



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIMESM

Preliminary Engineer's Report

for

**Underground Utility
Assessment District No. 103
(G St / E Balboa Blvd / Channel Rd / Ocean Blvd)**

Prepared under the provisions of the
Municipal Improvement Act of 1913

For the

City of Newport Beach
County of Orange, California

June 9, 2009

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AGENCY: CITY OF NEWPORT BEACH

PROJECT: ASSESSMENT DISTRICT NO. 103

TO: CITY COUNCIL

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

The purposes of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area generally bounded by G Street / East Balboa Boulevard / Channel Road / Ocean Boulevard. 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 Assessment District No. 103 (hereinafter referred to as the "Assessment District"), I, Joan E. Cox, P.E., a Registered Professional Engineer and authorized representative of Harris & Associates, 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.

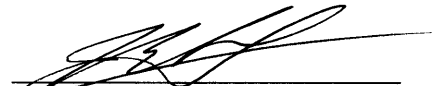
PART VI

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 June 9, 2009.

HARRIS & ASSOCIATES



JOAN E. COX, P.E.
R.C.E. No. 41965
ENGINEER OF WORK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Preliminary approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the ____ day of _____, 2009.

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the ____ day of _____, 2009.

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

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 Assessment District No. 103, G Street / East Balboa Boulevard / Channel Road / Ocean Boulevard, describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and incorporated as if attached and a part of this Report.

Said Plans and Specifications for the improvements are on file in the office of the Superintendent of Streets.

Part II Cost Estimate

	Estimated Costs	
	Preliminary	Confirmed
DESIGN & CONSTRUCTION COSTS*		
Electrical Costs (Southern California Edison)		
Electrical Construction Costs	\$3,053,100	
Construction Contingency (~10%)	\$305,310	
Edison Design Engineering	\$135,800	
	\$3,494,210	
Telephone Costs (AT&T)		
Telephone Construction Costs	\$992,998	
Construction Contingency (~10%)	\$99,300	
AT&T Design Engineering	\$102,000	
	\$1,194,298	
Street / Alley Rehabilitation	\$1,000,000	
Construction Contingency (~7.5%)	\$75,000	
	\$1,075,000	
Estimated Utility Contribution for Equivalent Overhead System	-\$678,621	
	\$5,084,887	
INCIDENTAL EXPENSES		
Assessment Engineering	\$64,000	
Contract Inspection	\$75,000	
Disclosure Counsel	\$20,000	
City Administration	\$100,000	
Financial Advisor	\$15,000	
Filing Fees	\$5,000	
Bond Counsel	\$25,000	
Paying Agent	\$3,000	
Dissemination Agent	\$3,000	
Financial Printing, Registration and Servicing	\$10,000	
Incidental Contingencies	\$28,113	
	\$348,113	
	\$5,433,000	
FINANCING COSTS		
Underwriter's Discount	1.25%	\$78,000
Bond Reserve / Credit Enhancement	6.00%	\$375,000
Funded Interest @ 12 months @ 5.75%		\$359,000
		\$812,000
		\$6,245,000

* Time Warner Cable is required to pay for undergrounding through the Franchise Agreement with the City.

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, in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 103 (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
- b. Specifications
- 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, Joan E. Cox, the authorized representative of HARRIS & ASSOCIATES, 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.

The bonds may be issued in more than one series, depending upon duration of the improvement work and related considerations.

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 Preliminarily Approved	As Confirmed
Estimated Cost of Construction:	\$5,084,887	
Estimated Incidental Expenses:	\$348,113	
Estimated Financial Costs:	\$812,000	
Estimated Total to Assessment:	\$6,245,000	

For particulars as to the individual assessments and their descriptions, reference is made to Table 1 (Assessment Roll) attached hereto.

6. The Method of Spread of Assessment is as set forth in the exhibit identified as Part III (Exhibit 1), 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	048-201-47	\$2,235,837	\$0	\$23,842.59		94
2	048-201-46	\$1,012,999	\$0	\$19,406.75		52
3	048-201-41	\$89,231	\$0	\$16,079.89		6
4	048-201-40	\$339,123	\$0	\$16,079.89		21
5	048-201-39	\$919,017	\$0	\$16,079.89		57
6	048-201-38	\$465,839	\$0	\$16,079.89		29
7	048-201-37	\$1,485,691	\$0	\$15,525.41		96
8	048-201-52	\$1,810,164	\$0	\$31,050.81		58
9	048-201-34	\$1,555,500	\$0	\$15,525.41		100
10	048-201-33	\$848,343	\$0	\$14,970.93		57
11	048-201-32	\$67,780	\$0	\$14,970.93		5
12	048-201-31	\$959,294	\$0	\$14,970.93		64
13	048-201-30	\$398,460	\$0	\$14,970.93		27
14	048-201-29	\$774,349	\$0	\$14,970.93		52
15	048-201-44	\$440,076	\$0	\$14,970.93		29
16	048-201-45	\$127,651	\$0	\$28,832.89		4
17	048-201-26	\$632,569	\$0	\$14,416.44		44
18	048-201-25	\$392,199	\$0	\$14,416.44		27
19	048-201-24	\$330,838	\$0	\$14,416.44		23
20	048-201-23	\$275,419	\$0	\$16,634.36		17
21	048-201-22	\$663,824	\$0	\$18,297.80		36
22	048-201-48	\$1,157,771	\$0	\$16,079.89		72
23	048-201-51	\$972,728	\$0	\$15,525.41		63
24	048-201-50	\$289,255	\$0	\$15,525.41		19
25	048-201-02	\$89,231	\$0	\$13,861.97		6
26	048-201-03	\$94,130	\$0	\$13,861.97		7
27	048-201-04	\$674,814	\$0	\$13,861.97		49
28	048-201-05	\$1,011,926	\$0	\$13,861.97		73
29	048-201-06	\$265,579	\$0	\$13,861.97		19
30	048-201-07	\$785,777	\$0	\$13,861.97		57
31	048-201-08	\$73,089	\$0	\$13,861.97		5
32	048-201-09	\$819,088	\$0	\$13,861.97		59
33	048-201-10	\$829,636	\$0	\$13,861.97		60
34	048-201-11	\$636,170	\$0	\$13,861.97		46
35	048-201-12	\$311,052	\$0	\$13,861.97		22
36	048-201-13	\$344,459	\$0	\$13,861.97		25
37	048-201-14	\$743,973	\$0	\$13,861.97		54
38	048-201-15	\$1,043,551	\$0	\$13,861.97		75
39	048-201-16	\$657,439	\$0	\$13,861.97		47
40	048-201-17	\$592,362	\$0	\$13,861.97		43
41	048-201-18	\$490,361	\$0	\$13,861.97		35
42	048-201-19	\$70,817	\$0	\$13,861.97		5
43	048-201-20	\$450,486	\$0	\$13,861.97		32
44	048-201-21	\$83,646	\$0	\$17,188.84		5
45	048-192-01	\$290,094	\$0	\$26,614.98		11

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
46	048-192-02	\$99,716	\$0	\$19,406.75		5
47	048-192-03	\$414,955	\$0	\$39,922.48		10
48	048-192-04	\$2,086,920	\$0	\$22,179.15		94
49	048-192-05	\$1,043,551	\$0	\$22,179.15		47
50	048-192-06	\$1,135,938	\$0	\$23,288.10		49
51	048-192-07	\$157,661	\$0	\$23,842.59		7
52	048-192-08	\$835,469	\$0	\$24,951.55		33
53	048-192-09	\$1,816,379	\$0	\$56,002.34		32
54	048-191-19	\$241,339	\$0	\$6,282.24		38
55	048-191-02	\$502,585	\$0	\$15,248.16		33
56	048-191-03	\$509,983	\$0	\$16,079.89		32
57	048-191-04	\$819,088	\$0	\$14,970.93		55
58	048-191-05	\$96,721	\$0	\$14,970.93		6
59	048-191-06	\$1,499,400	\$0	\$14,416.44		104
60	048-191-07	\$431,053	\$0	\$14,970.93		29
61	048-191-08	\$216,526	\$0	\$14,416.44		15
62	048-191-09	\$964,808	\$0	\$14,970.93		64
63	048-191-10	\$557,978	\$0	\$16,079.89		35
64	048-191-11	\$113,100	\$0	\$17,743.32		6
65	930-504-15	\$741,170	\$0	\$9,426.14		79
66	930-504-16	\$770,744	\$0	\$9,426.14		82
67	930-504-17	\$1,109,500	\$0	\$9,426.14		118
68	930-504-18	\$770,744	\$0	\$9,426.14		82
69	048-191-14	\$1,045,302	\$0	\$18,297.80		57
70	048-191-15	\$2,347,989	\$0	\$16,634.36		141
71	048-191-16	\$877,242	\$0	\$18,297.80		48
72	048-221-01	\$1,680,823	\$0	\$18,852.28		89
73	048-221-02	\$86,471	\$0	\$14,416.44		6
74	048-221-03	\$338,112	\$0	\$14,416.44		23
75	048-221-28	\$152,829	\$0	\$29,387.37		5
76	048-221-06	\$78,674	\$0	\$14,416.44		5
77	048-221-29	\$111,092	\$0	\$21,624.68		5
78	048-221-24	\$3,125,000	\$0	\$21,624.68		145
79	048-221-10	\$402,816	\$0	\$14,416.44		28
80	048-221-11	\$1,689,074	\$0	\$14,416.44		117
81	048-221-12	\$332,946	\$0	\$14,416.44		23
82	048-221-13	\$85,991	\$0	\$14,416.44		6
83	048-221-14	\$535,537	\$0	\$16,634.36		32
84	048-221-34	\$702,153	\$0	\$16,634.36		42
85	048-221-35	\$6,783,079	\$0	\$13,307.49		510
86	048-221-22	\$86,381	\$0	\$13,861.97		6
87	048-221-21	\$111,781	\$0	\$13,861.97		8
88	048-221-20	\$601,376	\$0	\$13,861.97		43
89	048-221-19	\$1,180,926	\$0	\$13,861.97		85
90	048-221-18	\$362,788	\$0	\$13,861.97		26
91	048-221-33	\$818,369	\$0	\$13,861.97		59
92	048-221-32	\$1,985,000	\$0	\$13,861.97		143

