



PRELIMINARY ENGINEER'S REPORT FOR UNDERGROUNDING UTILITY - ASSESSMENT DISTRICT NO. 113, WEST BALBOA ISLAND

PREPARED UNDER THE PROVISIONS OF THE MUNICIPAL IMPROVEMENT ACT OF 1913

CITY OF NEWPORT BEACH



September 25, 2018



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TABLE OF CONTENTS

	Page
Introduction and Certifications	1
PART I Plans and Specifications.....	6
PART II Cost Estimate	7
PART III Assessment Roll and Method of Assessment Spread.....	8
Table 1 - Assessment Roll.....	10
Debt Limit Valuation	14
Exhibit 1-Method and Formula of Assessment Spread	15
PART IV Annual Administrative Assessment.....	21
PART V Diagram of Assessment District.	22
PART VI Description of Facilities	24
Right-of-Way Certificate.....	26
Certification of Completion of Environmental Proceedings	27
APPENDIX	
A. Assessment Calculations	



AGENCY: CITY OF NEWPORT BEACH

PROJECT: ASSESSMENT DISTRICT NO. 113

TO: CITY COUNCIL

ENGINEER'S "REPORT" PURSUANT TO THE
PROVISIONS OF SECTIONS 2961 AND 10204
OF THE STREETS AND HIGHWAYS CODE

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area known as West Balboa Island. The proposed underground utility improvements will provide conversion to an upgraded utility system and will enhance neighborhood aesthetics, safety and reliability.

The construction of these improvements will conform to existing City of Newport Beach, Southern California Edison, AT&T and Time Warner Cable standards. By virtue of such improvements, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the CITY OF NEWPORT BEACH, State of California, in connection with the proceedings for Underground Utility Assessment District No. 113 (hereinafter referred to as the "Assessment District"), I, Jeffrey M. Cooper, P.E., a Registered Professional Engineer and authorized representative of PENCO Engineering, Inc. and NV5, Inc., the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated below.

PART I

This part contains the plans and specifications which describe the general nature, location and extent for the proposed improvements to be constructed, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Superintendent of Streets.

PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.



PART III

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF NEWPORT BEACH, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration and registration of any associated bonds and reserve or other related funds, or both.

PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention. The Boundary Map and Assessment Diagram are filed herewith and made a part hereof, and part of the assessment.



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PART VI

This part shall consist of the following information:

- A. Description of facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on September 25, 2018

PENCO ENGINEERING, INC. / NV5, INC.

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



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Preliminary approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the _____ day of _____, 2018.

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Preliminary approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the _____ day of _____, 2018.

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



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Part I **Plans and Specifications**

The plans and specifications to construct the utility undergrounding improvements, and any ancillary improvements thereof, for the area generally described as Underground Utility Assessment District No. 113 known as West Balboa Island describe the general nature, location and extent of the improvements for Assessment District are referenced herein and incorporated as if attached and a part of this Report.

Said Plans and Specifications for the improvements are shown on the assessment diagram. Final plans and specifications will be prepared by the City in conjunction with the utility companies and will be on file in the office of the Superintendent of Streets when completed.



Part II
Cost Estimate

ASSESSMENT DISTRICT 113 ESTIMATE - WEST BALBOA ISLAND

	<u>Length in ft.</u>	<u>CALCULATION</u> <u>Cost per ft.</u>	<u>Final Estimate</u>
<u>Utility Engineering & Construction</u>			
Southern California Edison	7,800	\$50	\$390,000.00
AT&T	7,800	\$10	\$78,000.00
Civil Utility Construction Cost	7,800	\$456	\$3,554,000.00
Paving Restoration Cost (50% Contribution)			<u>\$421,000.00</u>
			\$4,443,000.00
Contingency 15.0%			\$666,000.00
TOTAL CONSTRUCTION			\$5,109,000.00
 <u>INCIDENTIAL EXPENSES:</u>			
Assessment Engineering			\$200,000.00
Contract Inspection			\$300,000.00
City Administration			\$100,000.00
Financial Advisor			\$20,000.00
Bond and Disclosure Counsel			\$55,000.00
Underwriter's Counsel			\$15,000.00
Paying Agent			\$2,500.00
Credit Rating Fee			\$15,000.00
Printing, Advertising, Notices			\$2,500.00
Miscellaneous			<u>\$2,500.00</u>
		Subtotal Incidental Expenses	\$712,500.00
		Construction	<u>\$5,109,000.00</u>
		Subtotal Incidental & Construction	\$5,821,500.00
 <u>FINANCIAL COSTS</u>			
Underwriter's Discount		1.0%	\$59,000.00
Bond Reserve		5.0%	\$295,000.00
Capitalized Interest - 5.0% for 3 Months		1.3%	<u>\$74,000.00</u>
		Subtotal & Financial Costs	<u>7.3%</u> \$428,000.00
 TOTAL ESTIMATE			 \$6,249,500.00



Part III

Assessment Roll and Method of Assessment Spread

WHEREAS, on _____ the City Council of the CITY OF NEWPORT BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913 ", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. _____, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith (the "improvements"), in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 113 (hereinafter referred to as the "Assessment District"); and

WHEREAS, said Resolution of Intention, as required by Law, did direct the Engineer of Work to make and file a "Report", consisting of the following as required by Section 10204 of the Act:

- a. Plans and Specifications
- b. A general description of works or appliances already installed and any other property necessary or convenient for the operation of the improvement, if the works, appliances, or property are to be acquired as part of the improvement.
- c. Cost Estimates
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, JEFFREY M. COOPER, P.E., the authorized representative of PENCO Engineering and NV5, pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913", do hereby submit the following:

1. Pursuant to the provisions of Law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.
2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said



District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.

3. The subdivisions and parcels of land the numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued in one or more series, each with a term not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

	As Preliminary Approved	As Confirmed
Estimated Cost of Design and Construction:	\$5,109,000.00	
Estimated Incidental Expenses:	\$712,500.00	
Estimated Financial Costs:	\$428,000.00	
Estimated Contribution:	\$	
Estimated Total to Assessment:	\$6,249,500.00	

For particulars as to the individual assessments and their descriptions, reference is made to Table I (Assessment Roll) attached hereto.

6. The Method of Spread of Assessment is as set forth in the exhibit identified as Part III (Exhibit I), which is attached hereto, referenced and so incorporated.



Table 1
Assessment Roll

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value To Lien Ratio
1	050-043-17	\$ 598,325.00	-	\$ 19,079.27	-	31
2	050-043-16	\$ 588,608.00	-	\$ 18,516.28	-	32
3	050-043-15	\$ 680,183.00	-	\$ 18,899.82	-	36
4	050-043-14	\$ 1,395,629.00	-	\$ 29,547.47	-	47
5	050-043-13	\$ 554,036.00	-	\$ 45,930.63	-	12
6	050-042-29	\$ 1,940,948.00	-	\$ 28,562.23	-	68
7	050-042-28	\$ 4,084,064.00	-	\$ 28,562.23	-	143
8	050-042-26	\$ 275,727.00	-	\$ 28,090.72	-	10
9	050-042-27	\$ 5,221,505.00	-	\$ 27,689.58	-	189
10	050-042-12	\$ 1,278,354.00	-	\$ 28,801.50	-	44
11	050-042-11	\$ 4,503,937.00	-	\$ 28,379.25	-	159
12	050-041-13	\$ 407,196.00	-	\$ 29,575.62	-	14
13	050-041-12	\$ 432,330.00	-	\$ 29,322.27	-	15
14	050-041-11	\$ 659,636.00	-	\$ 28,562.23	-	23
15	050-041-10	\$ 5,473,461.00	-	\$ 36,781.96	-	149
16	050-041-09	\$ 6,755,907.00	-	\$ 37,950.17	-	178
17	050-011-11	\$ 3,306,776.00	-	\$ 30,068.24	-	110
18	050-011-10	\$ 769,439.00	-	\$ 27,457.35	-	28
19	050-011-24	\$ 1,478,337.00	-	\$ 28,942.25	-	51
20	050-011-25	\$ 7,000,000.00	-	\$ 29,139.30	-	240
21	050-011-07	\$ 1,638,129.00	-	\$ 25,571.31	-	64
22	050-011-06	\$ 3,212,793.00	-	\$ 28,449.63	-	113
23	050-011-05	\$ 6,439,454.00	-	\$ 28,449.63	-	226
24	050-011-04	\$ 5,780,447.00	-	\$ 31,236.45	-	185
25	050-011-03	\$ 1,268,617.00	-	\$ 37,471.63	-	34
26	050-011-02	\$ 2,429,210.00	-	\$ 35,571.52	-	68
27	050-011-01	\$ 1,275,546.00	-	\$ 26,042.82	-	49
28	050-021-09	\$ 1,616,304.00	-	\$ 27,147.70	-	60
29	050-021-08	\$ 3,644,351.00	-	\$ 27,647.36	-	132
30	050-021-18	\$ 2,755,648.00	-	\$ 27,844.41	-	99
31	050-021-19	\$ 1,401,895.00	-	\$ 27,844.41	-	50
32	050-021-06	\$ 3,986,274.00	-	\$ 27,492.53	-	145
33	050-021-05	\$ 5,223,280.00	-	\$ 39,723.61	-	131
34	050-021-21	\$ 1,873,632.00	-	\$ 27,914.78	-	67
35	050-021-22	\$ 413,889.00	-	\$ 27,844.41	-	15
36	050-021-03	\$ 5,307,986.00	-	\$ 38,987.66	-	136
37	050-021-02	\$ 258,449.00	-	\$ 27,844.41	-	9
38	050-021-01	\$ 2,457,144.00	-	\$ 40,307.72	-	61
39	050-022-28	\$ 11,173,602.00	-	\$ 52,714.72	-	212
40	050-022-22	\$ 4,473,462.00	-	\$ 33,403.98	-	134
41	050-022-21	\$ 1,724,611.00	-	\$ 33,403.98	-	52
42	050-022-20	\$ 2,399,397.00	-	\$ 33,403.98	-	72
43	050-022-19	\$ 960,904.00	-	\$ 33,403.98	-	29
44	050-032-05	\$ 657,074.00	-	\$ 48,133.35	-	14
45	050-032-04	\$ 3,705,000.00	-	\$ 29,019.66	-	128
46	050-032-03	\$ 4,143,000.00	-	\$ 29,448.94	-	141
47	050-032-02	\$ 307,065.00	-	\$ 28,801.50	-	11
48	050-032-01	\$ 312,430.00	-	\$ 29,033.73	-	11
49	050-031-06	\$ 2,486,024.00	-	\$ 29,019.66	-	86
50	050-031-05	\$ 4,389,447.00	-	\$ 28,745.20	-	153
51	050-031-04	\$ 4,150,000.00	-	\$ 28,245.54	-	147
52	050-031-03	\$ 479,663.00	-	\$ 28,498.89	-	17
53	050-031-02	\$ 3,857,050.00	-	\$ 29,019.66	-	133
54	050-031-01	\$ 1,741,510.00	-	\$ 29,019.66	-	60

