ENGINEER'S REPORT

Annexation No. 46: 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. 46 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. 46 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 46 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. 46 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. 32352**, and is designated as Zone 46. Future annexations will be assigned Zone designations; e.g. Zone 47, Zone 48, Zone 48A, Zone 49, 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 46 Improvements

The improvements included in Zone 46 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway, median, park and open space landscaping; park equipment and hardscape; and drainage facilities (pipe, catch basins, junction structures, 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. 46 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 46, 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 46 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. 46 is estimated to be $84,005.50. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2005-2006 fiscal year is $600.04 per lot in Tract No. 32352 (140 residential lots).

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

Date: 10-06-05

APPENDIX

EXHIBITS

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

EXHIBIT "A"

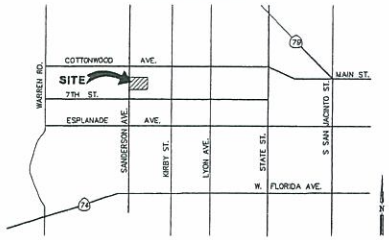
BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 46

for the

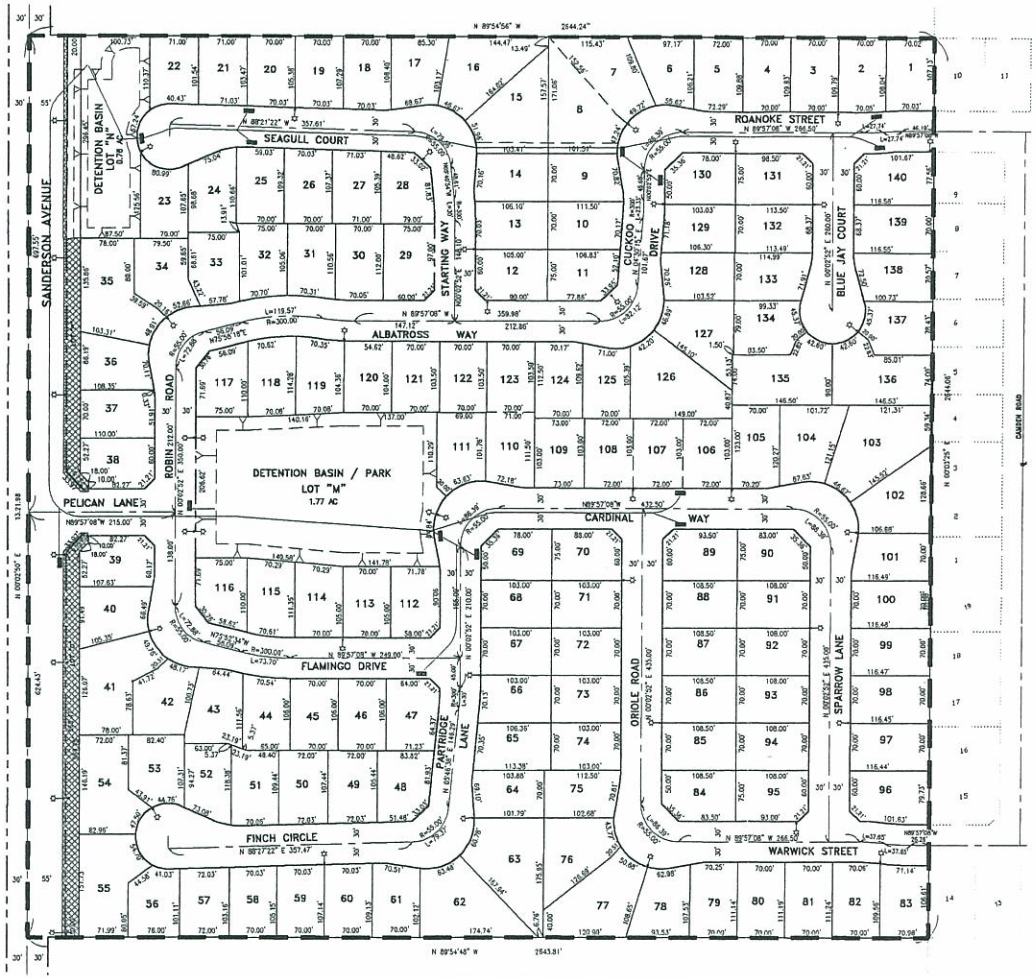
CITY OF SAN JACINTO

FISCAL YEAR 2004-2005

ZONE46



VICINITY MAP
NTS



TRACT NO. 32352

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

N

SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 46
(Zone 46)