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
93	048-221-31	\$1,853,000	\$0	\$13,861.97		134
94	048-221-30	\$170,629	\$0	\$13,861.97		12
95	048-221-26	\$443,754	\$0	\$13,861.97		32
96	048-221-27	\$116,067	\$0	\$13,307.49		9
97	048-220-01	N/A	\$0	\$0.00		N/A
98	048-222-01	\$2,406,000	\$0	\$13,307.49		181
99	048-222-02	\$193,322	\$0	\$13,861.97		14
100	048-222-03	\$648,681	\$0	\$13,861.97		47
101	048-222-04	\$2,142,000	\$0	\$13,861.97		155
102	048-222-05	\$1,679,000	\$0	\$13,861.97		121
103	048-222-06	\$579,914	\$0	\$13,861.97		42
104	048-222-07	\$200,011	\$0	\$13,861.97		14
105	048-222-08	\$861,199	\$0	\$13,861.97		62
106	048-222-09	\$904,937	\$0	\$13,861.97		65
107	048-222-10	\$776,464	\$0	\$13,861.97		56
108	048-222-11	\$180,236	\$0	\$13,861.97		13
109	048-222-32	\$164,489	\$0	\$13,861.97		12
110	048-222-33	\$510,117	\$0	\$13,861.97		37
111	048-222-34	\$376,834	\$0	\$14,416.44		26
112	048-222-35	\$1,050,561	\$0	\$14,970.93		70
113	048-222-27	\$106,490	\$0	\$15,525.41		7
114	048-222-26	\$865,309	\$0	\$14,416.44		60
115	048-222-25	\$138,161	\$0	\$14,970.93		9
116	048-222-24	\$1,490,130	\$0	\$15,525.41		96
117	048-222-23	\$84,613	\$0	\$16,079.89		5
118	048-222-22	\$237,769	\$0	\$16,634.36		14
119	048-222-21	\$87,094	\$0	\$17,188.84		5
120	048-222-20	\$90,608	\$0	\$17,188.84		5
121	048-222-19	\$83,092	\$0	\$17,743.32		5
122	048-222-31	\$1,826,214	\$0	\$18,297.80		100
123	048-222-30	\$171,808	\$0	\$18,297.80		9
124	048-222-28	\$94,820	\$0	\$18,852.28		5
125	048-222-29	\$686,340	\$0	\$18,852.28		36
126	048-222-16	\$752,117	\$0	\$17,188.84		44
127	048-222-37	\$1,850,000	\$0	\$17,188.84		108
128	048-222-36	\$646,894	\$0	\$18,297.80		35
129	048-211-36	\$860,389	\$0	\$14,970.93		57
130	048-211-35	\$674,344	\$0	\$13,861.97		49
131	048-211-34	\$877,242	\$0	\$13,861.97		63
132	048-211-02	\$75,222	\$0	\$13,861.97		5
133	048-211-03	\$1,212,902	\$0	\$13,861.97		87
134	048-211-37	\$422,649	\$0	\$13,861.97		30
135	048-211-38	\$3,001,500	\$0	\$13,861.97		217
136	048-211-05	\$94,542	\$0	\$13,861.97		7
137	048-211-06	\$80,609	\$0	\$13,861.97		6
138	048-211-27	\$857,212	\$0	\$13,861.97		62

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
139	048-211-28	\$81,919	\$0	\$13,861.97		6
140	048-211-08	\$1,732,266	\$0	\$13,861.97		125
141	048-211-09	\$418,094	\$0	\$13,861.97		30
142	048-211-10	\$728,909	\$0	\$13,861.97		53
143	048-211-11	\$514,578	\$0	\$13,861.97		37
144	048-211-12	\$1,565,326	\$0	\$13,307.49		118
145	048-211-39	\$1,819,000	\$0	\$16,634.36		109
146	048-211-40	\$459,369	\$0	\$14,416.44		32
147	048-211-23	\$1,560,600	\$0	\$14,416.44		108
148	048-211-22	\$549,744	\$0	\$14,416.44		38
149	048-211-21	\$1,379,570	\$0	\$14,416.44		96
150	048-211-20	\$954,279	\$0	\$14,416.44		66
151	048-211-19	\$89,167	\$0	\$14,416.44		6
152	048-211-18	\$213,926	\$0	\$14,416.44		15
153	048-211-17	\$142,317	\$0	\$14,416.44		10
154	048-211-30	\$317,114	\$0	\$14,416.44		22
155	048-211-32	\$112,552	\$0	\$14,416.44		8
156	048-211-31	\$394,187	\$0	\$14,416.44		27
157	048-211-25	\$675,841	\$0	\$14,416.44		47
158	048-211-15	\$1,480,385	\$0	\$14,416.44		103
159	048-211-14	\$1,826,214	\$0	\$14,416.44		127
160	048-211-13	\$1,826,214	\$0	\$16,634.36		110
161	048-261-30	\$2,001,415	\$0	\$17,743.32		113
162	048-261-29	\$85,648	\$0	\$14,416.44		6
163	048-261-28	\$440,871	\$0	\$14,416.44		31
164	048-261-33	\$892,805	\$0	\$14,416.44		62
165	048-261-34	\$106,753	\$0	\$14,416.44		7
166	048-261-31	\$1,653,959	\$0	\$14,416.44		115
167	048-261-32	\$378,558	\$0	\$14,416.44		26
168	048-261-25	\$88,820	\$0	\$14,416.44		6
169	048-261-24	\$1,144,344	\$0	\$14,416.44		79
170	048-261-23	\$166,009	\$0	\$14,416.44		12
171	048-261-22	\$84,959	\$0	\$14,416.44		6
172	048-261-21	\$367,135	\$0	\$14,416.44		25
173	048-261-20	\$1,800,000	\$0	\$14,416.44		125
174	048-261-19	\$1,826,214	\$0	\$14,416.44		127
175	048-261-18	\$1,836,000	\$0	\$14,416.44		127
176	048-261-17	\$192,831	\$0	\$17,743.32		11
177	048-261-01	\$753,270	\$0	\$16,634.36		45
178	048-261-02	\$127,786	\$0	\$11,644.06		11
179	048-261-03	\$1,095,098	\$0	\$11,644.06		94
180	048-261-04	\$2,050,000	\$0	\$11,644.06		176
181	048-261-05	\$887,204	\$0	\$11,644.06		76
182	048-261-06	\$2,395,000	\$0	\$11,644.06		206
183	048-261-07	\$76,744	\$0	\$11,644.06		7
184	048-261-08	\$602,681	\$0	\$17,743.32		34

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
185	048-261-09	\$847,147	\$0	\$17,188.84		49
186	048-261-35	\$416,927	\$0	\$11,644.06		36
187	048-261-36	\$133,098	\$0	\$11,644.06		11
188	048-261-11	\$431,551	\$0	\$11,644.06		37
189	048-261-12	\$401,098	\$0	\$11,644.06		34
190	048-261-13	\$834,521	\$0	\$11,644.06		72
191	048-261-14	\$2,734,000	\$0	\$11,644.06		235
192	048-261-15	\$783,068	\$0	\$11,644.06		67
193	048-261-16	\$83,188	\$0	\$16,634.36		5
194	048-252-12	\$1,292,154	\$0	\$33,268.72		39
195	048-252-11	\$3,130,652	\$0	\$13,307.49		235
196	048-252-10	\$150,136	\$0	\$12,753.02		12
197	048-252-15	\$190,670	\$0	\$38,813.52		5
198	048-252-14	\$424,023	\$0	\$11,644.06		36
199	048-252-13	\$73,019	\$0	\$11,644.06		6
200	048-252-19	\$74,400	\$0	\$7,762.70		10
201	048-252-18	\$74,611	\$0	\$7,762.70		10
202	048-252-05	\$101,859	\$0	\$15,525.41		7
203	048-252-21	\$743,973	\$0	\$9,980.62		75
204	048-252-20	\$1,955,952	\$0	\$11,644.06		168
205	048-252-03	\$95,785	\$0	\$17,743.32		5
206	048-252-02	\$69,847	\$0	\$11,644.06		6
207	048-252-17	\$1,778,000	\$0	\$14,416.44		123
208	048-252-16	\$827,929	\$0	\$14,416.44		57
209	048-251-21	\$99,093	\$0	\$27,723.94		4
210	048-251-22	\$84,471	\$0	\$22,179.15		4
211	048-251-23	\$377,757	\$0	\$22,179.15		17
212	048-251-24	\$467,118	\$0	\$22,179.15		21
213	048-251-25	\$1,294,673	\$0	\$22,179.15		58
214	048-251-26	\$2,043,887	\$0	\$22,179.15		92
215	048-251-27	\$2,247,000	\$0	\$22,179.15		101
216	048-251-28	\$92,401	\$0	\$22,179.15		4
217	048-251-29	\$80,195	\$0	\$22,179.15		4
218	048-251-30	\$694,533	\$0	\$22,179.15		31
219	048-251-31	\$386,456	\$0	\$22,179.15		17
220	048-251-32	\$1,026,555	\$0	\$22,179.15		46
221	048-251-33	\$80,743	\$0	\$22,179.15		4
222	048-251-07	\$186,148	\$0	\$22,179.15		8
223	048-251-06	\$256,533	\$0	\$28,184.16		9
224	048-251-37	\$1,716,922	\$0	\$32,159.76		53
225	048-251-38	\$1,273,106	\$0	\$28,832.89		44
226	048-251-34	\$419,569	\$0	\$27,723.94		15
227	048-251-35	\$599,027	\$0	\$27,723.94		22
228	048-251-14	\$477,870	\$0	\$22,179.15		22
229	048-251-15	\$108,334	\$0	\$22,179.15		5
230	048-251-16	\$763,463	\$0	\$22,179.15		34

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
231	048-251-17	\$190,275	\$0	\$22,179.15		9
232	048-251-18	\$194,204	\$0	\$22,179.15		9
233	048-251-19	\$820,237	\$0	\$22,179.15		37
234	048-251-20	\$1,427,241	\$0	\$22,179.15		64
235	048-251-02	\$527,244	\$0	\$22,179.15		24
236	048-251-03	\$129,966	\$0	\$22,179.15		6
237	048-251-04	\$957,220	\$0	\$22,179.15		43
238	048-251-05	\$96,330	\$0	\$24,025.56		4
239	048-272-28	\$1,984,458	\$0	\$17,743.32		112
240	048-272-29	\$1,114,952	\$0	\$17,743.32		63
241	048-272-20	\$966,435	\$0	\$15,525.41		62
242	048-272-19	\$2,084,613	\$0	\$15,525.41		134
243	048-272-31	\$568,930	\$0	\$15,525.41		37
244	048-272-30	\$1,284,165	\$0	\$15,525.41		83
245	048-272-04	\$108,820	\$0	\$15,525.41		7
246	048-272-05	\$557,395	\$0	\$15,525.41		36
247	048-272-24	\$905,653	\$0	\$15,525.41		58
248	048-272-32	\$612,046	\$0	\$15,525.41		39
249	048-272-33	\$416,928	\$0	\$15,525.41		27
250	048-272-22	\$455,419	\$0	\$15,525.41		29
251	048-272-26	\$527,023	\$0	\$15,525.41		34
252	048-272-27	\$90,540	\$0	\$15,525.41		6
253	048-272-21	\$1,105,601	\$0	\$52,121.00		21
254	048-272-09	\$495,528	\$0	\$13,861.97		36
255	048-272-10	\$1,590,180	\$0	\$13,861.97		115
256	048-272-11	\$111,027	\$0	\$13,861.97		8
257	048-272-12	\$1,098,275	\$0	\$13,307.49		83
258	048-272-18	\$758,935	\$0	\$16,079.89		47
259	048-272-17	\$1,129,444	\$0	\$13,861.97		81
260	048-272-16	\$1,053,116	\$0	\$13,861.97		76
261	048-272-15	\$499,909	\$0	\$13,861.97		36
262	048-272-14	\$1,567,038	\$0	\$13,861.97		113
263	048-272-13	\$148,139	\$0	\$14,970.93		10
264	048-271-30	\$760,092	\$0	\$15,525.41		49
265	048-271-29	\$1,357,284	\$0	\$15,525.41		87
266	048-271-17	\$527,343	\$0	\$13,861.97		38
267	048-271-28	\$184,631	\$0	\$17,188.84		11
268	048-271-26	\$90,750	\$0	\$17,188.84		5
269	048-271-25	\$168,835	\$0	\$17,188.84		10
270	048-271-27	\$167,460	\$0	\$17,188.84		10
271	048-271-14	\$423,837	\$0	\$13,861.97		31
272	048-271-13	\$94,681	\$0	\$13,861.97		7
273	048-271-21	\$3,008,994	\$0	\$20,515.72		147
274	048-271-23	\$771,481	\$0	\$12,753.02		60
275	048-271-31	\$380,588	\$0	\$14,787.95		26
276	048-271-19	\$484,534	\$0	\$15,525.41		31