*City owned



Table 1
Assessment Roll

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value To Lien Ratio
55	050-072-39	\$ 2,027,436.00	-	\$ 29,012.62	-	70
56	050-072-40	\$ 927,702.00	-	\$ 29,012.62	-	32
57	050-072-44	\$ 267,125.00	-	\$ 9,800.41	-	27
58	050-072-43	\$ 1,792,212.00	-	\$ 26,788.79	-	67
59	050-072-48	\$ 165,910.00	-	\$ 28,674.82	-	6
60	050-072-47	\$ 1,992,801.00	-	\$ 19,068.72	-	105
61	050-072-35	\$ 792,296.00	-	\$ 13,459.11	-	59
62	050-031-36	\$ 443,503.00	-	\$ 35,156.31	-	13
63	050-031-35	\$ 3,411,738.00	-	\$ 27,745.88	-	123
64	050-031-34	\$ 609,188.00	-	\$ 27,471.42	-	22
65	050-031-33	\$ 148,633.00	-	\$ 29,111.15	-	5
66	050-031-32	\$ 988,113.00	-	\$ 27,147.70	-	36
67	050-031-38	\$ 1,830,615.00	-	\$ 27,745.88	-	66
68	050-031-37	\$ 2,298,989.00	-	\$ 27,745.88	-	83
69	050-031-30	\$ 239,174.00	-	\$ 28,688.90	-	8
70	050-031-29	\$ 217,830.00	-	\$ 27,189.92	-	8
71	050-031-39	\$ 1,086,878.00	-	\$ 27,745.88	-	39
72	050-031-40	\$ 921,827.00	-	\$ 27,745.88	-	33
73	050-031-27	\$ 1,615,045.00	-	\$ 27,204.00	-	59
74	050-031-26	\$ 659,707.00	-	\$ 29,660.07	-	22
75	050-031-25	\$ 1,162,219.00	-	\$ 27,745.88	-	42
76	050-031-24	\$ 713,022.00	-	\$ 29,315.23	-	24
77	050-031-42	\$ 2,058,853.00	-	\$ 27,886.63	-	74
78	050-031-41	\$ 940,239.00	-	\$ 34,199.22	-	27
79	050-043-34	\$ 2,595,798.00	-	\$ 29,638.95	-	88
80	050-043-33	\$ 1,588,245.00	-	\$ 27,745.88	-	57
81	050-043-32	\$ 2,899,339.00	-	\$ 27,745.88	-	104
82	050-043-25	\$ 125,288.00	-	\$ 27,267.34	-	5
83	050-043-24	\$ 136,847.00	-	\$ 27,499.57	-	5
84	050-043-31	\$ 2,088,944.00	-	\$ 62,222.31	-	34
85	050-043-29	\$ 610,552.00	-	\$ 91,786.60	-	*
86	050-043-12	\$ 963,507.00	-	\$ 31,602.40	-	30
87	050-043-11	\$ 142,177.00	-	\$ 27,745.88	-	5
88	050-043-10	\$ 2,350,191.00	-	\$ 27,365.86	-	86
89	050-043-09	\$ 981,702.00	-	\$ 27,133.62	-	36
90	050-043-08	\$ 162,400.00	-	\$ 27,745.88	-	6
91	050-043-07	\$ 2,681,012.00	-	\$ 27,344.75	-	98
92	050-043-06	\$ 127,209.00	-	\$ 27,957.01	-	5
93	050-043-05	\$ 165,908.00	-	\$ 27,745.88	-	6
94	050-043-04	\$ 2,637,626.00	-	\$ 27,745.88	-	95
95	050-043-03	\$ 227,464.00	-	\$ 27,098.44	-	8
96	050-043-02	\$ 1,989,000.00	-	\$ 27,647.36	-	72
97	050-043-01	\$ 236,467.00	-	\$ 27,450.31	-	9
98	050-031-22	\$ 1,066,544.00	-	\$ 27,450.31	-	39
99	050-031-21	\$ 1,513,033.00	-	\$ 27,745.88	-	55
100	050-031-20	\$ 2,288,880.00	-	\$ 27,745.88	-	82
101	050-031-19	\$ 2,150,000.00	-	\$ 26,697.30	-	81
102	050-031-18	\$ 180,963.00	-	\$ 27,795.14	-	7
103	050-031-17	\$ 966,995.00	-	\$ 26,929.54	-	36
104	050-031-16	\$ 1,302,608.00	-	\$ 27,105.47	-	48
105	050-031-15	\$ 1,966,199.00	-	\$ 27,745.88	-	71
106	050-031-14	\$ 871,526.00	-	\$ 26,831.01	-	32
107	050-031-13	\$ 460,260.00	-	\$ 27,745.88	-	17
108	050-031-12	\$ 385,901.00	-	\$ 27,745.88	-	14

*City owned



Table 1
Assessment Roll

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value To Lien Ratio
109	050-031-11	\$ 910,916.00	-	\$ 26,950.65	-	34
110	050-031-10	\$ 1,951,531.00	-	\$ 27,745.88	-	70
111	050-031-09	\$ 273,215.00	-	\$ 27,745.88	-	10
112	050-031-08	\$ 2,586,099.00	-	\$ 26,683.23	-	97
113	050-031-07	\$ 1,866,898.00	-	\$ 31,947.23	-	58
114	050-032-33	\$ 631,500.00	-	\$ 20,314.34	-	31
115	050-032-32	\$ 748,120.00	-	\$ 27,745.88	-	27
116	050-032-31	\$ 422,179.00	-	\$ 26,739.53	-	16
117	050-032-30	\$ 228,232.00	-	\$ 27,415.12	-	8
118	050-032-29	\$ 2,450,000.00	-	\$ 27,070.29	-	91
119	050-032-28	\$ 458,226.00	-	\$ 27,569.95	-	17
120	050-032-27	\$ 749,934.00	-	\$ 27,513.65	-	27
121	050-032-26	\$ 1,336,590.00	-	\$ 27,274.37	-	49
122	050-032-25	\$ 1,298,335.00	-	\$ 27,457.35	-	47
123	050-032-24	\$ 2,279,564.00	-	\$ 27,710.69	-	82
124	050-032-23	\$ 1,071,591.00	-	\$ 27,745.88	-	39
125	050-032-22	\$ 3,187,500.00	-	\$ 27,745.88	-	115
126	050-032-21	\$ 1,836,000.00	-	\$ 27,415.12	-	67
127	050-032-35	\$ 173,631.00	-	\$ 27,830.33	-	6
128	050-032-34	\$ 535,559.00	-	\$ 27,745.88	-	19
129	050-042-25	\$ 159,063.00	-	\$ 27,042.14	-	6
130	050-042-24	\$ 2,642,616.00	-	\$ 27,745.88	-	95
131	050-042-23	\$ 2,308,629.00	-	\$ 27,745.88	-	83
132	050-042-22	\$ 2,553,967.00	-	\$ 27,006.95	-	95
133	050-042-21	\$ 618,649.00	-	\$ 27,274.37	-	23
134	050-042-20	\$ 232,430.00	-	\$ 27,745.88	-	8
135	050-042-19	\$ 186,119.00	-	\$ 27,028.06	-	7
136	050-042-18	\$ 700,085.00	-	\$ 28,245.54	-	25
137	050-042-17	\$ 652,794.00	-	\$ 26,978.80	-	24
138	050-042-16	\$ 743,345.00	-	\$ 28,900.02	-	26
139	050-042-15	\$ 2,500,356.00	-	\$ 30,138.61	-	83
140	050-042-10	\$ 2,110,505.00	-	\$ 26,943.61	-	78
141	050-042-09	\$ 2,674,529.00	-	\$ 27,745.88	-	96
142	050-042-08	\$ 1,029,430.00	-	\$ 27,745.88	-	37
143	050-042-07	\$ 226,267.00	-	\$ 28,280.73	-	8
144	050-042-06	\$ 116,380.00	-	\$ 27,745.88	-	4
145	050-042-05	\$ 231,844.00	-	\$ 26,894.35	-	9
146	050-042-04	\$ 2,365,000.00	-	\$ 27,541.80	-	86
147	050-042-03	\$ 118,608.00	-	\$ 27,745.88	-	4
148	050-042-02	\$ 2,056,295.00	-	\$ 27,408.08	-	75
149	050-042-01	\$ 2,325,000.00	-	\$ 27,745.88	-	84
150	050-032-19	\$ 178,504.00	-	\$ 27,745.88	-	6
151	050-032-18	\$ 507,549.00	-	\$ 26,774.71	-	19
152	050-032-17	\$ 1,075,544.00	-	\$ 27,745.88	-	39
153	050-032-16	\$ 2,900,526.00	-	\$ 27,745.88	-	105
154	050-032-15	\$ 2,077,364.00	-	\$ 27,745.88	-	75
155	050-032-14	\$ 2,249,222.00	-	\$ 27,281.41	-	82
156	050-032-13	\$ 2,547,263.00	-	\$ 28,013.30	-	91
157	050-032-12	\$ 1,013,099.00	-	\$ 29,765.63	-	34
158	050-032-11	\$ 113,120.00	-	\$ 27,745.88	-	4
159	050-032-10	\$ 211,145.00	-	\$ 27,724.77	-	8
160	050-032-09	\$ 940,913.00	-	\$ 27,112.51	-	35
161	050-032-08	\$ 225,639.00	-	\$ 27,584.02	-	8
162	050-032-07	\$ 1,203,346.00	-	\$ 28,942.25	-	42

