ENGINEER'S REPORT

Annexation No. 76: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Preliminary Date: September 6, 2007
Confirmed Date: September 6, 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. 76 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. 76 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 76 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. 76 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. 31886**, and is designated as Zone 76. Future annexations will be assigned Zone designations; e.g. Zone 77, Zone 78, Zone 78A, Zone 79, 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 76 Improvements

The improvements included in Zone 76 to be installed, operated, serviced, and maintained are street lighting, traffic signals, and park lighting; parkway, median, park, slope, channel, 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. 76 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 76, 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 76 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. 76 is estimated to be $401,732.40. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2007-2008 fiscal year is $1,251.50 per lot in Tract No. 31886 (321 residential lots).

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

Date: 8-24-07

APPENDIX

EXHIBITS

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

EXHIBIT "A"

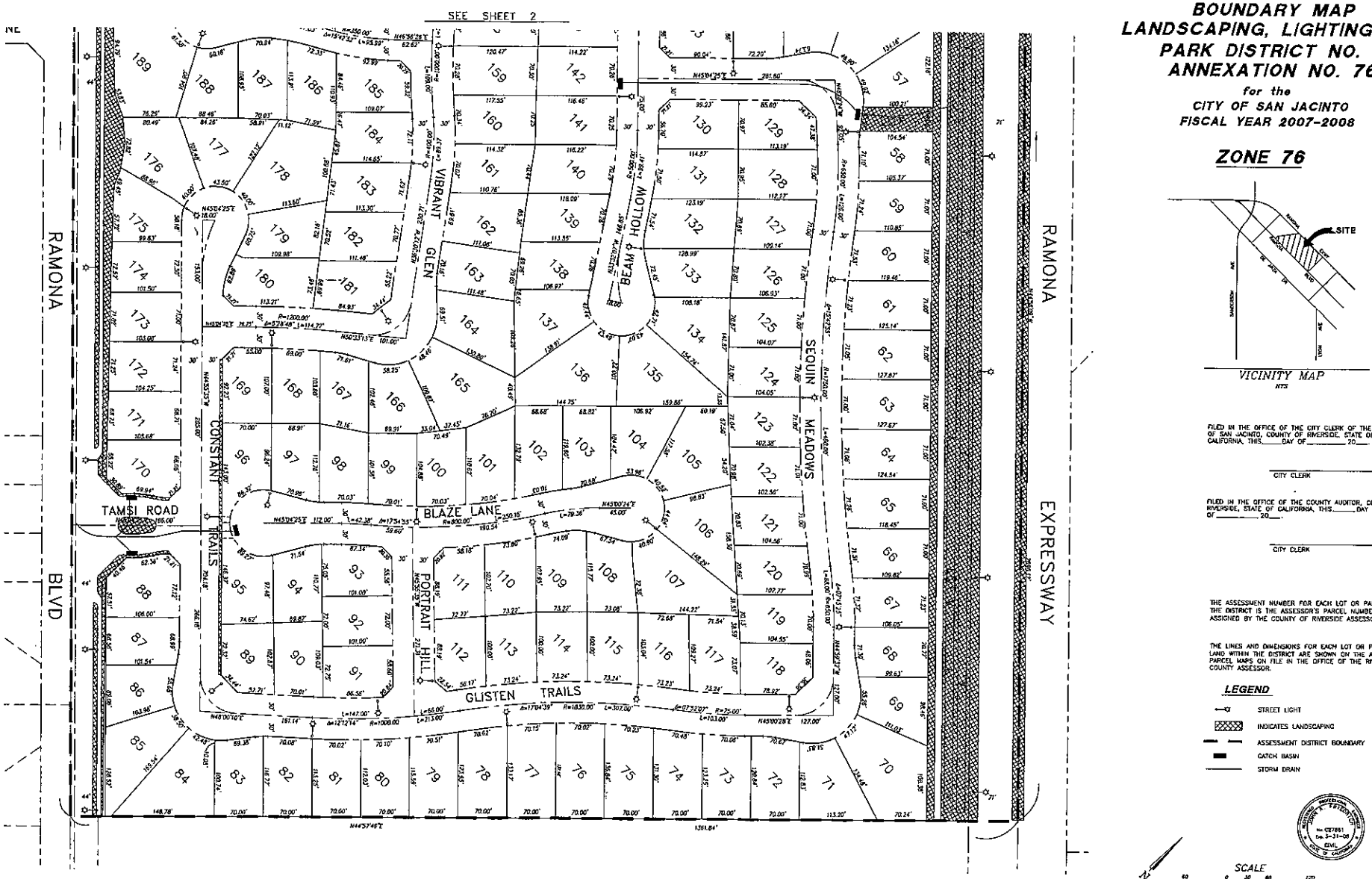
BOUNDARY MAP LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 ANNEXATION NO. 76