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
277	048-271-01	\$445,916	\$0	\$14,970.93		30
278	048-271-02	\$152,273	\$0	\$27,169.46		6
279	048-271-03	\$71,712	\$0	\$13,861.97		5
280	048-271-32	\$425,881	\$0	\$13,861.97		31
281	048-271-33	\$1,237,895	\$0	\$13,861.97		89
282	048-271-05	\$2,354,289	\$0	\$13,861.97		170
283	048-271-06	\$972,514	\$0	\$27,169.46		36
284	048-271-07	\$2,580,224	\$0	\$26,060.50		99
285	048-271-08	\$350,784	\$0	\$12,753.02		28
286	048-271-09	\$1,346,138	\$0	\$6,653.75		202
287	048-302-01	\$238,455	\$0	\$18,297.80		13
288	048-302-02	\$757,406	\$0	\$16,634.36		46
289	048-302-03	\$914,679	\$0	\$16,634.36		55
290	048-302-04	\$722,259	\$0	\$16,634.36		43
291	048-302-05	\$132,684	\$0	\$16,634.36		8
292	048-302-06	\$105,991	\$0	\$16,634.36		6
293	048-302-07	\$126,413	\$0	\$16,634.36		8
294	048-302-08	\$2,465,000	\$0	\$16,634.36		148
295	048-302-09	\$877,501	\$0	\$16,634.36		53
296	048-302-10	\$817,519	\$0	\$16,634.36		49
297	048-302-11	\$129,861	\$0	\$18,297.80		7
298	048-302-17	\$712,867	\$0	\$22,179.15		32
299	048-302-16	\$145,469	\$0	\$18,297.80		8
300	048-302-15	\$120,682	\$0	\$18,297.80		7
301	048-302-14	\$550,044	\$0	\$18,297.80		30
302	048-302-13	\$322,904	\$0	\$18,297.80		18
303	048-302-12	\$227,908	\$0	\$21,070.19		11
304	048-290-01	N/A	\$0	\$0.00		N/A
305	048-291-01	\$871,988	\$0	\$13,307.49		66
306	048-291-02	\$171,163	\$0	\$13,307.49		13
307	048-291-22	\$1,349,631	\$0	\$13,307.49		101
308	048-291-23	\$2,340,900	\$0	\$13,861.97		169
309	048-291-20	\$575,452	\$0	\$19,961.23		29
310	048-291-26	\$997,268	\$0	\$13,861.97		72
311	048-291-19	\$1,227,595	\$0	\$13,307.49		92
312	048-291-18	\$104,681	\$0	\$13,861.97		8
313	048-291-17	\$559,071	\$0	\$13,861.97		40
314	048-291-24	\$1,975,865	\$0	\$13,861.97		143
315	048-291-25	\$105,849	\$0	\$13,861.97		8
316	048-291-15	\$138,002	\$0	\$13,861.97		10
317	048-291-14	\$505,665	\$0	\$13,861.97		36
318	048-291-13	\$1,167,027	\$0	\$13,861.97		84
319	048-291-12	\$94,332	\$0	\$16,079.89		6
320	048-291-06	\$2,846,000	\$0	\$16,634.36		171
321	048-291-07	\$2,436,525	\$0	\$15,525.41		157
322	048-291-08	\$1,364,761	\$0	\$15,525.41		88

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
323	048-291-09	\$525,399	\$0	\$15,525.41		34
324	048-291-10	\$1,114,061	\$0	\$15,525.41		72
325	048-291-11	\$2,500,000	\$0	\$9,148.90		273
326	048-292-28	\$505,120	\$0	\$16,079.89		31
327	048-292-29	\$1,924,740	\$0	\$13,861.97		139
328	048-292-02	\$1,196,981	\$0	\$13,861.97		86
329	048-292-03	\$727,807	\$0	\$13,861.97		53
330	048-292-04	\$716,117	\$0	\$13,861.97		52
331	048-292-05	\$1,750,000	\$0	\$13,861.97		126
332	048-292-06	\$137,932	\$0	\$13,861.97		10
333	048-292-07	\$1,586,610	\$0	\$13,861.97		114
334	048-292-27	\$89,164	\$0	\$14,970.93		6
335	048-292-26	\$727,613	\$0	\$14,970.93		49
336	048-292-32	\$82,121	\$0	\$14,970.93		5
337	048-292-33	\$575,461	\$0	\$14,970.93		38
338	048-292-10	\$185,324	\$0	\$16,634.36		11
339	048-292-25	\$2,105,000	\$0	\$14,416.44		146
340	048-292-24	\$868,494	\$0	\$13,861.97		63
341	048-292-23	\$672,882	\$0	\$13,861.97		49
342	048-292-22	\$88,676	\$0	\$13,861.97		6
343	048-292-21	\$982,907	\$0	\$13,861.97		71
344	048-292-20	\$98,475	\$0	\$13,861.97		7
345	048-292-19	\$514,846	\$0	\$11,644.06		44
346	048-292-18	\$431,376	\$0	\$11,644.06		37
347	048-292-17	\$95,169	\$0	\$11,644.06		8
348	048-292-35	\$564,217	\$0	\$11,644.06		48
349	048-292-34	\$1,068,457	\$0	\$13,861.97		77
350	048-292-15	\$351,436	\$0	\$12,753.02		28
351	048-292-14	\$162,762	\$0	\$12,753.02		13
352	048-292-13	\$197,001	\$0	\$12,753.02		15
353	048-292-12	\$162,559	\$0	\$12,753.02		13
354	048-292-11	\$1,263,768	\$0	\$12,015.55		105
355	048-281-01	\$122,735	\$0	\$16,634.36		7
356	048-281-02	\$765,067	\$0	\$13,861.97		55
357	048-281-03	\$2,075,598	\$0	\$13,861.97		150
358	048-281-04	\$490,708	\$0	\$13,861.97		35
359	048-281-05	\$1,677,769	\$0	\$13,861.97		121
360	048-281-06	\$329,284	\$0	\$13,861.97		24
361	048-281-31	\$118,675	\$0	\$12,198.53		10
362	048-281-36	\$87,026	\$0	\$14,970.93		6
363	048-281-35	\$219,398	\$0	\$14,416.44		15
364	048-281-09	\$203,064	\$0	\$14,416.44		14
365	048-281-10	\$94,334	\$0	\$14,416.44		7
366	048-281-11	\$992,191	\$0	\$14,416.44		69
367	048-281-12	\$960,218	\$0	\$14,416.44		67
368	048-281-13	\$80,952	\$0	\$14,416.44		6

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
369	048-281-37	\$477,515	\$0	\$16,634.36		29
370	048-281-38	\$714,053	\$0	\$17,188.84		42
371	048-281-30	\$1,063,688	\$0	\$17,743.32		60
372	048-281-29	\$146,961	\$0	\$14,416.44		10
373	048-281-28	\$1,768,680	\$0	\$14,416.44		123
374	048-281-27	\$286,911	\$0	\$14,416.44		20
375	048-281-26	\$163,041	\$0	\$14,416.44		11
376	048-281-25	\$2,184,840	\$0	\$14,416.44		152
377	048-281-24	\$1,023,469	\$0	\$14,416.44		71
378	048-281-39	\$780,653	\$0	\$18,297.80		43
379	048-281-21	\$103,028	\$0	\$18,297.80		6
380	048-281-20	\$1,135,719	\$0	\$17,188.84		66
381	048-281-19	\$2,468,400	\$0	\$26,060.50		95
382	048-281-18	\$715,083	\$0	\$23,842.59		30
383	048-281-33	\$1,071,606	\$0	\$16,634.36		64
384	048-281-34	\$159,178	\$0	\$19,961.23		8
385	048-281-16	\$138,345	\$0	\$21,070.19		7
386	048-281-15	\$3,425,000	\$0	\$24,951.55		137
		\$298,153,641	\$0	\$6,245,000.00		48

Table 2
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT	\$6,245,000
B. UNPAID SPECIAL ASSESSMENTS	\$0 *
TOTAL A & B	\$6,245,000
C. TRUE VALUE OF PARCELS	\$298,153,641 **
AVERAGE VALUE TO LIEN RATIO	48 :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 June 9, 2009.

HARRIS & ASSOCIATES



JOAN E. COX, P.E.
R.C.E. No. 41965
ASSESSMENT ENGINEER
CITY OF NEWPORT BEACH
COUNTY OF ORANGE, 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. 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 adjacent to, or in proximity of, overhead facilities receive an aesthetic benefit.
- **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 Peninsula, the negative effects of falling lines and poles are more widespread including blocked roadways and alleys, and property damage due to impact. Properties that are adjacent to, or in proximity of, overhead facilities receive a safety benefit.
- **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.

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.

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 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.

With the exception of the City park properties, the properties situated within the assessment district are zoned 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. This general benefit portion of the cost is more than offset by the 13+% utility company contribution.

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.

The area of each property has been rounded to the nearest 100 square feet (sf), which accounts for any minor area calculation inconsistencies.

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 the few exceptions identified below, receive 3 of the 3 benefits (which is a factor of 1). Therefore, their rounded parcel areas are multiplied by 1 to calculate the "Assessed Parcel Area" on which costs are apportioned.

Note: In 1995, Assessment Nos. 291, 292, 293, 294, 295, 296 and 297 were included in Assessment District No. 64. These properties were previously assessed for their improved view of Newport Harbor due to the wires and poles being removed adjacent to the City park across Balboa Boulevard / Channel Road. These properties were *not* assessed for improved neighborhood aesthetics, improved safety or connection benefits associated from the previous undergrounding of the overhead utilities, and were specifically given a credit, that was applied to their calculated assessment amount, to make sure they were not doubly assessed for the future undergrounding of the poles and wires serving their properties (reference is made to

pages 8 and 9 of Final Engineer's Report, dated June 1, 1995, which are provided in Appendix A). Therefore, these properties receive full benefits from this proposed undergrounding and are not considered to be assessed twice for the same benefits.

Exceptions

The following are parcels whose benefits do not fit the above methodology, as explained below.

1. Assessment Nos. 55, 223, 238, 275 and 354. The poles, wires and guy wires to be undergrounded are in close proximity to these lots, although not directly adjacent; therefore, these properties are assigned 1/2 Aesthetic Benefits. However, because the poles and wires are close enough to encroach on the property should they fall, these properties are considered to receive full Safety Benefits. Therefore, these parcels receive 2-1/2 of 3 benefits and their rounded property area is multiplied by a factor of 5/6.
2. Assessment No. 54 and 286. The poles, wires and guy wires to be undergrounded are not in close proximity to these properties and do not provide significant aesthetic benefits to these properties, nor would they encroach upon these properties should they fall. Therefore, these properties are assigned 0 Aesthetic Benefits and 0 Safety Benefits. Therefore, these parcels receive 1 of 3 benefits and their rounded property area is multiplied by a factor of 1/3.
3. Assessment No. 325. The poles, wires and guy wires to be undergrounded are in close proximity to this parcel, although not directly adjacent; therefore, this property is assigned 1/2 Aesthetic Benefits. Excluding guy wires, which are support structures to the overhead facilities and poles, the poles and wires to be undergrounded are not in close proximity to this property, and would not encroach upon this property should they fall; therefore, this property is assigned 0 Safety Benefits. Therefore, this parcel receives 1-1/2 of 3 benefits and its rounded property area is multiplied by a factor of 1/2.
4. Assessment Nos. 97, 304 and the park property adjacent to Assessment No. 54. These properties are small neighborhood pocket-parks with no potential for development that are not in close proximity to the poles and wires proposed to be undergrounded, nor are they connected to the system to be undergrounded. Therefore, these properties are assigned 0 Aesthetic Benefits, 0 Safety Benefits and 0 Connection Benefits.