*City owned



Table 1
Assessment Roll

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value To Lien Ratio
163	050-032-06	\$ 280,556.00	-	\$ 15,993.35	-	18
164	050-022-18	\$ 1,468,240.00	-	\$ 25,191.29	-	58
165	050-022-17	\$ 642,439.00	-	\$ 28,935.21	-	22
166	050-022-16	\$ 538,184.00	-	\$ 27,745.88	-	19
167	050-022-15	\$ 2,386,681.00	-	\$ 27,745.88	-	86
168	050-022-14	\$ 1,298,348.00	-	\$ 27,745.88	-	47
169	050-022-13	\$ 1,457,913.00	-	\$ 28,048.49	-	52
170	050-022-27	\$ 1,371,265.00	-	\$ 27,921.82	-	49
171	050-022-26	\$ 617,228.00	-	\$ 27,745.88	-	22
172	050-022-11	\$ 868,721.00	-	\$ 25,571.31	-	34
173	050-022-10	\$ 212,898.00	-	\$ 27,745.88	-	8
174	050-022-09	\$ 2,876,211.00	-	\$ 27,745.88	-	104
175	050-041-22	\$ 1,060,718.00	-	\$ 28,484.81	-	37
176	050-041-21	\$ 206,354.00	-	\$ 27,562.91	-	7
177	050-041-20	\$ 2,948,234.00	-	\$ 27,745.88	-	106
178	050-041-19	\$ 2,478,600.00	-	\$ 28,428.51	-	87
179	050-041-18	\$ 196,528.00	-	\$ 26,155.42	-	8
180	050-041-17	\$ 4,029,000.00	-	\$ 27,745.88	-	145
181	050-041-16	\$ 2,495,676.00	-	\$ 27,745.88	-	90
182	050-041-15	\$ 153,007.00	-	\$ 28,850.76	-	5
183	050-041-14	\$ 105,544.00	-	\$ 25,353.15	-	4
184	050-041-08	\$ 105,551.00	-	\$ 25,353.15	-	4
185	050-041-07	\$ 2,830,000.00	-	\$ 27,745.88	-	102
186	050-041-06	\$ 1,725,589.00	-	\$ 27,745.88	-	62
187	050-041-05	\$ 3,199,745.00	-	\$ 27,492.53	-	116
188	050-041-04	\$ 2,328,000.00	-	\$ 27,745.88	-	84
189	050-041-03	\$ 3,519,000.00	-	\$ 27,745.88	-	127
190	050-041-02	\$ 419,112.00	-	\$ 27,640.32	-	15
191	050-041-01	\$ 820,523.00	-	\$ 27,921.82	-	29
192	050-022-08	\$ 215,849.00	-	\$ 25,697.99	-	8
193	050-022-07	\$ 3,600,000.00	-	\$ 26,042.82	-	138
194	050-022-06	\$ 2,731,050.00	-	\$ 27,745.88	-	98
195	050-022-24	\$ 1,442,384.00	-	\$ 29,547.47	-	49
196	050-022-25	\$ 636,954.00	-	\$ 27,745.88	-	23
197	050-022-04	\$ 226,273.00	-	\$ 28,738.16	-	8
198	050-022-03	\$ 1,452,037.00	-	\$ 27,745.88	-	52
199	050-022-02	\$ 3,901,500.00	-	\$ 40,307.72	-	97
200	050-021-17	\$ 283,567.00	-	\$ 26,852.13	-	11
201	050-021-16	\$ 1,350,541.00	-	\$ 27,745.88	-	49
202	050-021-15	\$ 341,537.00	-	\$ 27,640.32	-	12
203	050-021-14	\$ 1,171,759.00	-	\$ 27,358.82	-	43
204	050-021-13	\$ 956,123.00	-	\$ 26,922.50	-	36
205	050-021-12	\$ 3,672,910.00	-	\$ 27,745.88	-	132
206	050-011-21	\$ 2,330,918.00	-	\$ 27,745.88	-	84
207	050-011-20	\$ 161,609.00	-	\$ 28,294.80	-	6
208	050-011-19	\$ 2,311,697.00	-	\$ 27,745.88	-	83
209	050-011-14	\$ 1,829,019.00	-	\$ 27,900.71	-	66
210	050-011-13	\$ 396,242.00	-	\$ 27,745.88	-	14
211	050-011-12	\$ 2,003,131.00	-	\$ 24,156.79	-	83
212	050-011-29	\$ 1,031,469.00	-	\$ 55,522.66	-	19
213	050-021-24	\$ 3,676,007.00	-	\$ 35,177.42	-	104
214	050-021-23	\$ 2,927,559.00	-	\$ 28,358.14	-	103
215	050-052-30	\$ 184,224.00	-	\$ 61,550.23	-	*

*City owned



Table 2
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT (Not including city owned parcels)	\$6,096,163.17
B. UNPAID SPECIAL ASSESSMENTS	\$0
TOTAL A& B	\$6,096,163.17
C. TRUE VALUE OF PARCELS (Not including city owned parcels)	\$355,991,538.00
AVERAGE VALUE TO LIEN RATIO	57:1

* Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than in the instant proceedings.

** True Value of Parcels means the total value of the land and improvements as estimated and shown on the last equalized roll of the County or as otherwise reasonably calculated.

This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

CERTIFICATION

I, the undersigned Assessment Engineer, do hereby certify that (i) the total amount of the principal sum of the special assessments proposed to be levied, together with the principal amount of previously levied special assessments, as set forth above, do not exceed one-half (1/2) the total true value of the parcels proposed to be assessed, and (ii) the amount proposed to be assessed upon any parcel does not exceed one-half of the true value of the parcel.

EXECUTED ON September 25, 2018

PENCO ENGINEERING, INC. / NV5, INC.

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



Exhibit 1

Method and Formula of Assessment Spread

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments must be based on the special benefit that the properties receive from the works of improvement. In addition, Section 4 of Article XIID of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also provides that parcels within a district that are owned or used by any public agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing, and tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the special benefits received by each parcel within the Assessment District. Ballot tabulation will be done at that time and, if a majority of the returned ballots weighted by assessment amount are not in opposition to the Assessment District, the City Council may form the Assessment District.

The following sections set forth the methodology used to apportion the costs of the improvements to each parcel.

SPECIAL BENEFITS

In further making the analysis, it is necessary that the properties receive a special benefit distinguished from general benefits conferred on real property located in the District or to the public at large.



The purpose of this Assessment District is to provide the financing to underground existing overhead electrical, telephone and cable facilities as well as rehabilitate the affected portions of streets and alleys within the District. These facilities are the direct source of service to the properties within the Assessment District.

The proposed replacement of existing overhead utility facilities (power, telephone and cable facilities) with underground facilities and removal of the existing utility poles and the overhead wires will provide a special benefit to the parcels connected to and adjacent to, or in near proximity of, the facilities as follows:

- **Improved Aesthetics Benefit.** This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles. For the purposes of this report, a street is defined as either a street or alley. The removal of guy wires and other support structures related to the overhead facilities are included in the definition of improved aesthetics. Properties that are directly adjacent to overhead facilities receive an aesthetic benefit. This benefit is based on the area of the parcel.
- **Additional Safety Benefit.** This benefit relates to the additional safety of having the overhead distribution wires placed underground and having the power poles removed, which eliminates the threat of downed utility lines and poles due to wind, rain and other unforeseeable events. Falling facilities can lead to personal injuries and damage to structures, including fire. Properties immediately adjacent to the facilities usually have a greater risk. Furthermore, in compact communities like Balboa Island, the negative effects of falling lines and poles are more widespread including blocked driveways and alleys, and property damage due to impact. Properties that are adjacent to, or in proximity of, overhead facilities receive a safety benefit. This benefit is based on the area of the parcel.
- **Connection Benefit.** This benefit relates to the enhanced reliability of service from the utilities being underground, due to having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed lines. When compared to overhead systems, fewer outages occur due to various acts of nature, traffic collisions and obstructions (such as trees). Properties that are connected to, or have the ability to connect to, the facilities proposed to be undergrounded receive a connection benefit. This benefit is based upon connecting for each property.

By virtue of such special benefits, the proposed improvements will provide a higher level of service, increase the desirability of the properties and will specifically enhance the values of the properties within the Assessment District. Therefore, the proposed improvements are of direct and special benefit to these properties.

The following is a summary of each property with special consideration:



Assessment Nos. 1, 2, 3 and 60. Pole and guy wires will remain adjacent to these properties, but the properties will be connected to new undergrounded system and power and cable lines will go underground adjacent to their properties. Therefore, these properties will be assigned zero (0) aesthetic benefits; all other benefits will be assigned.

Assessment No.57. The poles, wires and guy wires to be undergrounded are not in close proximity to the access point for this property and do not provide significant aesthetic benefit to this property. This property is directly oriented to the bay and receives no aesthetic benefit derived from undergrounding in the alleys. The poles, wires and guy wires to be underground are not in close proximity to this property and would not encroach on this property should they fall. Therefore, this property is assigned zero (0) aesthetic benefit and zero (0) safety benefit. It does connect to the new system and will be assigned a connection benefit.

Assessment No. 61. Pole and guy wires will remain adjacent to this property; power and cable lines will go underground adjacent to the property. The property will not connect to the new underground system. Therefore, this property will not receive a connection benefit but aesthetic benefit is improved but not completely, so it is assigned a ½ aesthetic benefit. It does receive the safety benefit as adjacent power and cable wires are being undergrounded.

