431-090-038, and 431-090-039