ASSESSMENT APPORTIONMENT

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

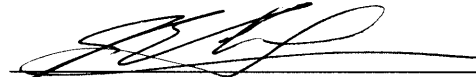
Incidental Expenses and Financial Costs have been assessed to the entire Assessment District on a prorata basis relative to the total construction cost allocations.

The individual assessment calculations are provided in Appendix B. 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: June 9, 2009

HARRIS & ASSOCIATES



JOAN E COX, P.E.
R.C.E. No. 41965
ASSESSMENT ENGINEER
CITY OF NEWPORT BEACH
COUNTY OF ORANGE,
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 filed in my office on the ____ day of _____, 2009.

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 the ____ day of _____, 2009.

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 said City on the ____ day of _____, 2009.

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 the ____ day of _____, 2009.

SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Part IV Annual Administrative Assessment

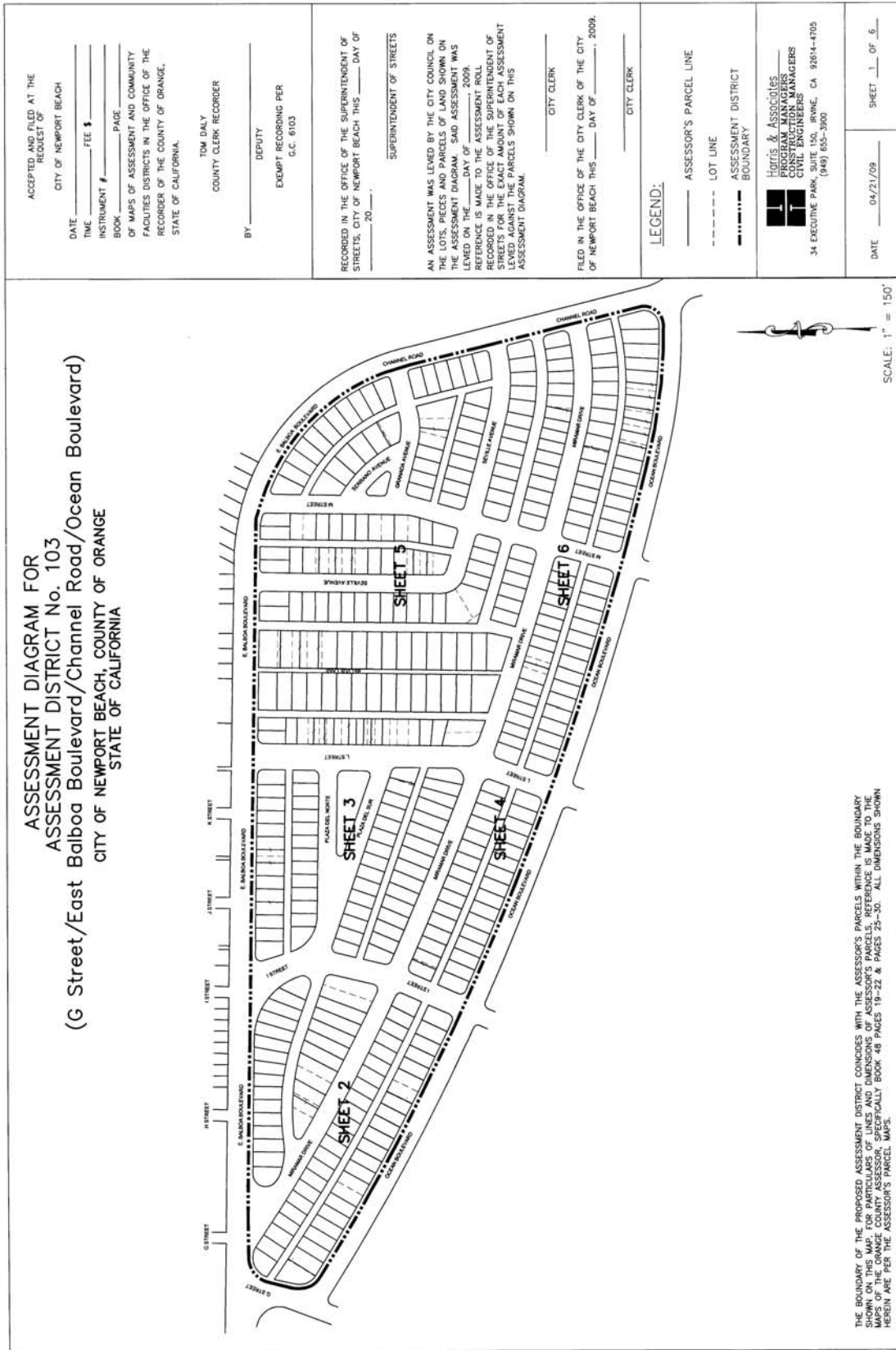
A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the CITY OF NEWPORT BEACH, and not otherwise reimbursed, resulting from the administration and collection 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(f) 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.

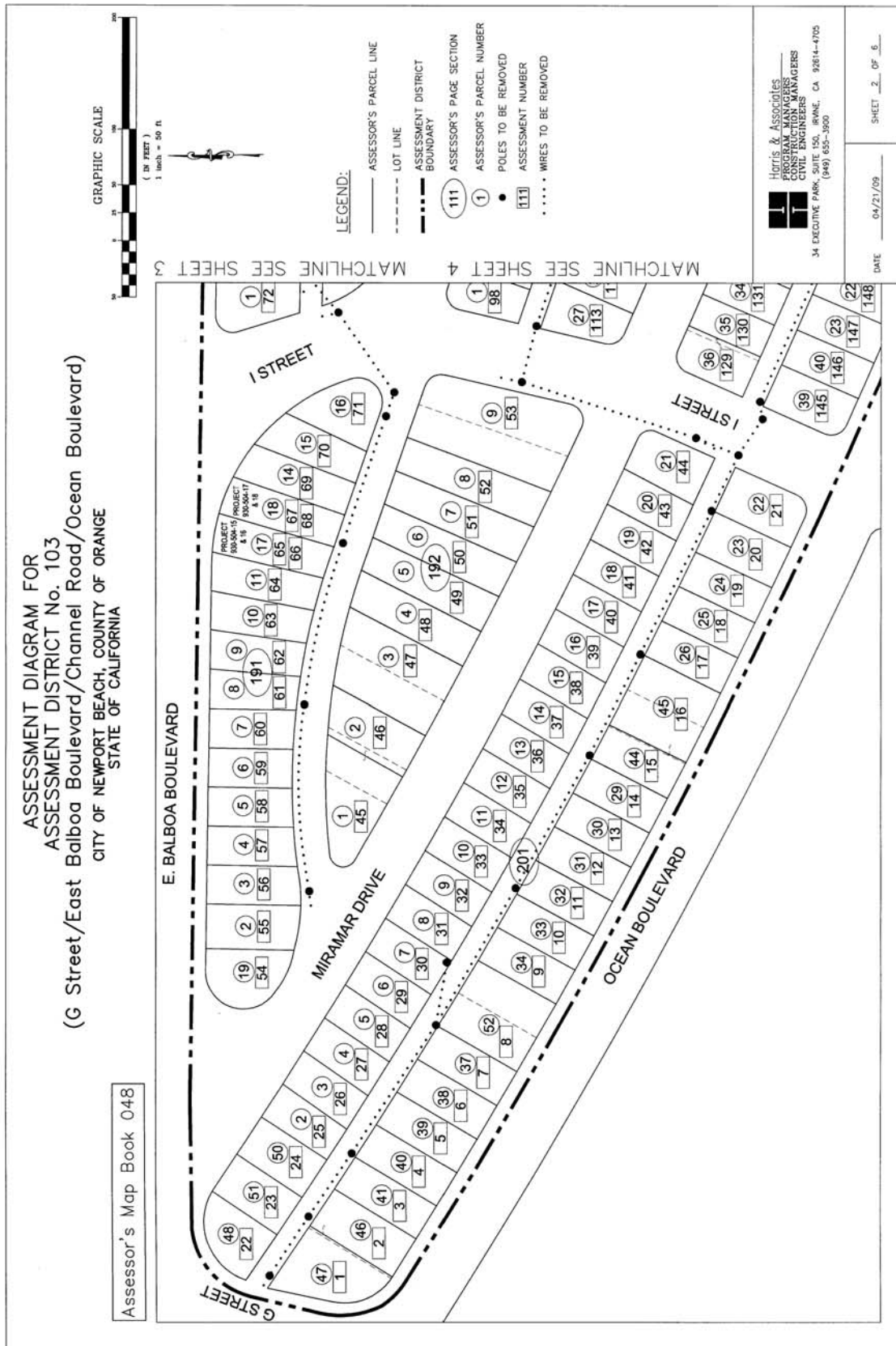
The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