GENERAL BENEFITS

Section 4 of Article XIID requires that the general benefits imparted by the utility undergrounding project be separated from the special benefits and that only the special benefit portion of the costs of the project be assessed against those parcels which are identified as receiving special benefits. Separating the general from the special benefits requires an examination of the facts and circumstances of the project and the property being assessed.

In this particular assessment district, the streets and alleys along which the existing overhead utility facilities are being undergrounded function as local and collector streets. No other roadways are designated as an arterial, a major arterial or a scenic corridor in the Transportation Element of the City's General Plan. Furthermore, the City has an established network of arterial streets which appear to function as intended to provide for the movement of traffic around and through the community at large without the need to utilize local collector streets for such purposes. Under these circumstances, any use of the streets within the assessment district as "through" streets is incidental.

The properties situated within the assessment district are used almost exclusively as residential. Under this circumstance, the impacts, both visual and safety, are largely isolated to those properties (and the persons who inhabit them) which front on these local streets and alleys, with only incidental impacts on those who visit homes within the assessment district or who pass through the assessment district on trips originating outside the boundary and having a destination outside the boundary.



Based on these facts and circumstances, any general benefits to the property within the Assessment District in general, to the surrounding community and to the public at large from the project of undergrounding these local overhead utility facilities on the local streets and alleys, such as to the general public visiting in cars, on bikes or on foot, are incidental and do not exceed five percent (5%) of the estimated project costs. This general benefit portion of the cost is more than offset by the approximate 20% percent utility company contribution. Therefore, the remainder of the project design and construction costs represents the local and special benefits to the parcels within the Assessment District. Because only the net amount of \$6,249,500.00 is apportioned to the parcels within the District, no parcel is assessed more than its proportional share of the special benefits from the improvements.

METHODOLOGY

Based upon the findings described above, the special benefit received by the properties within the boundaries of the Assessment District is the conversion from an overhead to an underground utility system resulting in additional safety, enhanced reliability, and improved aesthetics to the adjacent properties.

Based on these conditions, it is our conclusion that the improvements specially benefit all assessed properties in the Assessment District.

To establish the benefit to the individual parcels within the Assessment District, the highest and best use of each property is considered. For example, a vacant property is considered developed to its highest potential and connected to the system.

The more a property is developed, the more it benefits from the proposed improvements. Most of properties within this Assessment District are zoned residential and some have one or two dwelling units on them. There is a direct correlation between the size of a property and the extent to which a property may develop. Because parcel size is one of the main limiting factors for what can be built on a property, or the extent the property is developed, the size of each parcel is used as the base unit for measuring benefit.

Consideration was given to reducing the amount of area assigned to parcels based upon the building setbacks applicable to each parcel. Due to the combined factors of (a) significant variations in the setback requirements, including front, side and rear setbacks, (b) availability of future variances from currently applicable setback requirements as well as existing variances already in place, and (c) significant variations in the ratios between building size and lot size, it was concluded that adjustments to parcel areas on account of setback requirements would not improve upon the assessment methodology. Accordingly, no reductions have been made to parcel area based upon applicable setback requirements or the existence of easements within those setbacks.



The area of a condominium is calculated by taking the area of the base parcel and dividing by the number of condominiums.

The special benefits from the undergrounding of overhead utilities are categorized into the three (3) distinct benefits identified above. All parcels within the District, except for those few exceptions identified above, receive 3 of the 3 benefits. For the Improved Aesthetics Benefit and the Additional Safety Benefit the parcel area is multiplied by 1 to calculate the "Aesthetics Benefit Area" and the "Safety Benefit Area". For the Connection Benefit, the average parcel area within the district is multiplied by the number of connections (with a maximum of one) on each parcel to determine "Connection Benefit Area". The Assessed Benefit Area per parcel is equal to the Aesthetics Benefit Area plus the Safety Benefit Area plus the Connection Benefit Area, divided by 3.

ASSESSMENT APPORTIONMENT

Each parcel will be apportioned its fair share of the construction costs based on the Assessed Benefit Area calculated for each property.

Incidental Expenses and Financial Costs have been assessed to the entire Assessment District on a *prorata* basis relative to the total construction cost allocations.

The individual assessment calculations are provided in Appendix A. For particulars to the Assessment Roll, reference is made to Table 1 in Part III of this report.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the special benefits that each parcel receives from the works of improvement.

Dated: September 25, 2018



PENCO ENGINEERING, INC. / NV5, INC.

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



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I, _____ as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the ____ day of 2018.

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF NEWPORT BEACH, CALIFORNIA, on ____ day of ____, 2018.

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of the CITY OF NEWPORT BEACH, CALIFORNIA, on ____ day of ____, 2018.

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

I, _____ as SUPERINTENDENT OF STREETS of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on ____ day of ____, 2018.

SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



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Part IV

Annual Administrative Assessment

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the CITY OF NEWPORT BEACH, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds, or both. The maximum assessment is authorized pursuant to the provisions of Section 10204(£) of the Streets and Highways Code and shall not exceed fifty dollars (\$50) per parcel per year, subject to an annual increase based on the Consumer Price Index (CPI), during the preceding year ending in January, for all Urban Consumers in the Los Angeles, Riverside, and Orange County areas. The exact amount of the administration charge will be established each year by the Superintendent of Streets.

The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.



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Part V **Diagram of Assessment**

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Newport Beach.

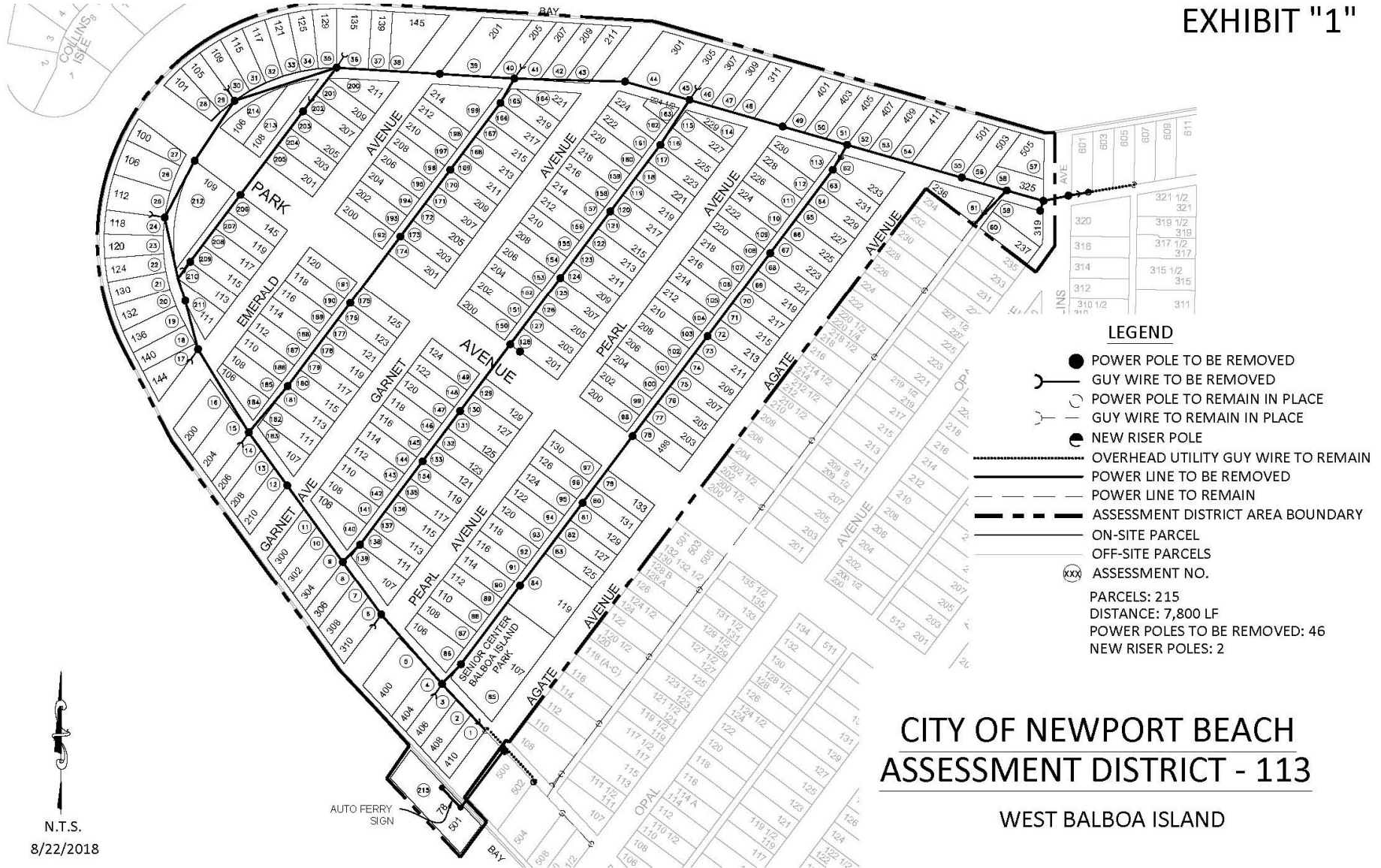
As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III Table I. The Assessor's Parcel Number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Orange for the boundaries and dimensions of each parcel of land.



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NV5

EXHIBIT "1"



N.T.S.
8/22/2018



Part VI

Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be installed, or improved under the provisions of the Act, including the acquisition of required right-of-way and/or property. For the general location of the improvements to be constructed referenced is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Assessment District No. 113.

1. Acquisition of any required easements or rights-of-way.
2. Removal of existing utility poles.
3. Removal of overhead resident service drops.
4. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes and pullboxes, and installation of cabling, wiring and other facilities.
5. Construction of service conduit and appurtenances.

The improvements will be designed by the Southern California Edison Company, AT&T and Time Warner Cable. The utility companies will be responsible for inspecting the work for their facilities and the City of Newport Beach will inspect the work to ensure conformance to City standards and specifications where applicable.

