ENGINEER'S REPORT

Annexation No. 55: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: April 20, 2006
Confirmed Date: April 20, 2006

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. 55 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. 55 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 55 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. 55 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. 30033** and is designated as Zone 55. Future annexations will be assigned Zone designations; e.g. Zone 56, Zone 57, Zone 57A, Zone 58, 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 55 Improvements

The improvements included in Zone 55 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway, medians, park, pocket parks, and open space landscaping; park equipment and hardscape; and drainage facilities (pipe, channels, catch basins, junction structures, energy dissipaters, detention basins, debris basins, and Reflection Lake outflow facilities.). 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. 55 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 55, 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. Because there are several tracts within the entire project, all improvements to be maintained and serviced that are of special benefit to the whole project have been estimated and are pro-rated to each tract based on the number of residential lots in each separate tract. Refer to Exhibit "B," Cost Estimate for more details.

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 55 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. 55 is estimated to be $133,315.23. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2006-2007 fiscal year is $966.05 per lot in Tract No. 30033 (138 residential lots).

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

Date: 4-04-06

APPENDIX

EXHIBITS

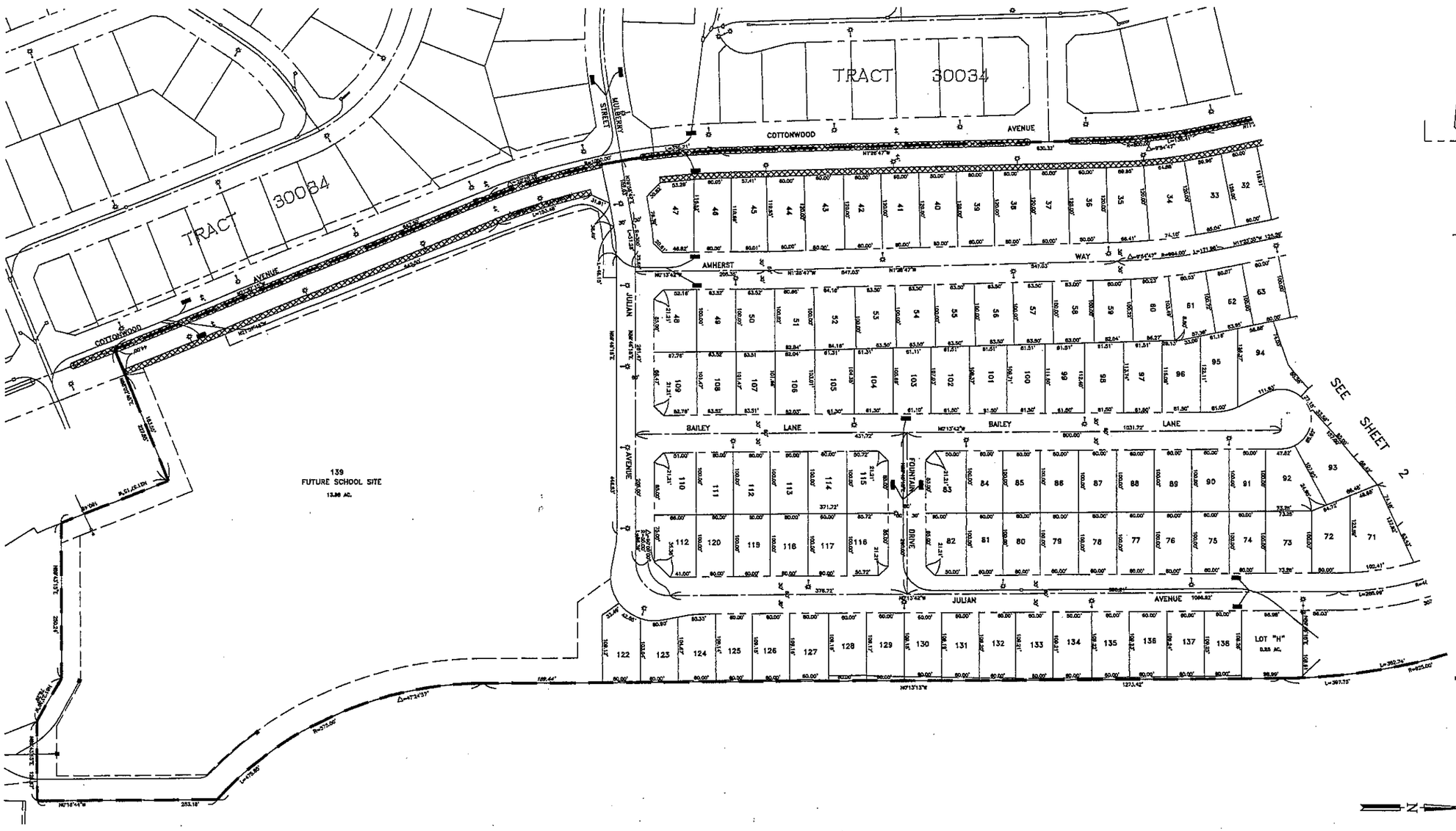
Exhibit "A" - Boundary Map
Exhibit "B" - Cost Estimate
Exhibit "C" - Assessment Spread