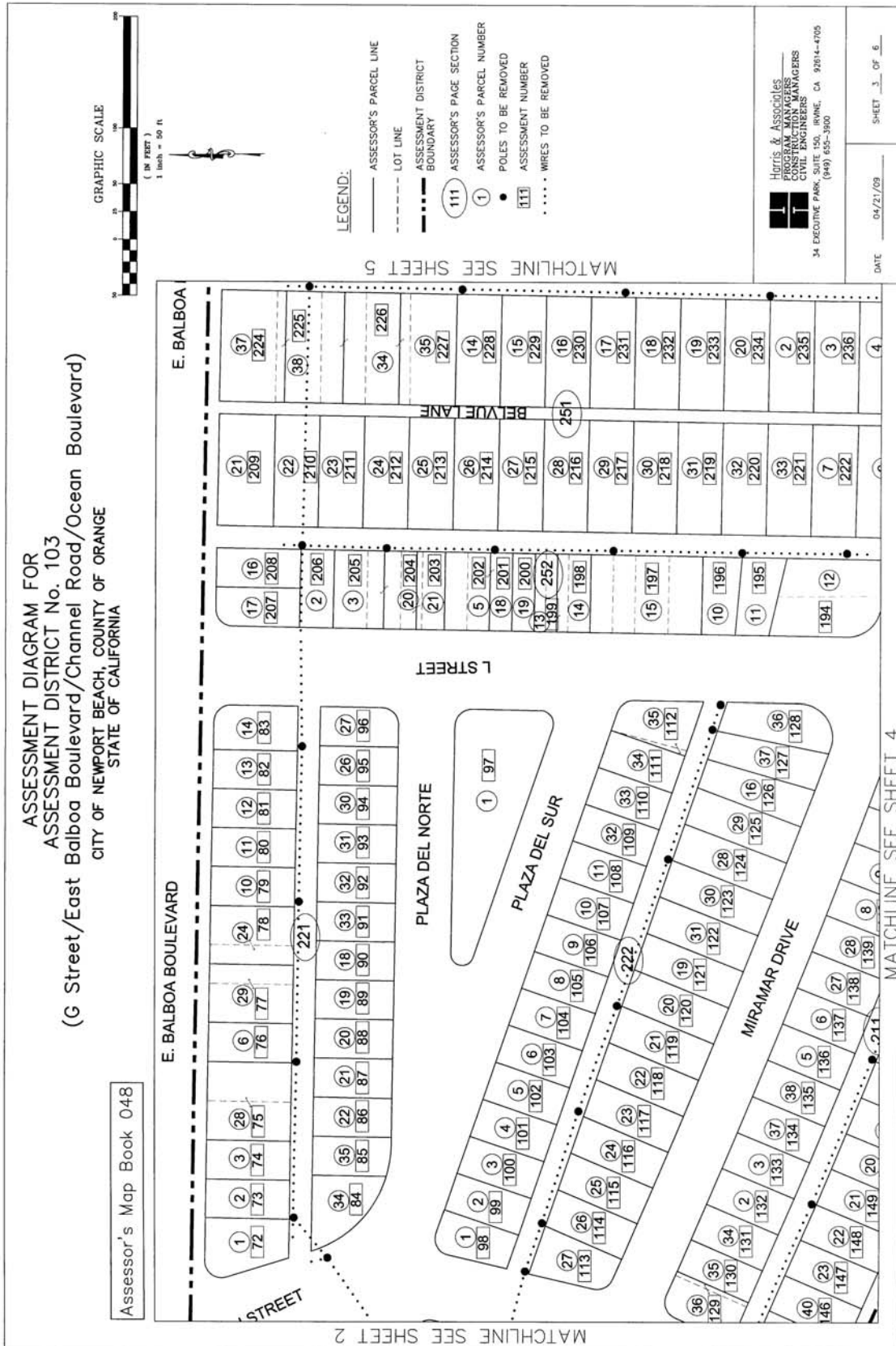
Part V Diagram of Assessment

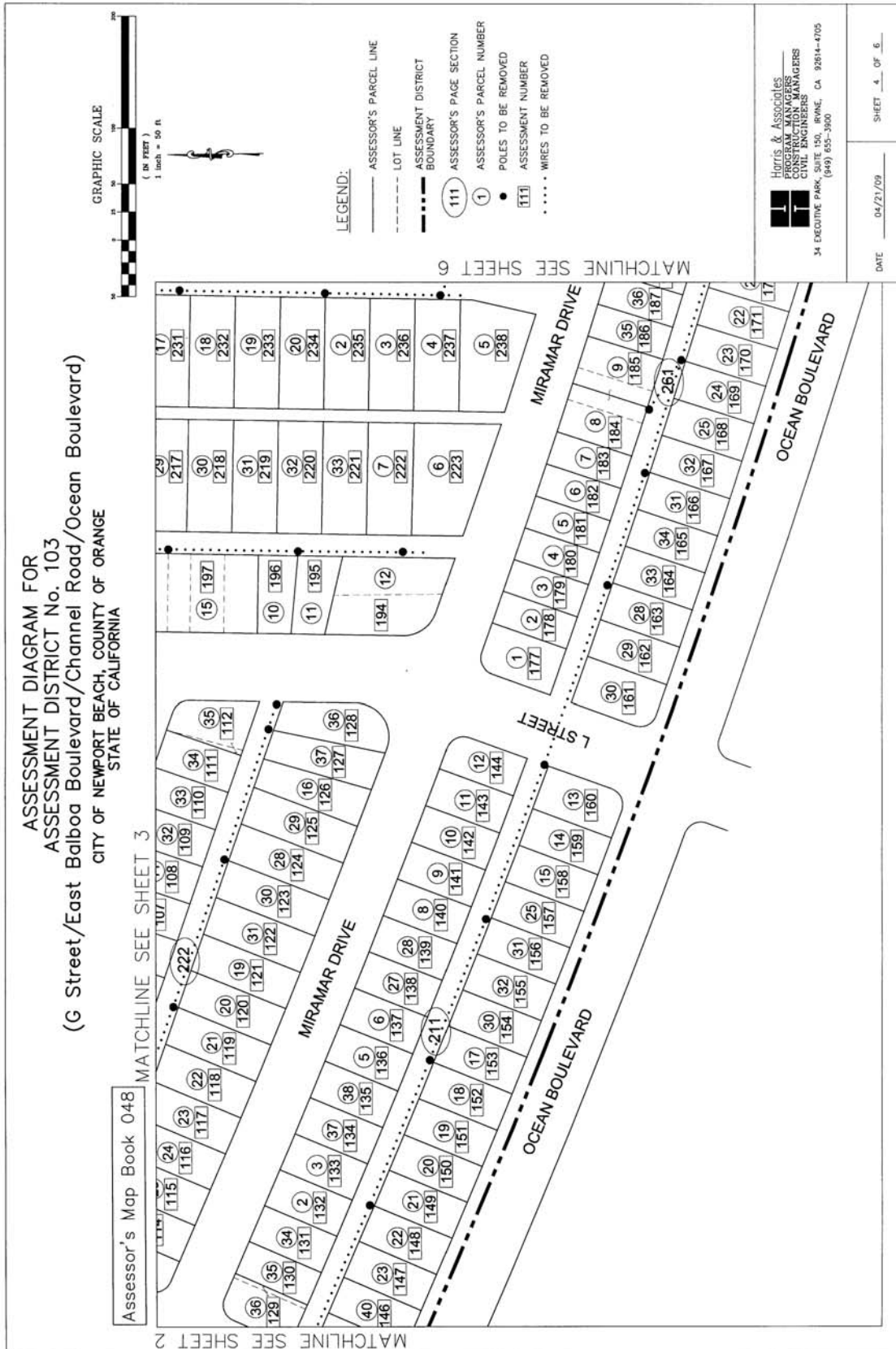
A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Newport Beach.

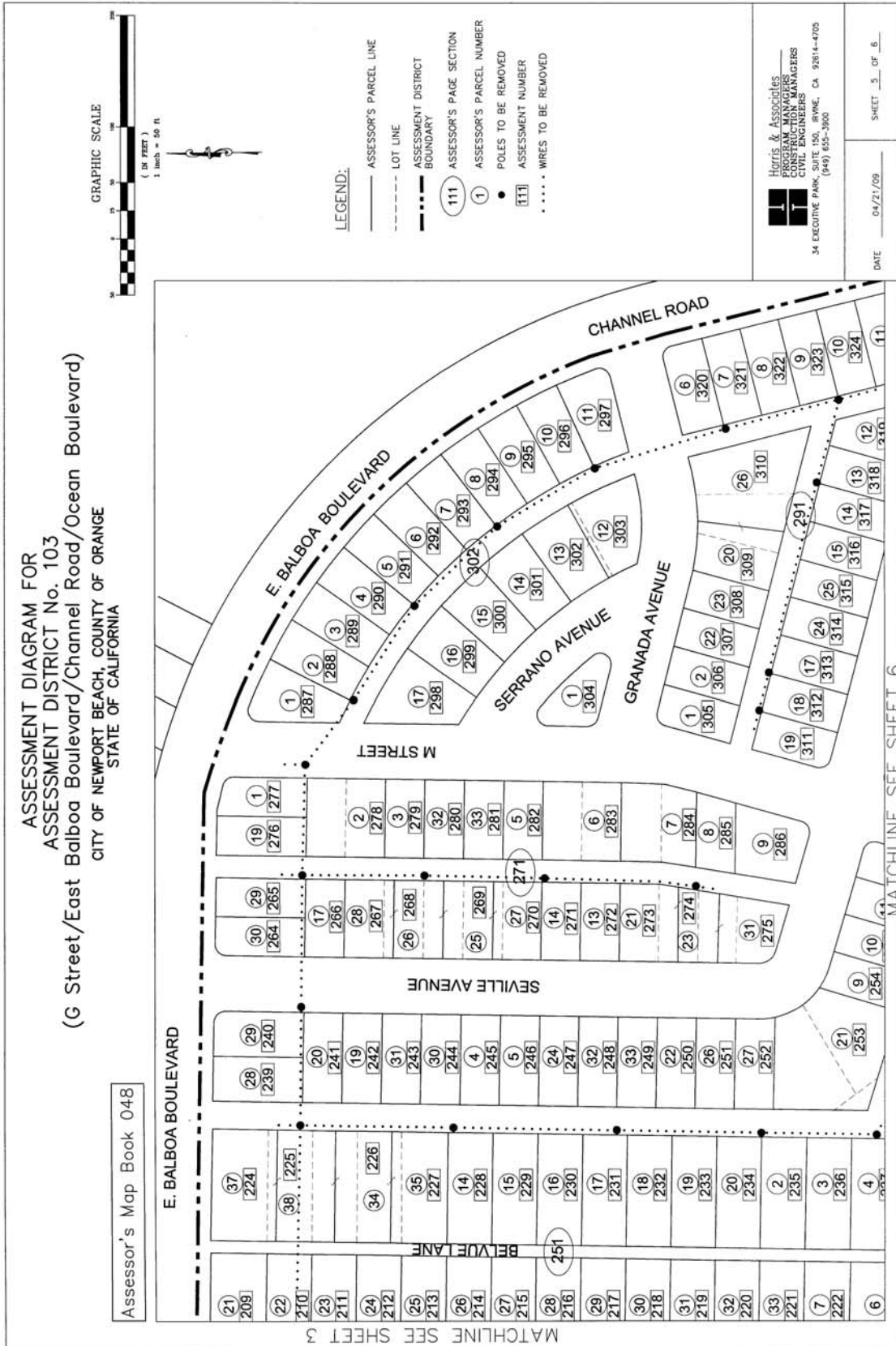
As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III Table 1. The Assessor's Parcel Number is also shown 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.