The City will also construct additional pavement rehabilitation as needed for the project.

Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, AT&T, and Time Warner Cable.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his or her property necessary to connect facilities constructed by the public utilities in the public streets and alleys to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work done by the Assessment District.

The estimated time for completion of the undergrounding of the utilities is 36 months after the sale of bonds. Property owners will be required to provide necessary underground connections within 120 days of the completion of the underground facilities.



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Failure to convert individual service corrections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property pursuant to Section 15.32 of the Municipal Code. Overhead facilities cannot be removed until all overhead service has been discontinued.



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Right-of -Way Certificate

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF NEWPORT BEACH

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all time herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed SUPERINTENDENT OF STREETS of the CITY OF NEWPORT BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, and the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 113 (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

All easements or right-of-way necessary for the construction and installation of the public improvements of the Assessment District either have been obtained or are in process of being obtained and will be obtained and in the possession of the affected utility company, the City, the County of Orange or the State of California prior to commencement of the construction and installation of such public improvements.

EXECUTED this _____ day of _____, 2018 at CITY OF NEWPORT BEACH, California.

SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH
State of California

By: _____
David Webb, PE



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Certificate of Completion of Environmental Proceedings

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF NEWPORT BEACH

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special Assessment District being formed pursuant to the provisions of the "Municipal Improvement Act of 1913" being Division 12 of the Streets and Highways Code of the State of California, said special Assessment District known and designated as UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 113 (hereinafter referred to as the "Assessment District").

2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstructions).

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this _____ day of _____, 2018 at CITY OF NEWPORT BEACH, California.

By: _____

David Webb, PE
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



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APPENDIX

A. Assessment Calculations



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ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Preliminary Total Assessment
410 S BAY FRONT	1	050-043-17	2,637	1	NO	0	YES	2,637	2,785.22	1,807.41	\$ 15,597.41	\$ 2,175.21	\$ 1,306.65	\$ 19,079.27
408 S BAY FRONT	2	050-043-16	2,477	1	NO	0	YES	2,477	2,785.22	1,754.07	\$ 15,137.16	\$ 2,111.02	\$ 1,268.10	\$ 18,516.28
406 S BAY FRONT	3	050-043-15	2,586	1	NO	0	YES	2,586	2,785.22	1,790.41	\$ 15,450.70	\$ 2,154.75	\$ 1,294.36	\$ 18,899.82
404 S BAY FRONT	4	050-043-14	2,806	1	YES	2806	YES	2,806	2,785.22	2,799.07	\$ 24,155.21	\$ 3,368.68	\$ 2,023.57	\$ 29,547.47
400 S BAY FRONT	5	050-043-13	5,134	1	YES	5134	YES	5,134	2,785.22	4,351.07	\$ 37,548.54	\$ 5,236.51	\$ 3,145.58	\$ 45,930.63
310 S BAY FRONT	6	050-042-29	2,666	1	YES	2666	YES	2,666	2,785.22	2,705.74	\$ 23,349.77	\$ 3,256.35	\$ 1,956.10	\$ 28,562.23
308 S BAY FRONT	7	050-042-28	2,666	1	YES	2666	YES	2,666	2,785.22	2,705.74	\$ 23,349.77	\$ 3,256.35	\$ 1,956.10	\$ 28,562.23
306 S BAY FRONT	8	050-042-26	2,599	1	YES	2599	YES	2,599	2,785.22	2,661.07	\$ 22,964.31	\$ 3,202.60	\$ 1,923.81	\$ 28,090.72
304 S BAY FRONT	9	050-042-27	2,542	1	YES	2542	YES	2,542	2,785.22	2,623.07	\$ 22,636.38	\$ 3,156.86	\$ 1,896.33	\$ 27,689.58
302 S BAY FRONT	10	050-042-12	2,700	1	YES	2700	YES	2,700	2,785.22	2,728.41	\$ 23,545.38	\$ 3,283.63	\$ 1,972.48	\$ 28,801.50
300 S BAY FRONT	11	050-042-11	2,640	1	YES	2640	YES	2,640	2,785.22	2,688.41	\$ 23,200.19	\$ 3,235.49	\$ 1,943.57	\$ 28,379.25
210 S BAY FRONT	12	050-041-13	2,810	1	YES	2810	YES	2,810	2,785.22	2,801.74	\$ 24,178.23	\$ 3,371.89	\$ 2,025.50	\$ 29,575.62
208 S BAY FRONT	13	050-041-12	2,774	1	YES	2774	YES	2,774	2,785.22	2,777.74	\$ 23,971.11	\$ 3,343.01	\$ 2,008.15	\$ 29,322.27
206 S BAY FRONT	14	050-041-11	2,666	1	YES	2666	YES	2,666	2,785.22	2,705.74	\$ 23,349.77	\$ 3,256.35	\$ 1,956.10	\$ 28,562.23
204 S BAY FRONT	15	050-041-10	3,834	1	YES	3834	YES	3,834	2,785.22	3,484.41	\$ 30,069.45	\$ 4,193.48	\$ 2,519.03	\$ 36,781.96
200 S BAY FRONT	16	050-041-09	4,000	1	YES	4000	YES	4,000	2,785.22	3,595.07	\$ 31,024.47	\$ 4,326.67	\$ 2,599.04	\$ 37,950.17
144 S BAYFRONT	17	050-011-11	2,880	1	YES	2880	YES	2,880	2,785.22	2,848.41	\$ 24,580.95	\$ 3,428.05	\$ 2,059.24	\$ 30,068.24
140 S BAY FRONT	18	050-011-10	2,509	1	YES	2509	YES	2,509	2,785.22	2,601.07	\$ 22,446.53	\$ 3,130.39	\$ 1,880.43	\$ 27,457.35
136 S BAY FRONT	19	050-011-24	2,720	1	YES	2720	YES	2,720	2,785.22	2,741.74	\$ 23,660.44	\$ 3,299.68	\$ 1,982.12	\$ 28,942.25
132 S BAY FRONT	20	050-011-25	2,748	1	YES	2748	YES	2,748	2,785.22	2,760.41	\$ 23,821.53	\$ 3,322.15	\$ 1,995.62	\$ 29,139.30
130 S BAY FRONT	21	050-011-07	2,241	1	YES	2241	YES	2,241	2,785.22	2,422.41	\$ 20,904.69	\$ 2,915.36	\$ 1,751.26	\$ 25,571.31
124 S BAY FRONT	22	050-011-06	2,650	1	YES	2650	YES	2,650	2,785.22	2,695.07	\$ 23,257.72	\$ 3,243.52	\$ 1,948.39	\$ 28,449.63
120 S BAY FRONT	23	050-011-05	2,650	1	YES	2650	YES	2,650	2,785.22	2,695.07	\$ 23,257.72	\$ 3,243.52	\$ 1,948.39	\$ 28,449.63
118 S BAY FRONT	24	050-011-04	3,046	1	YES	3046	YES	3,046	2,785.22	2,959.07	\$ 25,535.97	\$ 3,561.24	\$ 2,139.24	\$ 31,236.45
112 S BAY FRONT	25	050-011-03	3,932	1	YES	3932	YES	3,932	2,785.22	3,549.74	\$ 30,633.26	\$ 4,272.11	\$ 2,566.26	\$ 37,471.63
108 S BAYFRONT	26	050-011-02	3,662	1	YES	3662	YES	3,662	2,785.22	3,369.74	\$ 29,079.91	\$ 4,055.48	\$ 2,436.13	\$ 35,571.52
100 S BAY FRONT	27	050-011-01	2,308	1	YES	2308	YES	2,308	2,785.22	2,467.07	\$ 21,290.15	\$ 2,969.12	\$ 1,783.56	\$ 26,042.82
101 N BAY FRONT	28	050-021-09	2,465	1	YES	2465	YES	2,465	2,785.22	2,571.74	\$ 22,193.39	\$ 3,095.09	\$ 1,859.22	\$ 27,147.70
105 N BAY FRONT	29	050-021-08	2,536	1	YES	2536	YES	2,536	2,785.22	2,619.07	\$ 22,601.86	\$ 3,152.05	\$ 1,893.44	\$ 27,647.36
109 N BAY FRONT	30	050-021-18	2,564	1	YES	2564	YES	2,564	2,785.22	2,637.74	\$ 22,762.95	\$ 3,174.52	\$ 1,906.94	\$ 27,844.41
115 N BAY FRONT	31	050-021-19	2,564	1	YES	2564	YES	2,564	2,785.22	2,637.74	\$ 22,762.95	\$ 3,174.52	\$ 1,906.94	\$ 27,844.41
117 N BAY FRONT	32	050-021-06	2,514	1	YES	2514	YES	2,514	2,785.22	2,604.41	\$ 22,475.29	\$ 3,134.40	\$ 1,882.84	\$ 27,492.53
121 N BAY FRONT	33	050-021-05	4,252	1	YES	4252	YES	4,252	2,785.22	3,763.07	\$ 32,474.26	\$ 4,528.85	\$ 2,720.49	\$ 39,723.61
125 N BAY FRONT	34	050-021-21	2,574	1	YES	2574	YES	2,574	2,785.22	2,644.41	\$ 22,820.48	\$ 3,182.54	\$ 1,911.76	\$ 27,914.78
129 N BAY FRONT	35	050-021-22	2,564	1	YES	2564	YES	2,564	2,785.22	2,637.74	\$ 22,762.95	\$ 3,174.52	\$ 1,906.94	\$ 27,844.41
135 N BAY FRONT	36	050-021-03	4,147	1	YES	4147	YES	4,147	2,785.22	3,693.36	\$ 31,872.62	\$ 4,444.95	\$ 2,670.09	\$ 38,987.66
139 N BAY FRONT	37	050-021-02	2,564	1	YES	2564	YES	2,564	2,785.22	2,637.74	\$ 22,762.95	\$ 3,174.52	\$ 1,906.94	\$ 27,844.41
145 N BAY FRONT	38	050-021-01	4,335	1	YES	4335	YES	4,335	2,785.22	3,818.41	\$ 32,951.77	\$ 4,595.45	\$ 2,760.49	\$ 40,307.72
201 N BAY FRONT	39	050-022-28	6,098	1	YES	6098	YES	6,098	2,785.22	4,993.74	\$ 43,094.57	\$ 6,009.96	\$ 3,610.19	\$ 52,714.72
205 N BAY FRONT	40	050-022-22	3,354	1	YES	3354	YES	3,354	2,785.22	3,164.41	\$ 27,307.94	\$ 3,808.36	\$ 2,287.69	\$ 33,403.98
207 N BAY FRONT	41	050-022-21	3,354	1	YES	3354	YES	3,354	2,785.22	3,164.41	\$ 27,307.94	\$ 3,808.36	\$ 2,287.69	\$ 33,403.98
209 N BAY FRONT	42	050-022-20	3,354	1	YES	3354	YES	3,354	2,785.22	3,164.41	\$ 27,307.94	\$ 3,808.36	\$ 2,287.69	\$ 33,403.98
211 N BAY FRONT	43	050-022-19	3,354	1	YES	3354	YES	3,354	2,785.22	3,164.41	\$ 27,307.94	\$ 3,808.36	\$ 2,287.69	\$ 33,403.98
301 N BAY FRONT	44	050-032-05	5,447	1	YES	5447	YES	5,447	2,785.22	4,559.74	\$ 39,349.27	\$ 5,487.64	\$ 3,296.44	\$ 48,133.35
305 N BAY FRONT	45	050-032-04	2,731	1	YES	2731	YES	2,731	2,785.22	2,749.07	\$ 23,723.73	\$ 3,308.51	\$ 1,987.43	\$ 29,019.66
307 N BAY FRONT	46	050-032-03	2,792	1	YES	2792	YES	2,792	2,785.22	2,789.74	\$ 24,074.67	\$ 3,357.45	\$ 2,016.82	\$ 29,448.94
309 N BAY FRONT	47	050-032-02	2,700	1	YES	2700	YES	2,700	2,785.22	2,728.41	\$ 23,545.38	\$ 3,283.63	\$ 1,972.48	\$ 28,801.50
311 N BAY FRONT	48	050-032-01	2,733	1	YES	2733	YES	2,733	2,785.22	2,750.41	\$ 23,735.23	\$ 3,310.11	\$ 1,988.39	\$ 29,033.73
401 N BAY FRONT	49	050-031-06	2,731	1	YES	2731	YES	2,731	2,785.22	2,749.07	\$ 23,723.73	\$ 3,308.51	\$ 1,987.43	\$ 29,019.66
403 N BAY FRONT	50	050-031-05	2,692	1	YES	2692	YES	2,692	2,785.22	2,723.07	\$ 23,499.36	\$ 3,277.21	\$ 1,968.63	\$ 28,745.20
405 N BAY FRONT	51	050-031-04	2,621	1	YES	2621	YES	2,621	2,785.22	2,675.74	\$ 23,090.88	\$ 3,220.25	\$ 1,934.41	\$ 28,245.54
407 N BAY FRONT	52	050-031-03	2,657	1	YES	2657	YES	2,657	2,785.22	2,699.74	\$ 23,297.99	\$ 3,249.13	\$ 1,951.76	\$ 28,498.89
409 N BAY FRONT	53	050-031-02	2,731	1	YES	2731	YES	2,731	2,785.22	2,749.07	\$ 23,723.73	\$ 3,308.51	\$ 1,987.43	\$ 29,019.66
411 N BAY FRONT	54	050-031-01	2,731	1	YES	2731	YES	2,731	2,785.22	2,749.07	\$ 23,723.73	\$ 3,308.51	\$ 1,987.43	\$ 29,019.66
501 N BAY FRONT	55	050-072-39	2,730	1	YES	2730	YES	2,730	2,785.22	2,748.41	\$ 23,717.97	\$ 3,307.70	\$ 1,986.94	\$ 29,012.62
503 N BAY FRONT	56	050-072-40	2,730	1	YES	2730	YES	2,730	2,785.22	2,748.41	\$ 23,717.97	\$ 3,307.70	\$ 1,986.94	\$ 29,012.62
505 N BAY FRONT	57	050-072-44	3,000	1	NO	0	NO	0	2,785.22	928.41	\$ 8,011.88	\$ 1,117.34	\$ 671.19	\$ 9,800.41
325 COLLINS AV	58	050-072-43	2,414	1	YES	2414	YES	2,414	2,785.22	2,537.74	\$ 21,899.98	\$ 3,054.17	\$ 1,834.64	\$ 26,788.79