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. 32352															
(140 Residential Lots)															
Street Lights and Traffic Signal															
Street Lights															
9,500 lumen (In-tract)	31	Ea.	$9.62 /mo	$298.22	$3,578.64									$298.22	$3,578.64
Less General Benefit: $9.62/Light x 1/2 Light =				($4.81)	($57.72)									($4.81)	($57.72)
22,000 lumen (Sanderson Ave)	7	Ea.	$14.08 /mo	$98.56	$1,182.72									$98.56	$1,182.72
Less General Benefit: $14.08/Light x 3.75 Lights =				($52.80)	($633.60)									($52.80)	($633.60)
Traffic Signals - Sanderson Ave @ Cottonwood Av & Sanderson Ave @ Seventh 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															
Park Lighting Energy (6 - 9,500 lumen lights)	3	EA.	$9.62 /mo			$28.86	$346.32							$28.86	$346.32
Park Equipment Maintenance & Replacement	1	L.S.	$150 /yr			$12.50	$150.00							$12.50	$150.00
Park/Detention Basin Landscaping (Lot "M")	72,035	S.F.	$0.091 /yr			$546.27	$6,555.19							$546.27	$6,555.19
Irrigation Water	72,035	S.F.	$0.081 /yr			$488.64	$5,863.65							$488.64	$5,863.65
Landscape Maintenance															
Sanderson Ave Parkway & 20' Setback	24,470	S.F.	$0.088 /yr					$179.45	$2,153.36					$179.45	$2,153.36
Detention Basin (Lot "N")	33,106	S.F.	$0.088 /yr					$242.78	$2,913.33					$242.78	$2,913.33
Irrigation Water	57,576	S.F.	$0.081 /yr					$390.56	$4,686.69					$390.56	$4,686.69
Storm Drain Maintenance															
Storm Drains & Catch Basins (on-site)	10	Man-hr.	$50 /mo							$500.00	$6,000.00			$500.00	$6,000.00
Storm Drain in Sanderson Ave (18" dia.)	1	Man-hr.	$50 /mo							$50.00	$600.00			$50.00	$600.00
Detention Basins (2 each)	12	Man-hr.	$50 /mo							$600.00	$7,200.00			$600.00	$7,200.00
Pump Station Maintenance (two pumps):															
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.	$200 /mo									$200.00	$2,400.00	$200.00	$2,400.00
Subtotal, Maintenance and Servicing				$405.90	$4,870.84	$1,076.26	$12,915.15	$812.78	$9,753.37	$2,183.50	$26,202.00	$200.00	$2,400.00	$4,678.45	$56,141.37
Contingency (10%)				$40.59	$487.08	$107.63	$1,291.52	$81.28	$975.34	$218.35	$2,620.20	$20.00	$240.00	$467.84	$5,614.14
TOTAL, Maintenance and Servicing				$446.49	$5,357.92	$1,183.89	$14,206.67	$894.06	$10,728.71	$2,401.85	$28,822.20	$220.00	$2,640.00	$5,146.29	$61,755.51
Incidental Costs															
Assessment Engineer	1	L.S.	$3,470 /yr	$25.09	$301.06	$66.52	$798.26	$50.24	$602.84	$134.96	$1,619.50	$12.36	$148.34	$289.17	$3,470.00
Legal Counsel	1	L.S.	$3,290 /yr	$23.79	$285.44	$63.07	$756.85	$47.63	$571.57	$127.96	$1,535.49	$11.72	$140.64	$274.17	$3,290.00
City Administration	1	L.S.	$2,735 /yr	$19.77	$237.29	$52.43	$629.18	$39.60	$475.15	$106.37	$1,276.46	$9.74	$116.92	$227.92	$2,735.00
City Inspection Costs	1	L.S.	$5,740 /yr	$41.50	$498.00	$110.04	$1,320.47	$83.10	$997.20	$223.25	$2,678.94	$20.45	$245.38	$478.33	$5,740.00
County Collection Fees	1	L.S.	$210 /yr	$1.52	$18.22	$4.03	$48.31	$3.04	$36.48	$8.17	$98.01	$0.75	$8.98	$17.50	$210.00
Miscellaneous	1	L.S.	$2,185 /yr	$15.80	$189.57	$41.89	$502.65	$31.63	$379.60	$84.98	$1,019.77	$7.78	$93.41	$182.08	$2,185.00
Reserve Fund	1	L.S.	$4,620 /yr	$33.40	$400.80	$88.57	$1,062.84	$66.89	$802.68	$179.69	$2,156.28	$16.46	$197.52	$385.00	$4,620.00
TOTAL, Incidental Costs			$22,250 /yr	$160.87	$1,930.38	$426.55	$5,118.57	$322.13	$3,865.52	$865.37	$10,384.46	$79.27	$951.19	$1,854.17	$22,250.00
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				$607.36	$7,288.31	$1,610.44	$19,325.24	$1,216.19	$14,594.23	$3,267.22	$39,206.66	$299.27	$3,591.19	$7,000.46	$84,005.50