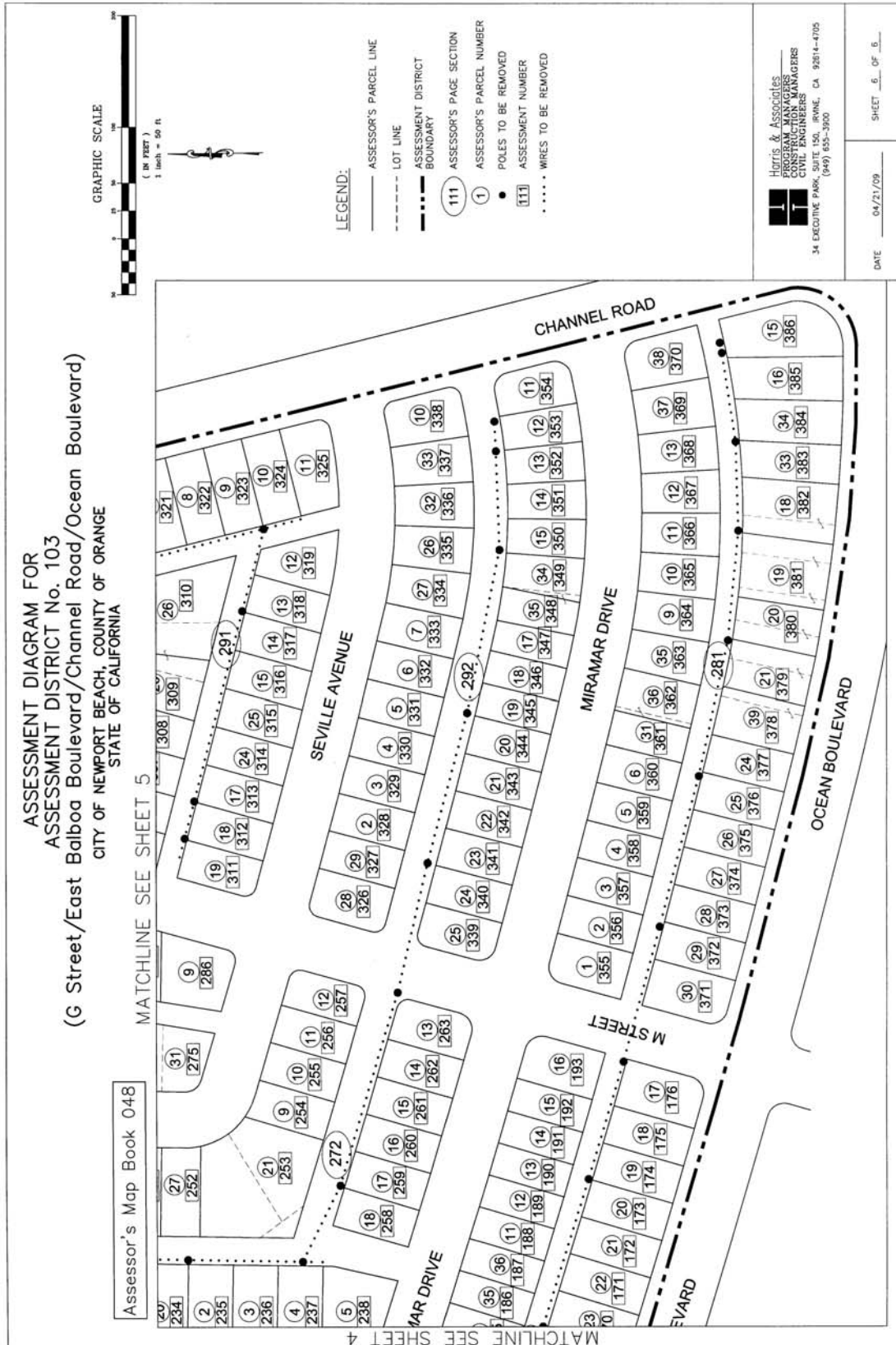












Part VI Description of Facilities

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. 103.

1. Removal of existing utility poles.
2. Removal of overhead resident service drops.
3. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes and pullboxes.
4. Construction of service conduit and appurtenances.

The improvements have been designed by the Southern California Edison Company, AT&T and Time Warner Cable. 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.

Failure to convert individual service connections 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.

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. 103 (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

It is acknowledged that the proposed Works of Improvement must be located within public rights-of-way, land, or easements owned by or licensed to the CITY OF NEWPORT BEACH, County of Orange, State of California, at the time of the construction of the Works of Improvement, and the undersigned hereby further certifies that all rights-of-way necessary for the Works of Improvements will be obtained and in possession of the City, County, or State prior to construction by the CITY OF NEWPORT BEACH.

EXECUTED this _____ day of _____, 2009, at CITY OF NEWPORT BEACH, California.

SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH
State of California

By: _____
Stephen Badum, PE

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 ASSESSMENT DISTRICT NO. 103 (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 _____, 2009, at CITY OF NEWPORT BEACH, California.

By: _____
Stephen Badum, PE
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Excerpts from
Assessment District No. 64
Final Engineer's Report
dated June 1, 1995

Appendix B - Assessment Calculations

Property Address	Assmt No.	Assessor's Parcel Number	Parcel Size (sf) Rounded	Benefit Factor	Assessed Parcel Area	Total Construction Costs	Incidental Expenses	Financial Costs	Total Assessment
1500 E OCEAN BLVD	1	048-201-47	4,300	1	4,300	\$19,413.43	\$1,329.05	\$3,100.11	\$23,842.59
1504 E OCEAN BLVD	2	048-201-46	3,500	1	3,500	\$15,801.63	\$1,081.78	\$2,523.34	\$19,406.75
1508 E OCEAN BLVD	3	048-201-41	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
1512 E OCEAN BLVD	4	048-201-40	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
1516 E OCEAN BLVD	5	048-201-39	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
1520 E OCEAN BLVD	6	048-201-38	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
1526 E OCEAN BLVD	7	048-201-37	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
1530 E OCEAN BLVD	8	048-201-52	5,600	1	5,600	\$25,282.60	\$1,730.86	\$4,037.35	\$31,050.81
1536 E OCEAN BLVD	9	048-201-34	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
1540 E OCEAN BLVD	10	048-201-33	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1544 E OCEAN BLVD	11	048-201-32	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1548 E OCEAN BLVD	12	048-201-31	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1552 E OCEAN BLVD	13	048-201-30	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1556 E OCEAN BLVD	14	048-201-29	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1560 E OCEAN BLVD	15	048-201-44	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1564 E OCEAN BLVD	16	048-201-45	5,200	1	5,200	\$23,476.70	\$1,607.22	\$3,748.97	\$28,832.89
1574 E OCEAN BLVD	17	048-201-26	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1576 E OCEAN BLVD	18	048-201-25	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1580 E OCEAN BLVD	19	048-201-24	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1584 E OCEAN BLVD	20	048-201-23	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
1588 E OCEAN BLVD	21	048-201-22	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
1501 MIRAMAR DR	22	048-201-48	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
1505 MIRAMAR DR	23	048-201-51	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
1511 MIRAMAR DR	24	048-201-50	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
1513 MIRAMAR DR	25	048-201-02	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1517 MIRAMAR DR	26	048-201-03	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1521 MIRAMAR DR	27	048-201-04	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1525 MIRAMAR DR	28	048-201-05	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1529 MIRAMAR DR	29	048-201-06	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1533 MIRAMAR DR	30	048-201-07	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1537 MIRAMAR DR	31	048-201-08	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1541 MIRAMAR DR	32	048-201-09	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1547 MIRAMAR DR	33	048-201-10	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1551 MIRAMAR DR	34	048-201-11	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1553 MIRAMAR DR	35	048-201-12	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1557 MIRAMAR DR	36	048-201-13	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1561 MIRAMAR DR	37	048-201-14	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1565 MIRAMAR DR	38	048-201-15	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1569 MIRAMAR DR	39	048-201-16	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1573 MIRAMAR DR	40	048-201-17	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1577 MIRAMAR DR	41	048-201-18	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1581 MIRAMAR DR	42	048-201-19	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1585 MIRAMAR DR	43	048-201-20	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1589 MIRAMAR DR	44	048-201-21	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84
1512 MIRAMAR DR	45	048-192-01	4,800	1	4,800	\$21,670.80	\$1,483.59	\$3,460.59	\$26,614.98
1520 MIRAMAR DR	46	048-192-02	3,500	1	3,500	\$15,801.63	\$1,081.78	\$2,523.34	\$19,406.75
1530 MIRAMAR DR	47	048-192-03	7,200	1	7,200	\$32,506.21	\$2,225.39	\$5,190.88	\$39,922.48
1532 MIRAMAR DR	48	048-192-04	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
1536 MIRAMAR DR	49	048-192-05	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
1540 MIRAMAR DR	50	048-192-06	4,200	1	4,200	\$18,961.95	\$1,298.14	\$3,028.01	\$23,288.10
1544 MIRAMAR DR	51	048-192-07	4,300	1	4,300	\$19,413.43	\$1,329.05	\$3,100.11	\$23,842.59
1550 MIRAMAR DR	52	048-192-08	4,500	1	4,500	\$20,316.38	\$1,390.87	\$3,244.30	\$24,951.55
1552 MIRAMAR DR	53	048-192-09	10,100	1	10,100	\$45,598.77	\$3,121.87	\$7,281.70	\$56,002.34
1501 E BALBOA BLVD	54	048-191-19	3,400	0.33	1,133	\$5,115.21	\$350.19	\$816.84	\$6,282.24
1505 E BALBOA BLVD	55	048-191-02	3,300	0.83	2,750	\$12,415.56	\$849.97	\$1,982.63	\$15,248.16
1509 E BALBOA BLVD	56	048-191-03	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
1515 E BALBOA BLVD	57	048-191-04	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1517 E BALBOA BLVD	58	048-191-05	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93

Appendix B - Assessment Calculations

Property Address	Assessor's		Parcel		Assessed		Total		Total Assessment
	Asmt No.	Parcel Number	Size (sf) Rounded	Benefit Factor	Parcel Area	Construction Costs	Incidental Expenses	Financial Costs	
1603 E BALBOA BLVD	59	048-191-06	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1605 E BALBOA BLVD	60	048-191-07	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1609 E BALBOA BLVD	61	048-191-08	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1613 E BALBOA BLVD	62	048-191-09	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1617 E BALBOA BLVD	63	048-191-10	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
1621 E BALBOA BLVD	64	048-191-11	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32
1625 E BALBOA BLVD	65	930-504-15	1,700	1	1,700	\$7,675.08	\$525.44	\$1,225.62	\$9,426.14
1627 E BALBOA BLVD	66	930-504-16	1,700	1	1,700	\$7,675.08	\$525.44	\$1,225.62	\$9,426.14
1629 E BALBOA BLVD	67	930-504-17	1,700	1	1,700	\$7,675.08	\$525.44	\$1,225.62	\$9,426.14
1631 E BALBOA BLVD	68	930-504-18	1,700	1	1,700	\$7,675.08	\$525.44	\$1,225.62	\$9,426.14
1633 E BALBOA BLVD	69	048-191-14	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
1637 E BALBOA BLVD	70	048-191-15	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
1641 E BALBOA BLVD	71	048-191-16	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
1701 E BALBOA BLVD	72	048-221-01	3,400	1	3,400	\$15,350.15	\$1,050.88	\$2,451.25	\$18,852.28
1705 E BALBOA BLVD	73	048-221-02	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1709 E BALBOA BLVD	74	048-221-03	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1717 E BALBOA BLVD	75	048-221-28	5,300	1	5,300	\$23,928.18	\$1,638.13	\$3,821.06	\$29,387.37
1801 E BALBOA BLVD	76	048-221-06	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1805 E BALBOA BLVD	77	048-221-29	3,900	1	3,900	\$17,607.53	\$1,205.42	\$2,811.73	\$21,624.68
1813 E BALBOA BLVD	78	048-221-24	3,900	1	3,900	\$17,607.53	\$1,205.42	\$2,811.73	\$21,624.68
1817 E BALBOA BLVD	79	048-221-10	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1821 E BALBOA BLVD	80	048-221-11	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1903 E BALBOA BLVD	81	048-221-12	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1905 E BALBOA BLVD	82	048-221-13	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1911 E BALBOA BLVD	83	048-221-14	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
1704 PLAZA DEL NORTE	84	048-221-34	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
1706 PLAZA DEL NORTE	85	048-221-35	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
1710 PLAZA DEL NORTE	86	048-221-22	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1714 PLAZA DEL NORTE	87	048-221-21	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1718 PLAZA DEL NORTE	88	048-221-20	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1724 PLAZA DEL NORTE	89	048-221-19	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1726 PLAZA DEL NORTE CIR	90	048-221-18	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1730 PLAZA DEL NORTE	91	048-221-33	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1734 PLAZA DEL NORTE	92	048-221-32	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1740 PLAZA DEL NORTE	93	048-221-31	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1744 PLAZA DEL NORTE	94	048-221-30	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1748 PLAZA DEL NORTE	95	048-221-26	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1752 PLAZA DEL NORTE	96	048-221-27	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
City Median Park	97	048-220-01	12,500	0	0	\$0.00	\$0.00	\$0.00	\$0.00
1703 PLAZA DEL SUR	98	048-222-01	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
1707 PLAZA DEL SUR	99	048-222-02	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1711 PLAZA DEL SUR	100	048-222-03	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1715 PLAZA DEL SUR	101	048-222-04	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1719 PLAZA DEL SUR	102	048-222-05	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1723 PLAZA DEL SUR	103	048-222-06	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1725 PLAZA DEL SUR	104	048-222-07	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1731 PLAZA DEL SUR	105	048-222-08	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1735 PLAZA DEL SUR	106	048-222-09	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1737 PLAZA DEL SUR	107	048-222-10	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1741 PLAZA DEL SUR	108	048-222-11	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1747 PLAZA DEL SUR	109	048-222-32	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1751 PLAZA DEL SUR	110	048-222-33	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
1753 PLAZA DEL SUR	111	048-222-34	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1755 PLAZA DEL SUR	112	048-222-35	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1700 MIRAMAR DR	113	048-222-27	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
1706 MIRAMAR DR	114	048-222-26	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
1710 MIRAMAR DR	115	048-222-25	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
1714 MIRAMAR DR	116	048-222-24	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41