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ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Preliminary Total Assessment
319 COLLINS AV	59	050-072-48	2,682	1	YES	2682	YES	2,682	2,785.22	2,716.41	\$ 23,441.82	\$ 3,269.19	\$ 1,963.81	\$ 28,674.82
237 OPAL AV	60	050-072-47	2,634	1	NO	0	YES	2,634	2,785.22	1,806.41	\$ 15,588.78	\$ 2,174.01	\$ 1,305.93	\$ 19,068.72
236 AGATE AV	61	050-072-35	2,550	0	YES	1275	YES	2,550	0.00	1,275.00	\$ 11,002.89	\$ 1,534.46	\$ 921.75	\$ 13,459.11
233 AGATE AV	62	050-031-36	3,603	1	YES	3603	YES	3,603	2,785.22	3,330.41	\$ 28,740.47	\$ 4,008.14	\$ 2,407.70	\$ 35,156.31
231 AGATE AV	63	050-031-35	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
229 AGATE AV	64	050-031-34	2,511	1	YES	2511	YES	2,511	2,785.22	2,602.41	\$ 22,458.04	\$ 3,131.99	\$ 1,881.39	\$ 27,471.42
227 AGATE AV	65	050-031-33	2,744	1	YES	2744	YES	2,744	2,785.22	2,757.74	\$ 23,798.52	\$ 3,318.94	\$ 1,993.69	\$ 29,111.15
225 AGATE AV	66	050-031-32	2,465	1	YES	2465	YES	2,465	2,785.22	2,571.74	\$ 22,193.39	\$ 3,095.09	\$ 1,859.22	\$ 27,147.70
223 AGATE AV	67	050-031-38	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
221 AGATE AV	68	050-031-37	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
219 AGATE AV	69	050-031-30	2,684	1	YES	2684	YES	2,684	2,785.22	2,717.74	\$ 23,453.33	\$ 3,270.80	\$ 1,964.77	\$ 28,688.90
217 AGATE AV	70	050-031-29	2,471	1	YES	2471	YES	2,471	2,785.22	2,575.74	\$ 22,227.91	\$ 3,099.90	\$ 1,862.11	\$ 27,189.92
215 AGATE AV	71	050-031-39	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
213 AGATE AV	72	050-031-40	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
211 AGATE AV	73	050-031-27	2,473	1	YES	2473	YES	2,473	2,785.22	2,577.07	\$ 22,239.42	\$ 3,101.50	\$ 1,863.08	\$ 27,204.00
209 AGATE AV	74	050-031-26	2,822	1	YES	2822	YES	2,822	2,785.22	2,809.74	\$ 24,247.26	\$ 3,381.52	\$ 2,031.28	\$ 29,660.07
207 AGATE AV	75	050-031-25	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
205 AGATE AV	76	050-031-24	2,773	1	YES	2773	YES	2,773	2,785.22	2,777.07	\$ 23,965.36	\$ 3,342.20	\$ 2,007.67	\$ 29,315.23
203 AGATE AV	77	050-031-42	2,570	1	YES	2570	YES	2,570	2,785.22	2,641.74	\$ 22,797.47	\$ 3,179.33	\$ 1,909.83	\$ 27,886.63
498 PARK AV	78	050-031-41	3,467	1	YES	3467	YES	3,467	2,785.22	3,239.74	\$ 27,958.04	\$ 3,899.02	\$ 2,342.15	\$ 34,199.22
133 AGATE AV	79	050-043-34	2,819	1	YES	2819	YES	2,819	2,785.22	2,807.74	\$ 24,230.00	\$ 3,379.11	\$ 2,029.84	\$ 29,638.95
131 AGATE AV	80	050-043-33	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
129 AGATE AV	81	050-043-32	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
127 AGATE AV	82	050-043-25	2,482	1	YES	2482	YES	2,482	2,785.22	2,583.07	\$ 22,291.19	\$ 3,108.72	\$ 1,867.42	\$ 27,267.34
125 AGATE AV	83	050-043-24	2,515	1	YES	2515	YES	2,515	2,785.22	2,605.07	\$ 22,481.05	\$ 3,135.20	\$ 1,883.32	\$ 27,499.57
119 AGATE AV	84	050-043-31	7,449	1	YES	7449	YES	7,449	2,785.22	5,894.41	\$ 50,867.07	\$ 7,093.91	\$ 4,261.32	\$ 62,222.31
107 AGATE AV	85	050-043-29	11,650	1	YES	11650	YES	11,650	2,785.22	8,695.07	\$ 75,036.04	\$ 10,464.51	\$ 6,286.05	\$ 91,786.60
106 PEARL AV	86	050-043-12	3,098	1	YES	3098	YES	3,098	2,785.22	2,993.74	\$ 25,835.13	\$ 3,602.96	\$ 2,164.31	\$ 31,602.40
108 PEARL AV	87	050-043-11	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
110 PEARL AV	88	050-043-10	2,496	1	YES	2496	YES	2,496	2,785.22	2,592.41	\$ 22,371.74	\$ 3,119.96	\$ 1,874.16	\$ 27,365.86
112 PEARL AV	89	050-043-09	2,463	1	YES	2463	YES	2,463	2,785.22	2,570.41	\$ 22,181.88	\$ 3,093.48	\$ 1,858.26	\$ 27,133.62
114 PEARL AV	90	050-043-08	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
116 PEARL AV	91	050-043-07	2,493	1	YES	2493	YES	2,493	2,785.22	2,590.41	\$ 22,354.48	\$ 3,117.55	\$ 1,872.72	\$ 27,344.75
118 PEARL AV	92	050-043-06	2,580	1	YES	2580	YES	2,580	2,785.22	2,648.41	\$ 22,855.00	\$ 3,187.35	\$ 1,914.65	\$ 27,957.01
120 PEARL AV	93	050-043-05	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
122 PEARL AV	94	050-043-04	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
124 PEARL AV	95	050-043-03	2,458	1	YES	2458	YES	2,458	2,785.22	2,567.07	\$ 22,153.12	\$ 3,089.47	\$ 1,855.85	\$ 27,098.44
126 PEARL AV	96	050-043-02	2,536	1	YES	2536	YES	2,536	2,785.22	2,619.07	\$ 22,601.86	\$ 3,152.05	\$ 1,893.44	\$ 27,647.36
130 PEARL AV	97	050-043-01	2,508	1	YES	2508	YES	2,508	2,785.22	2,600.41	\$ 22,440.78	\$ 3,129.59	\$ 1,879.95	\$ 27,450.31
200 PEARL AV	98	050-031-22	2,508	1	YES	2508	YES	2,508	2,785.22	2,600.41	\$ 22,440.78	\$ 3,129.59	\$ 1,879.95	\$ 27,450.31
202 PEARL AV	99	050-031-21	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
204 PEARL AV	100	050-031-20	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
206 PEARL AV	101	050-031-19	2,401	1	YES	2401	YES	2,401	2,785.22	2,529.07	\$ 21,825.19	\$ 3,043.74	\$ 1,828.38	\$ 26,697.30
208 PEARL AV	102	050-031-18	2,557	1	YES	2557	YES	2,557	2,785.22	2,633.07	\$ 22,722.68	\$ 3,168.90	\$ 1,903.56	\$ 27,795.14
210 PEARL AV	103	050-031-17	2,434	1	YES	2434	YES	2,434	2,785.22	2,551.07	\$ 22,015.04	\$ 3,070.21	\$ 1,844.28	\$ 26,929.54
212 PEARL AV	104	050-031-16	2,459	1	YES	2459	YES	2,459	2,785.22	2,567.74	\$ 22,158.87	\$ 3,090.27	\$ 1,856.33	\$ 27,105.47
214 PEARL AV	105	050-031-15	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
216 PEARL AV	106	050-031-14	2,420	1	YES	2420	YES	2,420	2,785.22	2,541.74	\$ 21,934.50	\$ 3,058.98	\$ 1,837.53	\$ 26,831.01
218 PEARL AV	107	050-031-13	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
220 PEARL AV	108	050-031-12	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
222 PEARL AV	109	050-031-11	2,437	1	YES	2437	YES	2,437	2,785.22	2,553.07	\$ 22,032.30	\$ 3,072.62	\$ 1,845.73	\$ 26,950.65
224 PEARL AV	110	050-031-10	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
226 PEARL AV	111	050-031-09	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
228 PEARL AV	112	050-031-08	2,399	1	YES	2399	YES	2,399	2,785.22	2,527.74	\$ 21,813.68	\$ 3,042.13	\$ 1,827.41	\$ 26,683.23
230 PEARL AV	113	050-031-07	3,147	1	YES	3147	YES	3,147	2,785.22	3,026.41	\$ 26,117.04	\$ 3,642.28	\$ 2,187.92	\$ 31,947.23
229 PEARL AV	114	050-032-33	1,494	1	YES	1494	YES	1,494	2,785.22	1,924.41	\$ 16,607.09	\$ 2,316.02	\$ 1,391.24	\$ 20,314.34
227 PEARL AV	115	050-032-32	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
225 PEARL AV	116	050-032-31	2,407	1	YES	2407	YES	2,407	2,785.22	2,533.07	\$ 21,859.71	\$ 3,048.55	\$ 1,831.27	\$ 26,739.53