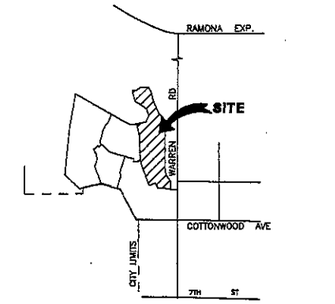
EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 55

for the
CITY OF SAN JACINTO
FISCAL YEAR 2006-2007

ZONE 55





VICINITY MAP
NTS

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THIS_____DAY OF_____20___.

_____
CITY CLERK

FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY RIVERSIDE, STATE OF CALIFORNIA, THIS_____DAY OF_____20___.

_____
CITY CLERK

THE ASSESSMENT NUMBER FOR EACH LOT OR PARCEL WITHIN THE DISTRICT IS THE ASSESSOR'S PARCEL NUMBER AS ASSIGNED BY THE COUNTY OF RIVERSIDE ASSESSOR'S OFFICE.

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

LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
JOSEPH A. FRIEDENTHAL
No. C27861
Exp. 3-31-06
CIVIL
STATE OF CALIFORNIA

TRACT NO. 30033

SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

EXHIBIT "A"

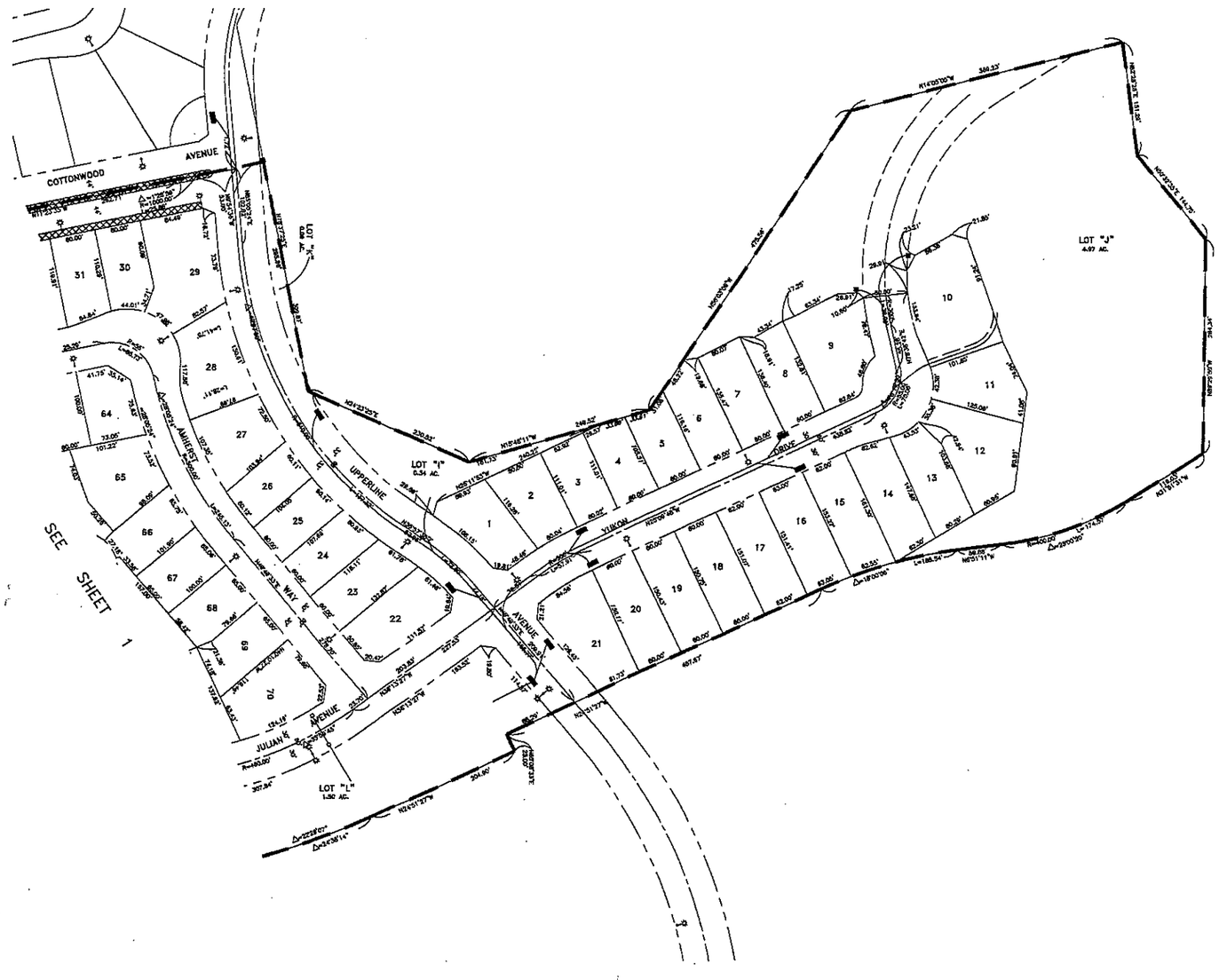
BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 55

for the

CITY OF SAN JACINTO

FISCAL YEAR 2006-2007

ZONE 55



TRACT NO. 30033

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. 55
(Zone 55)