Note: Assessments for the maintenance of all interim storm drain facilities shall stop when they are no longer used.

Assessment per Lot =	$600.04

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 46

(Zone 46)

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. 32352 (140 Residential Lots)											
Lot 1	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 2	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 3	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 4	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 5	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 6	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 7	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 8	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 9	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 10	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 11	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 12	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 13	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 14	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 15	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 16	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 17	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 18	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 19	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 20	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 21	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 22	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 23	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 24	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 25	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 26	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 27	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 28	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 29	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 30	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 31	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 32	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 33	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 34	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 35	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 36	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 37	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 38	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 46

(Zone 46)

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	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 40	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 41	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 42	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 43	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 44	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 45	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 46	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 47	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 48	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 49	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 50	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 51	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 52	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 53	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 54	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 55	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 56	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 57	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 58	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 59	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 60	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 61	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 62	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 63	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 64	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 65	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 66	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 67	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 68	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 69	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 70	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 71	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 72	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 73	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 74	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 75	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 76	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 77	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 46

(Zone 46)

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	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 79	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 80	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 81	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 82	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 83	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 84	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 85	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 86	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 87	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 88	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 89	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 90	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 91	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 92	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 93	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 94	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 95	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 96	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 97	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 98	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 99	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 100	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 101	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 102	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 103	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 104	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 105	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 106	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 107	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 108	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 109	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 110	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 111	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 112	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 113	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 114	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 115	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 116	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 46

(Zone 46)

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 117	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 118	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 119	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 120	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 121	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 122	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 123	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 124	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 125	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 126	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 127	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 128	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 129	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 130	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 131	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 132	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 133	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 134	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 135	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 136	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 137	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 138	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 139	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Lot 140	Monte Carlo Group, Inc.	R1	n/a	1.00	$52.06	$138.04	$104.24	$280.05	$25.65	$600.04	$600.04
Tract No. 32352				140.00	$7,288.31	$19,325.24	$14,594.23	$39,206.66	$3,591.19		$84,005.50

Current Ownership: Monte Carlo Group, Inc., a California Corporation

Address: 1532 S. Santa Fe Avenue, Build C, #302
San Jacinto, CA 92583

Applicant: Monte Carlo Group

Address: Same

Assessor's Parcel Numbers: 433-150-031 and 433-150-032