for the

CITY OF SAN JACINTO

FISCAL YEAR 2007-2008

ZONE 76



TRACT NO. 31886

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

No. CE7881
Exp. 3-31-08
CIVIL
STATE OF CALIFORNIA

SCALE

60 0 30 60 120

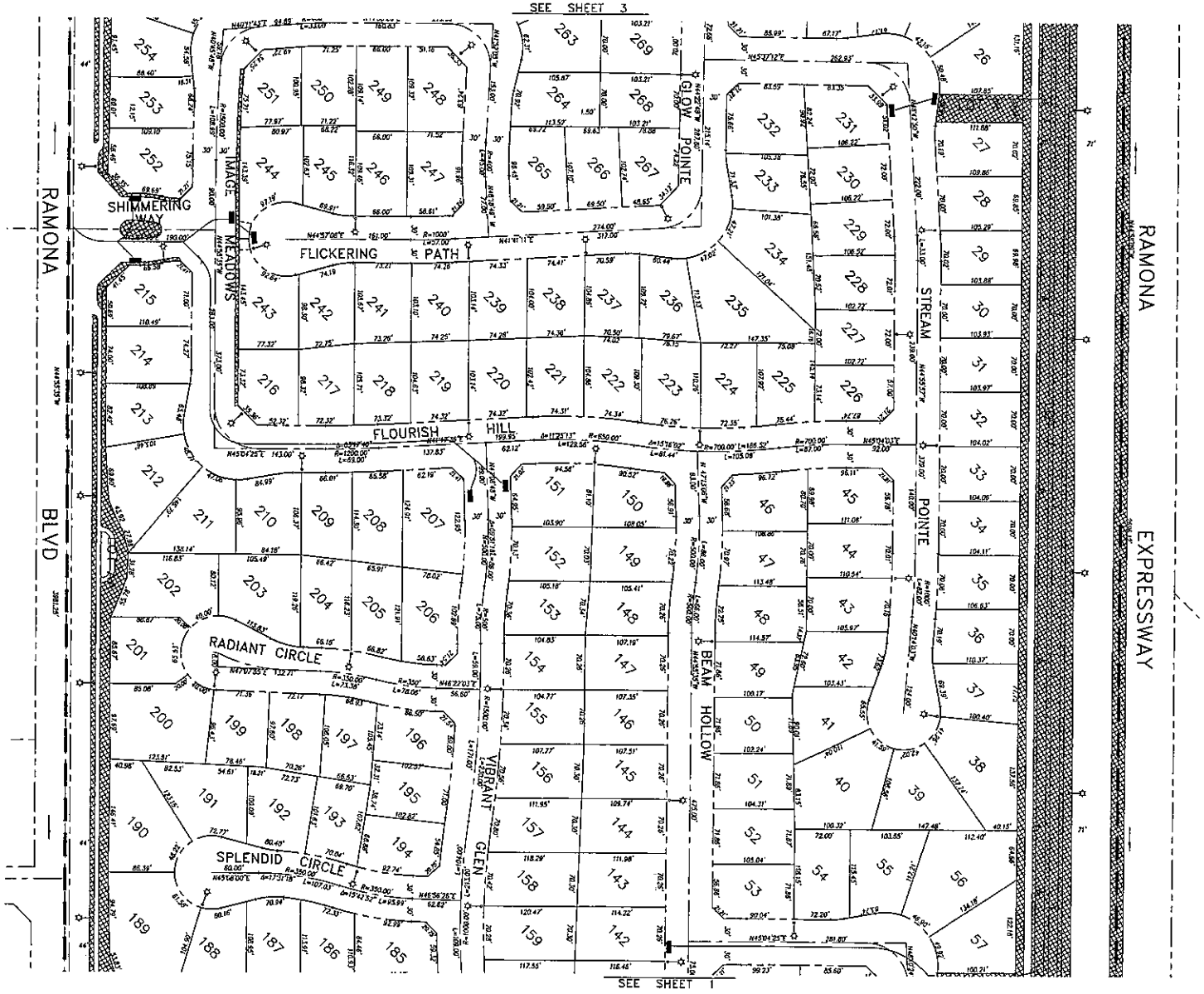
(IN FEET)
1 inch = 60 ft.

EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 76

for the
CITY OF SAN JACINTO
FISCAL YEAR 2007-2008

ZONE 76



TRACT NO. 31886

LEGEND

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

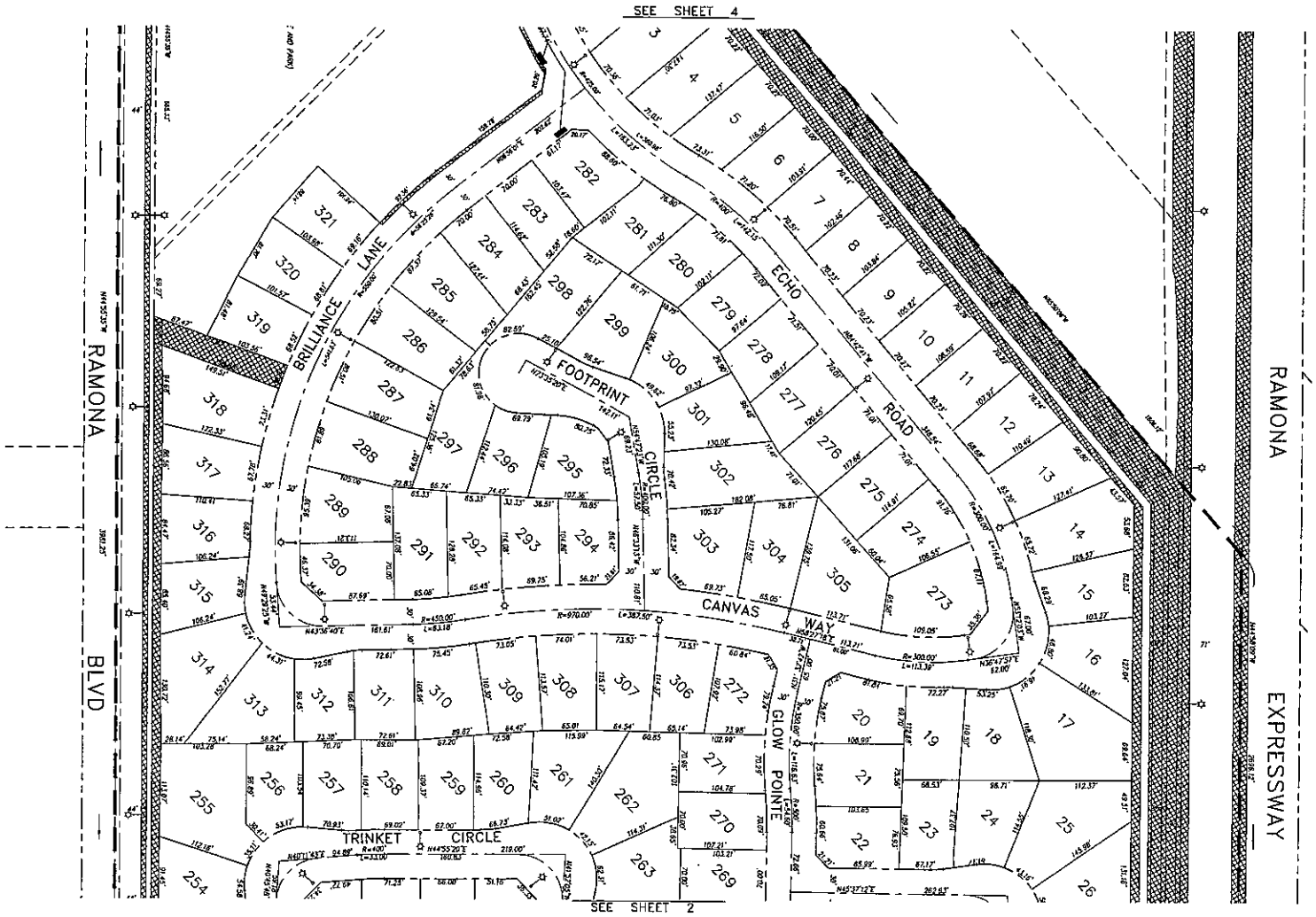
SCALE
(IN FEET)
1 inch = 60 ft.

EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 76

for the
CITY OF SAN JACINTO
FISCAL YEAR 2007-2008

ZONE 76



LEGEND

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

SCALE
(IN FEET)
1 inch = 50 ft.

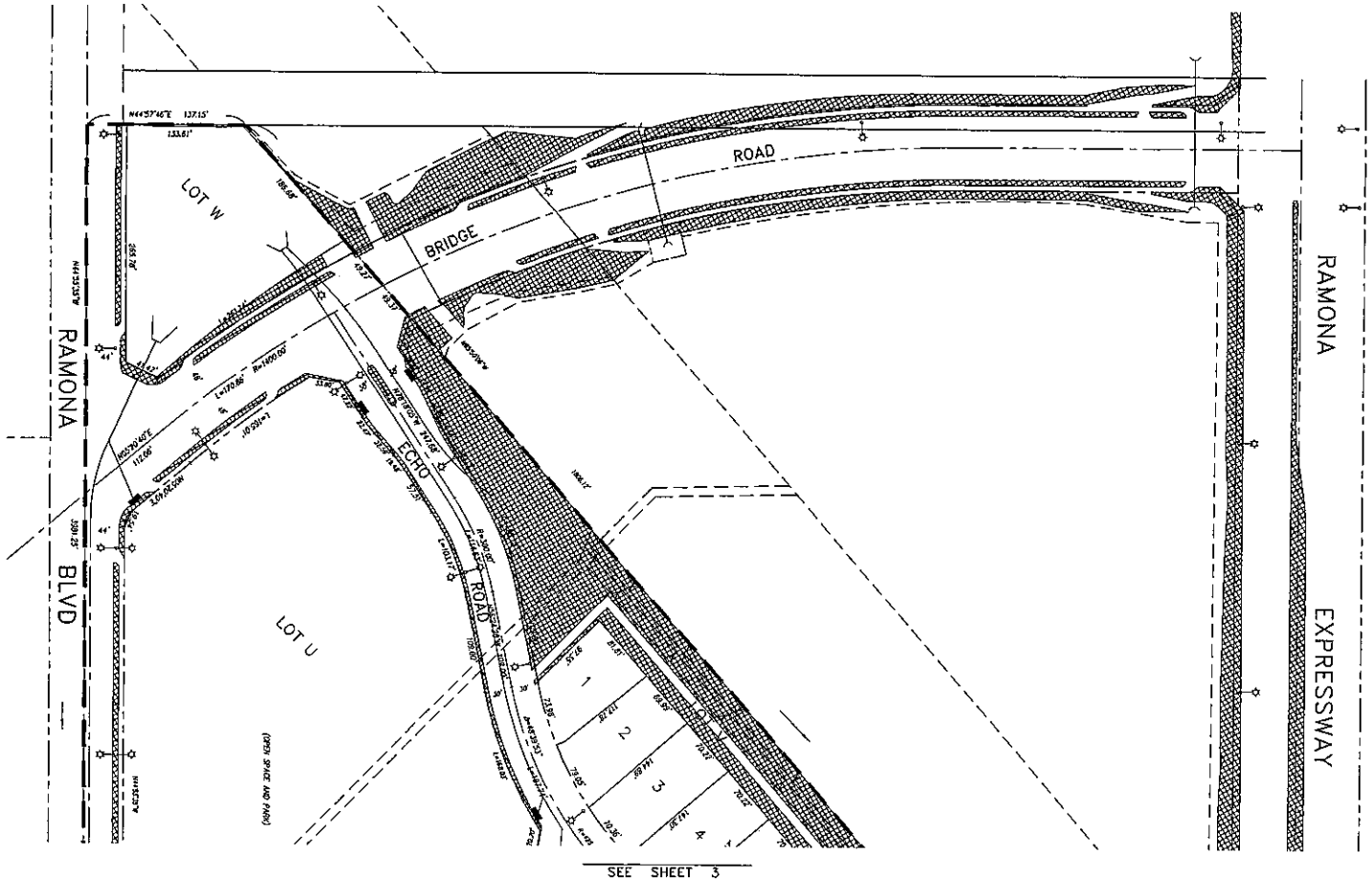
TRACT NO. 31886

EXHIBIT "A"