COST ESTIMATE

Item	Quantity	Unit	Unit Cost	Street Lights & Traffic Signals		Park & Open Space 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. 30033															
(108 Residential Lots)															
Street Lights and Traffic Signals															
Street Lights															
9,500 lumen (In-tract)	29	Ea.	$9.62 /mo	$278.98	$3,347.76									$278.98	$3,347.76
Less General Benefit: $9.62/Light x 0.5 Lights =				($4.81)	($57.72)									($4.81)	($57.72)
22,000 lumen (In-tract)	6	Ea.	$14.08 /mo	$84.48	$1,013.76									$84.48	$1,013.76
The Following Items are Calculated as a Pro-rata Share of the Total Number of Parcels in "The Cove"															
Street Lights and Traffic Signals:															
Street Lights:															
22,000 lumen (Warren Rd)	5	Ea.	$14.08 /mo	$70.40	$844.80									$70.40	$844.80
22,000 lumen (Cottonwood Ave)	36	Ea.	$14.08 /mo	$506.88	$6,082.56									$506.88	$6,082.56
22,000 lumen (Upperline Ave & Julian Ave)	3	Ea.	$14.08 /mo	$42.24	$506.88									$42.24	$506.88
Less General Benefit: $14.08/Light x 1.0 Lights =				($14.08)	($168.96)									($14.08)	($168.96)
Traffic Signals (Entire Cove Area):															
Maintenance Cost:															
Warren Rd & Cottonwood Ave	1	L.S.	$200.00 /mo	$200.00	$2,400.00									$200.00	$2,400.00
Warren Rd & Upperline Ave	1	L.S.	$150.00 /mo	$150.00	$1,800.00									$150.00	$1,800.00
Warren Rd & Scott St	1	L.S.	$150.00 /mo	$150.00	$1,800.00									$150.00	$1,800.00
Energy Cost:															
Warren Rd & Cottonwood Ave	1	L.S.	$132.50 /mo	$132.50	$1,590.00									$132.50	$1,590.00
Warren Rd & Upperline Ave	1	L.S.	$92.50 /mo	$92.50	$1,110.00									$92.50	$1,110.00
Warren Rd & Scott St	1	L.S.	$92.50 /mo	$92.50	$1,110.00									$92.50	$1,110.00
Less General Benefit: (60% for Pass Through Traffic and the Opposite Side of Warren Road)				($490.50)	($5,888.00)									($490.50)	($5,888.00)
Note: Assessments for future traffic signals shall not be collected until said signals are installed.															
Landscape and Park Maintenance (Entire "The Cove" Area)															
Landscaping:															
Parkway - Warren Rd (6 ft wide)	5,760	S.F.	$0.091 /yr					$43.83	$525.98					$43.83	$525.98
Parkway - Cottonwood Ave (8 ft wide)	63,145	S.F.	$0.091 /yr					$478.85	$5,746.19					$478.85	$5,746.19
Medians - Warren Rd - from Cottonwood to Upperline (10 ft wide)	36,327	S.F.	$0.091 /yr					$275.48	$3,305.76					$275.48	$3,305.76
Less General Benefit: 50% for east side of Warren Road and less additional 15% for narrow non-tract frontage on west side of Warren Rd from north edge of pump station (Tr 30084, Lot "O") to Upperline Rd	(22,818)	S.F.	$0.091 /yr					($173.04)	($2,076.44)					($173.04)	($2,076.44)