City of Newport Beach
Underground Utility Assessment District No. 113 (West Balboa Island)
Preliminary Engineer's Report
September 25, 2018| 29



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ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Preliminary Total Assessment
223 PEARL AV	117	050-032-30	2,503	1	YES	2503	YES	2,503	2,785.22	2,597.07	\$ 22,412.01	\$ 3,125.57	\$ 1,877.54	\$ 27,415.12
221 PEARL AV	118	050-032-29	2,454	1	YES	2454	YES	2,454	2,785.22	2,564.41	\$ 22,130.11	\$ 3,086.26	\$ 1,853.92	\$ 27,070.29
219 PEARL AV	119	050-032-28	2,525	1	YES	2525	YES	2,525	2,785.22	2,611.74	\$ 22,538.58	\$ 3,143.23	\$ 1,888.14	\$ 27,569.95
217 PEARL AV	120	050-032-27	2,517	1	YES	2517	YES	2,517	2,785.22	2,606.41	\$ 22,492.55	\$ 3,136.81	\$ 1,884.29	\$ 27,513.65
215 PEARL AV	121	050-032-26	2,483	1	YES	2483	YES	2,483	2,785.22	2,583.74	\$ 22,296.95	\$ 3,109.53	\$ 1,867.90	\$ 27,274.37
213 PEARL AV	122	050-032-25	2,509	1	YES	2509	YES	2,509	2,785.22	2,601.07	\$ 22,446.53	\$ 3,130.39	\$ 1,880.43	\$ 27,457.35
211 PEARL AV	123	050-032-24	2,545	1	YES	2545	YES	2,545	2,785.22	2,625.07	\$ 22,653.64	\$ 3,159.27	\$ 1,897.78	\$ 27,710.69
209 PEARL AV	124	050-032-23	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
207 PEARL AV	125	050-032-22	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
205 PEARL AV	126	050-032-21	2,503	1	YES	2503	YES	2,503	2,785.22	2,597.07	\$ 22,412.01	\$ 3,125.57	\$ 1,877.54	\$ 27,415.12
203 PEARL AV	127	050-032-35	2,562	1	YES	2562	YES	2,562	2,785.22	2,636.41	\$ 22,751.45	\$ 3,172.91	\$ 1,905.97	\$ 27,830.33
201 PEARL AV	128	050-032-34	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
129 PEARL AV	129	050-042-25	2,450	1	YES	2450	YES	2,450	2,785.22	2,561.74	\$ 22,107.09	\$ 3,083.05	\$ 1,851.99	\$ 27,042.14
127 PEARL AV	130	050-042-24	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
125 PEARL AV	131	050-042-23	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
123 PEARL AV	132	050-042-22	2,445	1	YES	2445	YES	2,445	2,785.22	2,558.41	\$ 22,078.33	\$ 3,079.04	\$ 1,849.58	\$ 27,006.95
121 PEARL AV	133	050-042-21	2,483	1	YES	2483	YES	2,483	2,785.22	2,583.74	\$ 22,296.95	\$ 3,109.53	\$ 1,867.90	\$ 27,274.37
119 PEARL AV	134	050-042-20	2,500	1	YES	2500	YES	2,500	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
117 PEARL AV	135	050-042-19	2,448	1	YES	2448	YES	2,448	2,785.22	2,560.41	\$ 22,095.59	\$ 3,081.45	\$ 1,851.03	\$ 27,028.06
115 PEARL AV	136	050-042-18	2,621	1	YES	2621	YES	2,621	2,785.22	2,675.74	\$ 23,090.88	\$ 3,220.25	\$ 1,934.41	\$ 28,245.54
113 PEARL AV	137	050-042-17	2,441	1	YES	2441	YES	2,441	2,785.22	2,555.74	\$ 22,055.32	\$ 3,075.83	\$ 1,847.66	\$ 26,978.80
111 PEARL AV	138	050-042-16	2,714	1	YES	2714	YES	2,714	2,785.22	2,737.74	\$ 23,625.92	\$ 3,294.87	\$ 1,979.23	\$ 28,900.02
107 PEARL AV	139	050-042-15	2,890	1	YES	2890	YES	2,890	2,785.22	2,855.07	\$ 24,838.48	\$ 3,436.08	\$ 2,064.06	\$ 30,138.61
106 GARNET AV	140	050-042-10	2,436	1	YES	2436	YES	2,436	2,785.22	2,552.41	\$ 22,026.55	\$ 3,071.82	\$ 1,845.25	\$ 26,943.61
108 GARNET AV	141	050-042-09	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
110 GARNET AV	142	050-042-08	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
112 GARNET AV	143	050-042-07	2,626	1	YES	2626	YES	2,626	2,785.22	2,679.07	\$ 23,119.65	\$ 3,224.26	\$ 1,936.82	\$ 28,280.73
114 GARNET AV	144	050-042-06	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
116 GARNET AV	145	050-042-05	2,429	1	YES	2429	YES	2,429	2,785.22	2,547.74	\$ 21,986.28	\$ 3,066.20	\$ 1,841.87	\$ 26,894.35
118 GARNET AV	146	050-042-04	2,521	1	YES	2521	YES	2,521	2,785.22	2,609.07	\$ 22,515.57	\$ 3,140.02	\$ 1,886.21	\$ 27,541.80
120 GARNET AV	147	050-042-03	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
122 GARNET AV	148	050-042-02	2,502	1	YES	2502	YES	2,502	2,785.22	2,596.41	\$ 22,406.26	\$ 3,124.77	\$ 1,877.06	\$ 27,408.08
124 GARNET AV	149	050-042-01	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
200 GARNET AV	150	050-032-19	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
202 GARNET AV	151	050-032-18	2,412	1	YES	2412	YES	2,412	2,785.22	2,536.41	\$ 21,888.47	\$ 3,052.56	\$ 1,833.68	\$ 26,774.71
204 GARNET AV	152	050-032-17	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
206 GARNET AV	153	050-032-16	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
208 GARNET AV	154	050-032-15	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
210 GARNET AV	155	050-032-14	2,484	1	YES	2484	YES	2,484	2,785.22	2,584.41	\$ 22,302.70	\$ 3,110.33	\$ 1,868.38	\$ 27,281.41
212 GARNET AV	156	050-032-13	2,588	1	YES	2588	YES	2,588	2,785.22	2,653.74	\$ 22,901.03	\$ 3,193.77	\$ 1,918.50	\$ 28,013.30
214 GARNET AV	157	050-032-12	2,837	1	YES	2837	YES	2,837	2,785.22	2,819.74	\$ 24,333.56	\$ 3,393.55	\$ 2,038.51	\$ 29,765.63
216 GARNET AV	158	050-032-11	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
218 GARNET AV	159	050-032-10	2,547	1	YES	2547	YES	2,547	2,785.22	2,626.41	\$ 22,665.15	\$ 3,160.88	\$ 1,898.74	\$ 27,724.77
220 GARNET AV	160	050-032-09	2,460	1	YES	2460	YES	2,460	2,785.22	2,568.41	\$ 22,164.63	\$ 3,091.07	\$ 1,856.81	\$ 27,112.51
222 GARNET AV	161	050-032-08	2,527	1	YES	2527	YES	2,527	2,785.22	2,613.07	\$ 22,550.09	\$ 3,144.83	\$ 1,889.10	\$ 27,584.02
224 GARNET AV	162	050-032-07	2,720	1	YES	2720	YES	2,720	2,785.22	2,741.74	\$ 23,660.44	\$ 3,299.68	\$ 1,982.12	\$ 28,942.25
224 1/2 GARNET AV	163	050-032-06	880	1	YES	880	YES	880	2,785.22	1,515.07	\$ 13,074.65	\$ 1,823.39	\$ 1,095.31	\$ 15,993.35
221 GARNET AV	164	050-022-18	2,187	1	YES	2187	YES	2,187	2,785.22	2,386.41	\$ 20,594.02	\$ 2,872.04	\$ 1,725.24	\$ 25,191.29
219 GARNET AV	165	050-022-17	2,719	1	YES	2719	YES	2,719	2,785.22	2,741.07	\$ 23,654.69	\$ 3,298.88	\$ 1,981.64	\$ 28,935.21
217 GARNET AV	166	050-022-16	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
215 GARNET AV	167	050-022-15	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
213 GARNET AV	168	050-022-14	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
211 GARNET AV	169	050-022-13	2,593	1	YES	2593	YES	2,593	2,785.22	2,657.07	\$ 22,929.79	\$ 3,197.78	\$ 1,920.91	\$ 28,048.49
209 GARNET AV	170	050-022-27	2,575	1	YES	2575	YES	2,575	2,785.22	2,645.07	\$ 22,826.24	\$ 3,183.34	\$ 1,912.24	\$ 27,921.82
207 GARNET AV	171	050-022-26	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
205 GARNET AV	172	050-022-11	2,241	1	YES	2241	YES	2,241	2,785.22	2,422.41	\$ 20,904.69	\$ 2,915.36	\$ 1,751.26	\$ 25,571.31
203 GARNET AV	173	050-022-10	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
201 GARNET AV	174	050-022-09	2,550	1	YES	2550	YES	2,550	2,785.22	2,628.41	\$ 22,682.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88

