

ENGINEER'S REPORT

Annexation No. 65: CITY OF SAN JACINTO LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: January 4, 2007

Confirmed Date: January 4, 2007

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. 65 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. 65 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 65 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. 65 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. 31701**, and is designated as Zone 65. Future annexations will be assigned Zone designations; e.g. Zone 66, Zone 67, Zone 67A, Zone 68, 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 65 Improvements

The improvements included in Zone 65 to be installed, operated, serviced, and maintained are street lighting and traffic signals; parkway, park and retention basin landscaping and irrigation; and on- and off-site drainage facilities (pipe, catch basins, junction structures, retention basin and NPDES costs). 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. 65 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 65, 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.

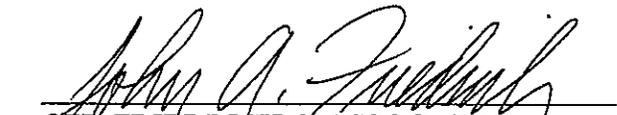
LIMITATION ON INCREASE OF ANNUAL ASSESSMENT

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 65 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. 65 is estimated to be \$32,062.20. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2006-2007 fiscal year is \$1,105.59 per lot in Tract No. 31701 (29 residential lots). Lot 29 is larger than the other lots in said tract. At such time as Lot 29 is subdivided into smaller lots; each such subdivided lot shall have the same assessment as each of the other 28 lots in Tract No. 31701 at the time of such Lot 29 subdivision.




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

Date: 12-22-06

APPENDIX

EXHIBITS

Exhibit "A" - Boundary Map

Exhibit "B" - Cost Estimate

Exhibit "C" - Assessment Spread

CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
 Annexation No. 65
 (Zone 65)

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. 31701 (29 Residential Lots)													
Lot 1	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 2	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 3	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 4	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 5	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 6	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 7	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 8	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 9	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 10	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 11	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 12	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 13	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 14	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 15	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 16	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 17	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 18	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 19	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 20	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 21	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 22	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 23	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 24	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 25	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 26	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 27	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 28	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Lot 29	Osborne Development Corp.	R1	n/a	1.00	\$99.43	\$124.61	\$275.36	\$538.84	\$67.35	\$1,105.59	\$1,105.59		
Tract No. 31701 Totals										\$3,613.57	\$15,626.24	\$1,953.28	\$32,062.20

Current Ownership: Osborne Development Corporation, a California corporation Applicant: Same

Address: 30001 Comercio Address: Same
 Rancho Santa Margarita, CA 92688

Assessor's Parcel Number: 431-180-041, 431-180-042