Medians - Cottonwood Ave (9 ft wide)	30,920	S.F.	$0.091 /yr					$234.48	$2,813.72					$234.48	$2,813.72
Detention Basins (Tr 30033, Lot L; Tr 30034, Lot A; Tr 30036, Lots B, D, E, F, P, R and S; and Tr 30084, Lot M)	526,705	S.F.	$0.091 /yr					$3,994.18	$47,930.15					$3,994.18	$47,930.15
40' Sewer and Storm Drain Easement (south edge of xchool site)	42,858	S.F.	$0.091 /yr					$325.01	$3,900.08					$325.01	$3,900.08
30' Sewer and Storm Drain Easement (east edge of xchool site)	23,732	S.F.	$0.091 /yr					$179.97	$2,159.61					$179.97	$2,159.61
20' Storm Drain Easement (north edge of xchool site)	15,113	S.F.	$0.091 /yr					$114.61	$1,375.28					$114.61	$1,375.28
(Less 15' AC Access Road in 40' and 30' Easements Above)	(27,480)	S.F.	$0.091 /yr					($208.39)	($2,500.68)					($208.39)	($2,500.68)
Irrigation Water	694,282	S.F.	$0.081 /yr					$4,709.55	$56,514.55					$4,709.55	$56,514.55
Parks and Open Space:															
Park (Tr 30084, Lot L)	235,117	S.F.	$0.091 /yr			$1,782.97	$21,395.65							$1,782.97	$21,395.65
Pocket Parks (Tr 30033, Lot H; and Tr 30084, Lots I and J)	43,125	S.F.	$0.091 /yr			$327.03	$3,924.38							$327.03	$3,924.38
Open Space - Paseo Entry (Tr 30336, Lot A)	20,040	S.F.	$0.091 /yr			$151.97	$1,823.64							$151.97	$1,823.64
Paseo (Tr 30035, Lot B)	129,230	S.F.	$0.091 /yr			$979.99	$11,759.93							$979.99	$11,759.93
Irrigation Water	427,512	S.F.	$0.081 /yr			$2,899.98	$34,799.48							$2,899.98	$34,799.48
Resurface Tot Lot - 3 year intervals	9,436 x 1/3	S.F.	$0.820 /yr			$214.93	$2,579.17							$214.93	$2,579.17
Resurface Basketball Court - 5 year intervals	1,804 x 1/5	S.F.	$3.50 /yr			$105.23	$1,262.80							$105.23	$1,262.80
Park Lighting Energy (1 - 9,500 lumen light)	1	EA.	$9.62 /mo			$9.62	$115.44							$9.62	$115.44
(13 - 22,000 lumen lights)	13	EA.	$14.08 /mo			$183.04	$2,196.48							$183.04	$2,196.48
Open Space Lighting Energy (10 - 9,500 lumen lights)	10	EA.	$9.62 /mo			$96.20	$1,154.40							$96.20	$1,154.40
Open Space Lighting Energy (3 - 22,000 lumen lights)	3	EA.	$14.08 /mo			$42.24	$506.88							$42.24	$506.88
Park Equipment Maintenance & Replacement	1	L.S.	$6,600 /yr			$550.00	$6,600.00							$550.00	$6,600.00
Parts and Repairs (Irrig. & supplies)	1	L.S.	$5,000 /yr			$416.67	$5,000.00							$416.67	$5,000.00
Tree Trimming	1	L.S.	$5,000 /yr			$416.67	$5,000.00							$416.67	$5,000.00
Labor - Irrigation and Facilities Repair and Maintenance (1 man)	1	L.S.	$5,000 /yr			$416.67	$5,000.00							$416.67	$5,000.00
Storm Drain Maintenance (Entire "The Cove" Area)															
Storm Drain Pipe and Catch Basins	32	hours	$75 /hr							$2,400.00	$28,800.00			$2,400.00	$28,800.00
Channel and Rock Dissipator	24	hours	$75 /hr							$1,800.00	$21,600.00			$1,800.00	$21,600.00