City of Newport Beach

Underground Utility Assessment District No. 113 (West Balboa Island)

Preliminary Engineer's Report

September 25, 2018| 30



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ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Preliminary Total Assessment
125 GARNET AV	175	050-041-22	2,855	1	YES	2855	YES	2,855	2,785.22	2,698.41	\$ 23,286.49	\$ 3,247.53	\$ 1,950.80	\$ 28,484.81
123 GARNET AV	178	050-041-21	2,524	1	YES	2524	YES	2,524	2,785.22	2,611.07	\$ 22,532.83	\$ 3,142.42	\$ 1,887.66	\$ 27,562.91
121 GARNET AV	177	050-041-20	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
119 GARNET AV	178	050-041-19	2,847	1	YES	2847	YES	2,847	2,785.22	2,693.07	\$ 23,240.46	\$ 3,241.11	\$ 1,946.94	\$ 28,428.51
117 GARNET AV	179	050-041-18	2,324	1	YES	2324	YES	2,324	2,785.22	2,477.74	\$ 21,382.20	\$ 2,981.98	\$ 1,791.27	\$ 26,155.42
115 GARNET AV	180	050-041-17	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
113 GARNET AV	181	050-041-18	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
111 GARNET AV	182	050-041-15	2,707	1	YES	2707	YES	2,707	2,785.22	2,733.07	\$ 23,595.65	\$ 3,289.25	\$ 1,975.86	\$ 28,850.76
107 GARNET AV	183	050-041-14	2,210	1	YES	2210	YES	2,210	2,785.22	2,401.74	\$ 20,726.34	\$ 2,890.49	\$ 1,736.32	\$ 25,353.15
106 EMERALD AV	184	050-041-08	2,210	1	YES	2210	YES	2,210	2,785.22	2,401.74	\$ 20,726.34	\$ 2,890.49	\$ 1,736.32	\$ 25,353.15
108 EMERALD AV	185	050-041-07	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
110 EMERALD AV	188	050-041-08	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
112 EMERALD AV	187	050-041-05	2,514	1	YES	2514	YES	2,514	2,785.22	2,604.41	\$ 22,475.29	\$ 3,134.40	\$ 1,882.84	\$ 27,492.53
114 EMERALD AV	188	050-041-04	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
116 EMERALD AV	189	050-041-03	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
118 EMERALD AV	190	050-041-02	2,535	1	YES	2535	YES	2,535	2,785.22	2,618.41	\$ 22,596.11	\$ 3,161.25	\$ 1,892.96	\$ 27,640.32
120 EMERALD AV	191	050-041-01	2,575	1	YES	2575	YES	2,575	2,785.22	2,645.07	\$ 22,826.24	\$ 3,183.34	\$ 1,912.24	\$ 27,921.82
200 EMERALD AV	192	050-022-08	2,259	1	YES	2259	YES	2,259	2,785.22	2,434.41	\$ 21,008.24	\$ 2,929.80	\$ 1,759.94	\$ 25,897.99
202 EMERALD AV	193	050-022-07	2,308	1	YES	2308	YES	2,308	2,785.22	2,487.07	\$ 21,290.16	\$ 2,969.12	\$ 1,782.56	\$ 26,042.82
204 EMERALD AV	194	050-022-06	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
206 EMERALD AV	195	050-022-24	2,806	1	YES	2806	YES	2,806	2,785.22	2,799.07	\$ 24,155.21	\$ 3,368.68	\$ 2,023.57	\$ 29,547.47
208 EMERALD AV	198	050-022-25	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
210 EMERALD AV	197	050-022-04	2,691	1	YES	2691	YES	2,691	2,785.22	2,722.41	\$ 23,493.60	\$ 3,276.41	\$ 1,968.15	\$ 28,738.16
212 EMERALD AV	198	050-022-03	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
214 EMERALD AV	199	050-022-02	4,335	1	YES	4335	YES	4,335	2,785.22	3,818.41	\$ 32,951.77	\$ 4,595.45	\$ 2,760.49	\$ 40,307.72
211 EMERALD AV	200	050-021-17	2,423	1	YES	2423	YES	2,423	2,785.22	2,543.74	\$ 21,951.76	\$ 3,061.39	\$ 1,838.98	\$ 26,852.13
208 EMERALD AV	201	050-021-16	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
207 EMERALD AV	202	050-021-15	2,535	1	YES	2535	YES	2,535	2,785.22	2,618.41	\$ 22,596.11	\$ 3,161.25	\$ 1,892.96	\$ 27,640.32
205 EMERALD AV	203	050-021-14	2,495	1	YES	2495	YES	2,495	2,785.22	2,591.74	\$ 22,385.99	\$ 3,119.18	\$ 1,873.68	\$ 27,358.82
203 EMERALD AV	204	050-021-13	2,433	1	YES	2433	YES	2,433	2,785.22	2,550.41	\$ 22,009.29	\$ 3,069.41	\$ 1,843.80	\$ 26,922.50
201 EMERALD AV	205	050-021-12	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
121 EMERALD AV	208	050-011-21	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
118 EMERALD AV	207	050-011-20	2,628	1	YES	2628	YES	2,628	2,785.22	2,680.41	\$ 23,131.16	\$ 3,225.87	\$ 1,937.78	\$ 28,294.80
117 EMERALD AV	208	050-011-19	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
115 EMERALD AV	209	050-011-14	2,572	1	YES	2572	YES	2,572	2,785.22	2,643.07	\$ 22,908.98	\$ 3,180.93	\$ 1,910.79	\$ 27,900.71
113 EMERALD AV	210	050-011-13	2,550	1	YES	2550	YES	2,550	2,785.22	2,626.41	\$ 22,882.41	\$ 3,163.28	\$ 1,900.19	\$ 27,745.88
111 EMERALD AV	211	050-011-12	2,040	1	YES	2040	YES	2,040	2,785.22	2,288.41	\$ 19,748.30	\$ 2,754.09	\$ 1,854.39	\$ 24,156.79
109 PARK AV	212	050-011-29	8,497	1	YES	8497	YES	8,497	2,785.22	5,259.74	\$ 45,390.08	\$ 6,330.09	\$ 3,892.50	\$ 55,522.66
108 PARK AV	213	050-021-24	3,606	1	YES	3606	YES	3,606	2,785.22	3,332.41	\$ 28,757.73	\$ 4,010.55	\$ 2,409.14	\$ 35,177.42
106 PARK AV	214	050-021-23	2,837	1	YES	2837	YES	2,837	2,785.22	2,688.41	\$ 23,182.93	\$ 3,233.09	\$ 1,942.12	\$ 28,358.14
501 S BAY FRONT	215	050-052-30	7,354	1	YES	7354	YES	7,354	2,785.22	5,830.74	\$ 50,317.65	\$ 7,017.29	\$ 4,215.30	\$ 61,550.23
Totals										692,023.85	\$ 6,109,000.00	\$ 712,500.00	\$ 428,000.00	\$ 6,249,500.00



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