BOUNDARY MAP
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
ANNEXATION NO. 76

for the
CITY OF SAN JACINTO
FISCAL YEAR 2007-2008

ZONE 76



LEGEND

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

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

TRACT NO. 31886

CITY OF SAN JACINTO

LIGHTING, LANDSCAPING AND PARK DISTRICT NO. 2
Annexation No. 76
(Zone 76)

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. 31886															
(321 Residential Lots)															
Street Lights and Traffic Signals															
Street Lights															
9,500 lumen (In-tract)	39	70	$9.62 /mo	$375.18	$4,502.16									$375.18	$4,502.16
22,000 lumen (Ramona Exwy)	14	Ea.	$14.08 /mo	$197.12	$2,365.44									$197.12	$2,365.44
22,000 lumen (Ramona Blvd)	15	Ea.	$14.08 /mo	$211.20	$2,534.40									$211.20	$2,534.40
22,000 lumen (Bridge Road)	5	Ea.	$14.08 /mo	$70.40	$844.80									$70.40	$844.80
Less General Benefit: $14.08/light x 1.5 Lights =				($21.12)	($253.44)									($21.12)	($253.44)
Traffic Signals - Ramona Exwy @ Bridge Road, & Ramona Exwy @ Potter Road (Lyon Ave)															
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															
Resurface Tot Lot - 3 year intervals	5,830 x 1/3	S.F.	$0.820 /yr			$132.79	$1,593.53							$132.79	$1,593.48
Resurface Basketball Court - 5 year intervals	4,600 x 1/5	S.F.	$3.50 /yr			$268.33	$3,220.00							$268.33	$3,219.96
Park Lighting Energy:															
Perimeter Lights (6 - 9,500 lumen lights)	6	EA.	$9.62 /mo			$57.72	$692.64							$57.72	$692.64
Parking Lot Lights	4	EA.	$8.25 /mo			$33.00	$396.00							$33.00	$396.00
Walkway Lights	14	EA.	$7.50 /mo			$105.00	$1,260.00							$105.00	$1,260.00
Park Equipment Maintenance & Replacement	1	L.S.	$1,220 /yr			$101.67	$1,220.00							$101.67	$1,220.00
Open Space Landscaping															
Lot U - Park and Open Space	212,768	S.F.	$0.150 /yr			$2,659.60	$31,915.20							$2,659.60	$31,915.20
Lot V - South of MWD Esmt & Behind Lots 1 thru 14 & South Side of Ramona Expwy Except Parkway	214,835	S.F.	$0.150 /yr			$2,685.44	$32,225.25							$2,685.44	$32,225.25
Lots X, Y, and Opening between Lots 318 and 319	12,104	S.F.	$0.150 /yr			$151.30	$1,815.60							$151.30	$1,815.60
Irrigation Water	439,707	S.F.	$0.129 /yr			$4,726.85	$56,722.20							$4,726.85	$56,722.20
Landscape Maintenance (Parkways, Medians and Slopes)															
Ramona Expressway Parkway (varies)	39,285	S.F.	$0.150 /yr					$491.06	$5,892.75					$491.06	$5,892.75
Ramona Expressway Median (12' wide)	62,649	S.F.	$0.150 /yr					$783.11	$9,397.35					$783.11	$9,397.35
Ramona Expressway Slopes from MWD to Bridge Rd (varies	15,474	S.F.	$0.150 /yr					$193.43	$2,321.10					$193.43	$2,321.10
Ramona Expressway Slopes from Bridge Rd west (varies)	21,092	S.F.	$0.150 /yr					$263.65	$3,163.80					$263.65	$3,163.80
Ramona Boulevard Parkways (6' wide)	19,586	S.F.	$0.150 /yr					$244.83	$2,937.90					$244.83	$2,937.90
Ramona Boulevard Slopes (varies)	27,179	S.F.	$0.150 /yr					$339.74	$4,076.85					$339.74	$4,076.85