Detention Basins (Tr 30033, Lot L; Tr 30034, Lot A; Tr 30036, Lots B, D, E, F, P, R and S; and Tr 30084, Lot M)	30	hours	$75 /hr							$2,250.00	$27,000.00			$2,250.00	$27,000.00
Reflection Lake Outflow System including culvert under Cottonwood Ave and ditch flowing north on east side of Warren Rd from Cottonwood Ave	12	hours	$75 /hr							$900.00	$10,800.00			$900.00	$10,800.00
Less General Benefit: 65% for mobile home park and other properties on east side of Warren Road (12 hours x 65%)	(7.8)	hours	$75 /hr							($585.00)	($7,020.00)			($585.00)	($7,020.00)
Subtotal, Traffic Signals, Landscaping and Parks, and Storm Drains and Detention Basins				$932.44	$11,189.28	$8,593.19	$103,118.24	$9,974.52	$119,694.22	$6,765.00	$81,180.00			$26,265.14	$315,181.74
Adjusted Subtotal, "The Cove" Maintenance and Servicing: Parcel Ratio = 138 / 455				$282.81	$3,393.67	$2,606.29	$31,275.42	$3,025.24	$36,302.86	$2,051.80	$24,621.63			$7,966.13	$95,593.58
Graffiti Removal	1	L.S.	$190 /mo									$190.00	$2,280.00	$190.00	$2,280.00
Subtotal, Maintenance and Servicing				$641.46	$7,697.47	$2,606.29	$31,275.42	$3,025.24	$36,302.86	$2,051.80	$24,621.63	$190.00	$2,280.00	$8,514.79	$102,177.38
Contingency (10%)				$64.15	$769.75	$260.63	$3,127.54	$302.52	$3,630.29	$205.18	$2,462.16	$19.00	$228.00	$851.48	$10,217.74
TOTAL, Maintenance and Servicing				$705.61	$8,467.22	$2,866.92	$34,402.96	$3,327.76	$39,933.15	$2,256.98	$27,083.79	$209.00	$2,508.00	$9,366.27	$112,395.12
Incidental Costs															
Assessment Engineer	1	L.S.	$3,420 /yr	$21.47	$257.65	$87.24	$1,046.83	$101.28	$1,215.10	$68.68	$824.11	$6.36	$76.31	$285.00	$3,420.00
Legal Counsel	1	L.S.	$3,240 /yr	$20.34	$244.08	$82.64	$991.73	$95.93	$1,151.15	$65.06	$780.74	$6.02	$72.30	$270.00	$3,240.00
City Administration	1	L.S.	$2,695 /yr	$16.92	$203.03	$68.74	$824.91	$79.79	$957.51	$54.12	$649.41	$5.01	$60.14	$224.58	$2,695.00
City Inspection Costs	1	L.S.	$5,735 /yr	$36.00	$432.05	$146.29	$1,755.42	$169.80	$2,037.60	$115.16	$1,381.96	$10.66	$127.97	$477.92	$5,735.00
County Collection Fees	1	L.S.	$210 /yr	$1.32	$15.82	$5.36	$64.28	$6.22	$74.61	$4.22	$50.60	$0.39	$4.69	$17.50	$210.00
Miscellaneous	1	L.S.	$1,800 /yr	$11.30	$135.60	$45.91	$550.96	$53.29	$639.53	$36.15	$433.74	$3.35	$40.17	$150.00	$1,800.00
Reserve Fund	1	L.S.	$3,820 /yr	$23.98	$287.76	$97.44	$1,169.28	$113.10	$1,357.20	$76.71	$920.52	$7.10	$85.20	$318.33	$3,820.00
TOTAL, Incidental Costs			$20,920 /yr	$131.33	$1,575.99	$533.62	$6,403.41	$619.39	$7,432.70	$420.09	$5,041.09	$38.90	$466.77	$1,743.33	$20,920.00
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				$836.94	$10,043.20	$3,400.54	$40,806.38	$3,947.16	$47,365.85	$2,677.07	$32,124.88	$247.90	$2,974.77	$11,109.60	$133,315.23