Appendix B - Assessment Calculations

Property Address	Assessor's		Parcel		Assessed		Total			Total Assessment
	Asmt No.	Parcel Number	Size (sf) Rounded	Benefit Factor	Parcel Area	Construction Costs	Incidental Expenses	Financial Costs		
1718 MIRAMAR DR	117	048-222-23	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89	
1722 MIRAMAR DR	118	048-222-22	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36	
1726 MIRAMAR DR	119	048-222-21	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84	
1730 MIRAMAR DR	120	048-222-20	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84	
1734 MIRAMAR DR	121	048-222-19	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32	
1738 MIRAMAR DR	122	048-222-31	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80	
1742 MIRAMAR DR	123	048-222-30	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80	
1744 MIRAMAR DR	124	048-222-28	3,400	1	3,400	\$15,350.15	\$1,050.88	\$2,451.25	\$18,852.28	
1750 MIRAMAR DR	125	048-222-29	3,400	1	3,400	\$15,350.15	\$1,050.88	\$2,451.25	\$18,852.28	
1752 MIRAMAR DR	126	048-222-16	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84	
1756 MIRAMAR DR	127	048-222-37	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84	
1764 MIRAMAR DR	128	048-222-36	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80	
1701 MIRAMAR DR	129	048-211-36	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93	
1707 MIRAMAR DR	130	048-211-35	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1711 MIRAMAR DR	131	048-211-34	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1713 MIRAMAR DR	132	048-211-02	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1717 MIRAMAR DR	133	048-211-03	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1721 MIRAMAR DR	134	048-211-37	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1723 MIRAMAR DR	135	048-211-38	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1731 MIRAMAR DR	136	048-211-05	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1733 MIRAMAR DR	137	048-211-06	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1739 MIRAMAR DR	138	048-211-27	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1743 MIRAMAR DR	139	048-211-28	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1747 MIRAMAR DR	140	048-211-08	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1751 MIRAMAR DR	141	048-211-09	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1755 MIRAMAR DR	142	048-211-10	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1759 MIRAMAR DR	143	048-211-11	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
1761 MIRAMAR DR	144	048-211-12	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49	
1700 E OCEAN BLVD	145	048-211-39	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36	
1706 E OCEAN BLVD	146	048-211-40	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1708 E OCEAN BLVD	147	048-211-23	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1714 E OCEAN BLVD	148	048-211-22	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1718 E OCEAN BLVD	149	048-211-21	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1720 E OCEAN BLVD	150	048-211-20	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1726 E OCEAN BLVD	151	048-211-19	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1730 E OCEAN BLVD	152	048-211-18	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1732 E OCEAN BLVD	153	048-211-17	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1738 E OCEAN BLVD	154	048-211-30	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1740 E OCEAN BLVD	155	048-211-32	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1746 E OCEAN BLVD	156	048-211-31	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1750 E OCEAN BLVD	157	048-211-25	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1754 E OCEAN BLVD	158	048-211-15	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1756 E OCEAN BLVD	159	048-211-14	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
1760 E OCEAN BLVD	160	048-211-13	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36	
2000 E OCEAN BLVD	161	048-261-30	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32	
2004 E OCEAN BLVD	162	048-261-29	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2008 E OCEAN BLVD	163	048-261-28	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2012 E OCEAN BLVD	164	048-261-33	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2016 E OCEAN BLVD	165	048-261-34	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2020 E OCEAN BLVD	166	048-261-31	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2024 E OCEAN BLVD	167	048-261-32	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2028 E OCEAN BLVD	168	048-261-25	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2032 E OCEAN BLVD	169	048-261-24	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2036 E OCEAN BLVD	170	048-261-23	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2040 E OCEAN BLVD	171	048-261-22	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2044 E OCEAN BLVD	172	048-261-21	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2050 E OCEAN BLVD	173	048-261-20	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2052 E OCEAN BLVD	174	048-261-19	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	

Appendix B - Assessment Calculations

Property Address	Assessor's		Parcel		Assessed		Total		Total Assessment
	Asmt No.	Parcel Number	Size (sf) Rounded	Benefit Factor	Parcel Area	Construction Costs	Incidental Expenses	Financial Costs	
2056 E OCEAN BLVD	175	048-261-18	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
2060 E OCEAN BLVD	176	048-261-17	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32
2001 MIRAMAR DR	177	048-261-01	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2005 MIRAMAR DR	178	048-261-02	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2007 MIRAMAR DR	179	048-261-03	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2009 MIRAMAR DR	180	048-261-04	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2011 MIRAMAR DR	181	048-261-05	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2013 MIRAMAR DR	182	048-261-06	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2015 MIRAMAR DR	183	048-261-07	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2017 MIRAMAR DR	184	048-261-08	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32
2021 MIRAMAR DR	185	048-261-09	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84
2023 MIRAMAR DR	186	048-261-35	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2025 MIRAMAR DR	187	048-261-36	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2027 MIRAMAR DR	188	048-261-11	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2029 MIRAMAR DR	189	048-261-12	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2031 MIRAMAR DR	190	048-261-13	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2033 MIRAMAR DR	191	048-261-14	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2035 MIRAMAR DR	192	048-261-15	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2037 MIRAMAR DR	193	048-261-16	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2000 MIRAMAR DR	194	048-252-12	6,000	1	6,000	\$27,088.50	\$1,854.49	\$4,325.73	\$33,268.72
306 L ST	195	048-252-11	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
308 L ST	196	048-252-10	2,300	1	2,300	\$10,383.93	\$710.89	\$1,658.20	\$12,753.02
314 L ST	197	048-252-15	7,000	1	7,000	\$31,603.26	\$2,163.57	\$5,046.69	\$38,813.52
318 L ST	198	048-252-14	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
322 L ST	199	048-252-13	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
324 L ST	200	048-252-19	1,400	1	1,400	\$6,320.65	\$432.71	\$1,009.34	\$7,762.70
326 L ST	201	048-252-18	1,400	1	1,400	\$6,320.65	\$432.71	\$1,009.34	\$7,762.70
330 L ST	202	048-252-05	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
332 L ST	203	048-252-21	1,800	1	1,800	\$8,126.55	\$556.35	\$1,297.72	\$9,980.62
334 L ST	204	048-252-20	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
338 L ST	205	048-252-03	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32
340 L ST	206	048-252-02	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2001 E BALBOA BLVD	207	048-252-17	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
2005 E BALBOA BLVD	208	048-252-16	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
429 BELVUE LN	209	048-251-21	5,000	1	5,000	\$22,573.75	\$1,545.41	\$3,604.78	\$27,723.94
427 BELVUE LN	210	048-251-22	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
425 BELVUE LN	211	048-251-23	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
423 BELVUE LN	212	048-251-24	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
421 BELVUE LN	213	048-251-25	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
419 BELVUE LN	214	048-251-26	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
417 BELVUE LN	215	048-251-27	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
415 BELVUE LN	216	048-251-28	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
413 BELVUE LN	217	048-251-29	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
411 BELVUE LN	218	048-251-30	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
409 BELVUE LN	219	048-251-31	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
407 BELVUE LN	220	048-251-32	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
405 BELVUE LN	221	048-251-33	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
403 BELVUE LN	222	048-251-07	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
401 BELVUE LN	223	048-251-06	6,100	0.83	5,083	\$22,948.48	\$1,571.06	\$3,664.62	\$28,184.16
450 BELVUE LN	224	048-251-37	5,800	1	5,800	\$26,185.55	\$1,792.67	\$4,181.54	\$32,159.76
426 BELVUE LN	225	048-251-38	5,200	1	5,200	\$23,476.70	\$1,607.22	\$3,748.97	\$28,832.89
424 BELVUE LN	226	048-251-34	5,000	1	5,000	\$22,573.75	\$1,545.41	\$3,604.78	\$27,723.94
422 BELVUE LN	227	048-251-35	5,000	1	5,000	\$22,573.75	\$1,545.41	\$3,604.78	\$27,723.94
420 BELVUE LN	228	048-251-14	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
418 BELVUE LN	229	048-251-15	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
416 BELVUE LN	230	048-251-16	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
414 BELVUE LN	231	048-251-17	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
412 BELVUE LN	232	048-251-18	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15