Bridge Road Parkways (6' wide) and Slopes (varies)	49,288	S.F.	$0.150 /yr					$616.10	$7,393.20					$616.10	$7,393.20
Echo Rd, Shimmering Way, and Tamsi Rd Parkways	6,075	S.F.	$0.150 /yr					$75.94	$911.25					$75.94	$911.25
Echo Rd, Shimmering Way, and Tamsi Rd Medians	2,640	S.F.	$0.150 /yr					$33.00	$396.00					$33.00	$396.00
Irrigation Water	243,258	S.F.	$0.129 /yr					$2,615.13	$31,381.57					$2,615.13	$31,381.57
Storm Drain Maintenance															
Storm Drains & Catch Basins	18	Man-hr./mo	$80 /hr							$1,440.00	$17,280.00			$1,440.00	$17,280.00
On-site Detention Basin	15	Man-hr./mo	$80 /hr							$1,200.00	$14,400.00			$1,200.00	$14,400.00
Lyon Ave Basin	10.5	Man-hr./mo	$80 /hr							$840.00	$10,080.00			$840.00	$10,080.00
Pump Station Maintenance (five pumps):															
Weekly Pump Test	21.65	Man-hr./mo	$80 /mo							$1,732.00	$20,784.00			$1,732.00	$20,784.00
Maintain, Overhaul & Repair	1	L.S.	$1,350 /mo							$1,350.00	$16,200.00			$1,350.00	$16,200.00
Graffiti Removal	1	L.S.	$800 /mo									$800.00	$9,600.00	$800.00	$9,600.00
Subtotal, Maintenance and Servicing				$899.51	$10,794.16	$10,921.70	$131,060.42	$5,655.98	$67,871.77	$6,562.00	$78,744.00	$800.00	$9,600.00	$24,839.20	$298,070.36
Contingency (10%)				$89.95	$1,079.42	$1,092.17	$13,106.04	$565.60	$6,787.18	$656.20	$7,874.40	$80.00	$960.00	$2,483.92	$29,807.04
TOTAL, Maintenance and Servicing				$989.46	$11,873.58	$12,013.87	$144,166.47	$6,221.58	$74,658.95	$7,218.20	$86,618.40	$880.00	$10,560.00	$27,323.12	$327,877.39
Incidental Costs															
Assessment Engineer	1	L.S.	$775 /yr	$2.34	$28.07	$28.40	$340.76	$14.71	$176.47	$17.06	$204.74	$2.08	$24.96	$64.58	$775.00
Legal Counsel	1	L.S.	$0 /yr	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
City Administration	1	L.S.	$6,285 /yr	$18.97	$227.60	$230.29	$2,763.49	$119.26	$1,431.12	$138.36	$1,660.37	$16.87	$202.42	$523.75	$6,285.00
City Inspection Costs	1	L.S.	$13,580 /yr	$40.98	$491.78	$497.59	$5,971.08	$257.68	$3,092.22	$298.96	$3,587.55	$36.45	$437.37	$1,131.67	$13,580.00
NPDES Costs	1	L.S.	$37,350 /yr	$112.71	$1,352.57	$1,368.55	$16,422.68	$708.73	$8,504.74	$822.26	$9,867.09	$100.24	$1,202.94	$3,112.50	$37,350.00
County Collection Fees	1	L.S.	$255 /yr	$0.77	$9.23	$9.34	$112.12	$4.84	$58.06	$5.61	$67.37	$0.68	$8.21	$21.25	$255.00
Miscellaneous	1	L.S.	$5,015 /yr	$15.13	$181.61	$183.76	$2,205.08	$95.16	$1,141.93	$110.40	$1,324.86	$13.46	$161.52	$417.92	$5,015.00
Reserve Fund	1	L.S.	$10,595 /yr	$31.97	$383.64	$388.22	$4,658.64	$201.04	$2,412.48	$233.25	$2,799.00	$28.44	$341.28	$882.92	$10,595.00
TOTAL, Incidental Costs			$73,855 /yr	$222.88	$2,674.50	$2,706.15	$32,473.83	$1,401.42	$16,817.03	$1,625.91	$19,510.98	$198.23	$2,378.70	$6,154.58	$73,855.00
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				$1,212.34	$14,548.08	$14,720.02	$176,640.29	$7,623.00	$91,475.98	$8,844.11	$106,129.38	$1,078.23	$12,938.70	$33,477.70	$401,732.40

Assessment per Lot =	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 76
(Zone 76)