There is a total of 465 residential lots proposed in "The Cove" project. Currently, negotiations are in progress with a local Indian tribe to alter the number and confirguration of lots in Tract 30336.
455 lots are being used as the worst case result of the possible Tract 30336 revisions.

Assessment per Lot =	$986.05

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 55

(Zone 55)

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. 30033 (138 Residential Lots)											
Lot 1	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 2	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 3	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 4	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 5	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 6	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 7	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 8	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 9	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 10	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 11	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 12	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 13	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 14	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 15	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 16	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 17	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 18	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 19	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 20	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 21	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 22	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 23	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 24	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 25	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 26	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 27	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 28	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 29	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 30	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 31	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 32	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 33	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 34	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 35	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 36	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 37	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 38	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 55

(Zone 55)

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	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 40	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 41	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 42	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 43	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 44	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 45	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 46	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 47	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 48	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 49	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 50	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 51	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 52	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 53	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 54	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 55	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 56	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 57	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 58	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 59	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 60	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 61	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 62	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 63	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 64	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 65	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 66	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 67	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 68	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 69	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 70	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 71	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 72	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 73	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 74	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 75	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 76	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 77	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 55

(Zone 55)

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	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 79	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 80	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 81	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 82	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 83	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 84	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 85	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 86	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 87	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 88	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 89	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 90	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 91	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 92	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 93	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 94	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 95	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 96	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 97	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 98	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 99	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 100	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 101	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 102	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 103	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 104	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 105	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 106	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 107	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 108	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 109	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 110	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 111	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 112	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 113	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 114	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 115	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 116	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 55

(Zone 55)

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	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 118	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 119	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 120	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 121	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 122	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 123	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 124	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 125	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 126	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 127	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 128	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 129	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 130	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 131	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 132	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 133	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 134	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 135	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 136	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 137	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
Lot 138	KB Home Coastal, Inc.	R1	n/a	1.00	$72.78	$295.70	$343.23	$232.79	$21.56	$966.05	$966.05
TRACT No. 30033 Totals				138.00	$10,043.20	$40,806.38	$47,365.85	$32,124.88	$2,974.77		$133,315.23

Current Ownership: KB Home Coastal Inc., a California corporation

Address: 26201 Ynez Road, Suite 104
Temecula, CA 92591

Applicant: KB Homes
c/o Allen Barrett

Address: 26201 Ynez Road, Suite 104
Temecula, CA 92591

Assessor's Parcel Numbers: 431-240-005, 431-250-003