Appendix B - Assessment Calculations

Property Address	Assessor's		Parcel		Assessed		Total		
	Asmt No.	Parcel Number	Size (sf) Rounded	Benefit Factor	Parcel Area	Construction Costs	Incidental Expenses	Financial Costs	Total Assessment
410 BELVUE LN	233	048-251-19	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
408 BELVUE LN	234	048-251-20	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
406 BELVUE LN	235	048-251-02	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
404 BELVUE LN	236	048-251-03	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
402 BELVUE LN	237	048-251-04	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
400 BELVUE LN	238	048-251-05	5,200	0.83	4,333	\$19,562.41	\$1,339.25	\$3,123.90	\$24,025.56
2025 E BALBOA BLVD	239	048-272-28	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32
2031 E BALBOA BLVD	240	048-272-29	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32
445 SEVILLE AVE	241	048-272-20	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
441 SEVILLE AVE	242	048-272-19	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
437 SEVILLE AVE	243	048-272-31	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
433 SEVILLE AVE	244	048-272-30	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
429 SEVILLE AVE	245	048-272-04	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
425 SEVILLE AVE	246	048-272-05	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
421 SEVILLE AVE	247	048-272-24	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
417 SEVILLE AVE	248	048-272-32	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
413 SEVILLE AVE	249	048-272-33	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
409 SEVILLE AVE	250	048-272-22	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
405 SEVILLE AVE	251	048-272-26	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
401 SEVILLE AVE	252	048-272-27	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
399 SEVILLE AVE	253	048-272-21	9,400	1	9,400	\$42,438.66	\$2,905.36	\$6,776.98	\$52,121.00
2033 SEVILLE ST	254	048-272-09	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2037 SEVILLE AVE	255	048-272-10	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2039 SEVILLE AVE	256	048-272-11	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2043 SEVILLE AVE	257	048-272-12	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
2022 MIRAMAR DR	258	048-272-18	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
2026 MIRAMAR DR	259	048-272-17	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2032 MIRAMAR DR	260	048-272-16	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2034 MIRAMAR DR	261	048-272-15	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2038 MIRAMAR DR	262	048-272-14	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2042 MIRAMAR DR	263	048-272-13	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
448 SEVILLE AVE	264	048-271-30	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
2037 E BALBOA BLVD	265	048-271-29	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
444 SEVILLE AVE	266	048-271-17	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
440 SEVILLE AVE	267	048-271-28	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84
436 SEVILLE AVE	268	048-271-26	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84
432 SEVILLE AVE	269	048-271-25	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84
424 SEVILLE AVE	270	048-271-27	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84
420 SEVILLE AVE	271	048-271-14	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
416 SEVILLE AVE	272	048-271-13	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
412 SEVILLE AVE	273	048-271-21	3,700	1	3,700	\$16,704.58	\$1,143.60	\$2,667.54	\$20,515.72
408 SEVILLE AVE	274	048-271-23	2,300	1	2,300	\$10,383.93	\$710.89	\$1,658.20	\$12,753.02
402 SEVILLE AVE	275	048-271-31	3,200	0.83	2,667	\$12,040.84	\$824.32	\$1,922.79	\$14,787.95
2041 E BALBOA BLVD	276	048-271-19	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
449 M ST	277	048-271-01	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
445 M ST	278	048-271-02	4,900	1	4,900	\$22,122.28	\$1,514.50	\$3,532.68	\$27,169.46
441 M ST	279	048-271-03	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
433 M ST	280	048-271-32	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
429 M ST	281	048-271-33	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
425 M ST	282	048-271-05	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
421 M ST	283	048-271-06	4,900	1	4,900	\$22,122.28	\$1,514.50	\$3,532.68	\$27,169.46
409 M ST	284	048-271-07	4,700	1	4,700	\$21,219.33	\$1,452.68	\$3,388.49	\$26,060.50
405 M ST	285	048-271-08	2,300	1	2,300	\$10,383.93	\$710.89	\$1,658.20	\$12,753.02
2046 SEVILLE AVE	286	048-271-09	3,600	0.33	1,200	\$5,417.70	\$370.90	\$865.15	\$6,653.75
2101 E BALBOA BLVD	287	048-302-01	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
2105 E BALBOA BLVD	288	048-302-02	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2109 E BALBOA BLVD	289	048-302-03	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2115 E BALBOA BLVD	290	048-302-04	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36

Appendix B - Assessment Calculations

Property Address	Assessor's		Parcel		Assessed		Total		
	Asmt No.	Parcel Number	Size (sf) Rounded	Benefit Factor	Parcel Area	Construction Costs	Incidental Expenses	Financial Costs	Total Assessment
2117 E BALBOA BLVD	291	048-302-05	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2123 E BALBOA BLVD	292	048-302-06	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2125 E BALBOA BLVD	293	048-302-07	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2129 E BALBOA BLVD	294	048-302-08	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2133 CHANNEL RD	295	048-302-09	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2137 CHANNEL RD	296	048-302-10	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2140 GRANADA AVE	297	048-302-11	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
2100 SERRANO AVE	298	048-302-17	4,000	1	4,000	\$18,059.00	\$1,236.33	\$2,883.82	\$22,179.15
2102 SERRANO AVE	299	048-302-16	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
2106 SERRANO AVE	300	048-302-15	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
2110 SERRANO AVE	301	048-302-14	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
2114 SERRANO AVE	302	048-302-13	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80
2118 SERRANO AVE	303	048-302-12	3,800	1	3,800	\$17,156.05	\$1,174.51	\$2,739.63	\$21,070.19
City Median Park	304	048-290-01	2,600	0	0	\$0.00	\$0.00	\$0.00	\$0.00
2101 GRANADA AVE	305	048-291-01	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
2103 GRANADA AVE	306	048-291-02	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
2107 GRANADA AVE	307	048-291-22	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
2111 GRANADA AVE	308	048-291-23	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2117 GRANADA AVE	309	048-291-20	3,600	1	3,600	\$16,253.10	\$1,112.69	\$2,595.44	\$19,961.23
2123 GRANADA AVE	310	048-291-26	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2100 SEVILLE AVE	311	048-291-19	2,400	1	2,400	\$10,835.40	\$741.80	\$1,730.29	\$13,307.49
2104 SEVILLE AVE	312	048-291-18	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2110 SEVILLE AVE	313	048-291-17	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2112 SEVILLE AVE	314	048-291-24	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2118 SEVILLE AVE	315	048-291-25	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2120 SEVILLE AVE	316	048-291-15	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2124 SEVILLE AVE	317	048-291-14	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2128 SEVILLE AVE	318	048-291-13	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2132 SEVILLE AVE	319	048-291-12	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
2201 CHANNEL RD	320	048-291-06	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2205 CHANNEL RD	321	048-291-07	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
2209 CHANNEL RD	322	048-291-08	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
2213 CHANNEL RD	323	048-291-09	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
2217 CHANNEL RD	324	048-291-10	2,800	1	2,800	\$12,641.30	\$865.43	\$2,018.68	\$15,525.41
2219 CHANNEL RD	325	048-291-11	3,300	0.50	1,650	\$7,449.34	\$509.98	\$1,189.58	\$9,148.90
2101 SEVILLE AVE	326	048-292-28	2,900	1	2,900	\$13,092.78	\$896.34	\$2,090.77	\$16,079.89
2105 SEVILLE AVE	327	048-292-29	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2109 SEVILLE AVE	328	048-292-02	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2113 SEVILLE AVE	329	048-292-03	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2117 SEVILLE AVE	330	048-292-04	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2121 SEVILLE AVE	331	048-292-05	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2127 SEVILLE AVE	332	048-292-06	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2129 SEVILLE AVE	333	048-292-07	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2133 SEVILLE AVE	334	048-292-27	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
2137 SEVILLE AVE	335	048-292-26	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
2141 SEVILLE AVE	336	048-292-32	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
2145 SEVILLE AVE	337	048-292-33	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93
2149 SEVILLE AVE	338	048-292-10	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36
2100 MIRAMAR DR	339	048-292-25	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44
2104 MIRAMAR DR	340	048-292-24	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2108 MIRAMAR DR	341	048-292-23	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2112 MIRAMAR DR	342	048-292-22	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2116 MIRAMAR DR	343	048-292-21	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2120 MIRAMAR DR	344	048-292-20	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97
2124 MIRAMAR DR	345	048-292-19	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2126 MIRAMAR DR	346	048-292-18	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2128 MIRAMAR DR	347	048-292-17	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06
2130 MIRAMAR DR	348	048-292-35	2,100	1	2,100	\$9,480.98	\$649.07	\$1,514.01	\$11,644.06

Appendix B - Assessment Calculations

Property Address	Assessor's Parcel		Parcel Size (sf) Rounded	Benefit Factor	Assessed		Total Construction Costs	Incidental Expenses	Financial Costs	Total Assessment
	Asmt No.	Parcel Number			Parcel Area	Parcel				
2134 MIRAMAR DR	349	048-292-34	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
2136 MIRAMAR DR	350	048-292-15	2,300	1	2,300	\$10,383.93	\$710.89	\$1,658.20	\$12,753.02	
2142 MIRAMAR DR	351	048-292-14	2,300	1	2,300	\$10,383.93	\$710.89	\$1,658.20	\$12,753.02	
2146 MIRAMAR DR	352	048-292-13	2,300	1	2,300	\$10,383.93	\$710.89	\$1,658.20	\$12,753.02	
2150 MIRAMAR DR	353	048-292-12	2,300	1	2,300	\$10,383.93	\$710.89	\$1,658.20	\$12,753.02	
2265 CHANNEL RD	354	048-292-11	2,600	0.83	2,167	\$9,783.46	\$669.78	\$1,562.31	\$12,015.55	
2101 MIRAMAR DR	355	048-281-01	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36	
2105 MIRAMAR DR	356	048-281-02	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
2109 MIRAMAR DR	357	048-281-03	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
2113 MIRAMAR DR	358	048-281-04	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
2117 MIRAMAR DR	359	048-281-05	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
2121 MIRAMAR DR	360	048-281-06	2,500	1	2,500	\$11,286.88	\$772.70	\$1,802.39	\$13,861.97	
2125 MIRAMAR DR	361	048-281-31	2,200	1	2,200	\$9,932.45	\$679.98	\$1,586.10	\$12,198.53	
2129 MIRAMAR DR	362	048-281-36	2,700	1	2,700	\$12,189.83	\$834.52	\$1,946.58	\$14,970.93	
2133 MIRAMAR DR	363	048-281-35	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2137 MIRAMAR DR	364	048-281-09	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2141 MIRAMAR DR	365	048-281-10	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2145 MIRAMAR DR	366	048-281-11	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2149 MIRAMAR DR	367	048-281-12	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2155 MIRAMAR DR	368	048-281-13	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2157 MIRAMAR DR	369	048-281-37	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36	
2161 MIRAMAR DR	370	048-281-38	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84	
2100 E OCEAN BLVD	371	048-281-30	3,200	1	3,200	\$14,447.20	\$989.06	\$2,307.06	\$17,743.32	
2104 E OCEAN BLVD	372	048-281-29	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2110 E OCEAN BLVD	373	048-281-28	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2112 E OCEAN BLVD	374	048-281-27	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2118 E OCEAN BLVD	375	048-281-26	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2120 E OCEAN BLVD	376	048-281-25	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2124 E OCEAN BLVD	377	048-281-24	2,600	1	2,600	\$11,738.35	\$803.61	\$1,874.48	\$14,416.44	
2128 E OCEAN BLVD	378	048-281-39	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80	
2132 E OCEAN BLVD	379	048-281-21	3,300	1	3,300	\$14,898.68	\$1,019.97	\$2,379.15	\$18,297.80	
2140 E OCEAN BLVD	380	048-281-20	3,100	1	3,100	\$13,995.73	\$958.15	\$2,234.96	\$17,188.84	
2144 E OCEAN BLVD	381	048-281-19	4,700	1	4,700	\$21,219.33	\$1,452.68	\$3,388.49	\$26,060.50	
2152 E OCEAN BLVD	382	048-281-18	4,300	1	4,300	\$19,413.43	\$1,329.05	\$3,100.11	\$23,842.59	
2156 E OCEAN BLVD	383	048-281-33	3,000	1	3,000	\$13,544.25	\$927.24	\$2,162.87	\$16,634.36	
2160 E OCEAN BLVD	384	048-281-34	3,600	1	3,600	\$16,253.10	\$1,112.69	\$2,595.44	\$19,961.23	
2164 E OCEAN BLVD	385	048-281-16	3,800	1	3,800	\$17,156.05	\$1,174.51	\$2,739.63	\$21,070.19	
2291 CHANNEL RD	386	048-281-15	4,500	1	4,500	\$20,316.38	\$1,390.87	\$3,244.30	\$24,951.55	
					1,126,283	\$5,084,887.00	\$348,113.00	\$812,000.00	\$6,245,000.00	