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. 31886 (321 Residential Lots)											
Lot 1	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 2	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 3	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 4	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 5	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 6	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 7	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 8	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 9	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 10	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 11	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 12	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 13	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 14	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 15	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 16	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 17	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 18	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 19	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 20	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 21	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 22	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 23	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 24	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 25	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 26	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 27	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 28	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 29	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 30	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 31	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 32	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 33	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 34	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 35	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 36	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 37	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 76

(Zone 76)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel ($)	Assessment per Parcel ($)
Lot 38	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 39	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 40	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 41	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 42	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 43	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 44	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 45	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 46	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 47	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 48	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 49	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 50	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 51	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 52	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 53	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 54	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 55	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 56	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 57	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 58	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 59	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 60	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 61	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 62	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 63	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 64	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 65	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 66	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 67	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 68	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 69	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 70	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 71	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 72	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 73	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 74	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 75	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 76	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 76
(Zone 76)

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 77	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 78	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 79	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 80	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 81	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 82	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 83	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 84	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 85	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 86	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 87	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 88	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 89	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 90	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 91	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 92	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 93	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 94	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 95	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 96	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 97	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 98	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 99	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 100	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 101	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 102	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 103	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 104	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 105	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 106	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 107	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 108	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 109	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 110	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 111	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 112	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 113	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 114	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 115	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 76
(Zone 76)

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 116	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 117	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 118	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 119	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 120	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 121	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 122	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 123	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 124	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 125	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 126	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 127	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 128	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 129	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 130	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 131	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 132	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 133	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 134	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 135	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 136	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 137	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 138	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 139	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 140	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 141	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 142	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 143	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 144	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 145	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 146	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 147	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 148	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 149	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 150	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 151	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 152	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 153	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 154	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 76

(Zone 76)

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 155	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 156	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 157	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 158	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 159	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 160	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 161	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 162	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 163	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 164	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 165	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 166	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 167	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 168	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 169	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 170	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 171	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 172	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 173	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 174	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 175	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 176	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 177	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 178	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 179	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 180	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 181	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 182	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 183	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 184	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 185	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 186	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 187	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 188	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 189	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 190	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 191	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 192	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 193	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 76
(Zone 76)

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 194	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 195	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 196	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 197	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 198	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 199	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 200	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 201	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 202	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 203	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 204	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 205	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 206	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 207	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 208	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 209	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 210	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 211	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 212	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 213	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 214	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 215	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 216	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 217	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 218	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 219	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 220	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 221	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 222	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 223	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 224	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 225	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 226	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 227	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 228	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 229	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 230	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 231	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 232	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 76

(Zone 76)

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 233	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 234	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 235	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 236	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 237	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 238	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 239	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 240	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 241	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 242	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 243	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 244	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 245	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 246	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 247	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 248	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 249	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 250	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 251	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 252	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 253	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 254	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 255	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 256	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 257	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 258	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 259	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 260	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 261	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 262	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 263	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 264	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 265	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 266	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 267	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 268	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 269	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 270	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 271	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Annexation No. 76
(Zone 76)

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 272	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 273	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 274	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 275	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 276	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 277	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 278	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 279	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 280	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 281	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 282	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 283	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 284	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 285	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 286	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 287	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 288	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 289	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 290	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 291	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 292	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 293	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 294	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 295	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 296	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 297	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 298	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 299	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 300	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 301	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 302	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 303	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 304	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 305	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 306	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 307	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 308	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 309	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 310	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 76

(Zone 76)

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 311	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 312	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 313	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 314	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 315	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 316	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 317	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 318	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 319	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 320	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
Lot 321	Shea Homes	R1	n/a	1.00	$45.32	$550.28	$284.97	$330.62	$40.31	$1,251.50	$1,251.50
TRACT No. 31886 Totals				321.00	$14,548.08	$176,640.29	$91,475.98	$106,129.38	$12,938.70		$401,732.40

Current Ownership: Shea Homes Limited Partnership, a California limited partnership

Address: Inland Empire Division
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

Applicant: Same

Address: Same

Assessor's Parcel Numbers: 431-030-023, 431-030-024, 431-030-034

Note: APN's 431-030-024 and 431-030-034 recently changed to APN's 431-040-041, 431-030-042 and 431-030-043
APN 431-030-023 remains unchanged