



# FINAL ENGINEER'S REPORT

For

**Underground Utility  
Assessment District No. 116  
(Channel east of River Ave / 38th St / Balboa Blvd and  
44th St)**

**Prepared under the provisions of the  
Municipal Improvement Act of 1913**

For the  
**City of Newport Beach  
County of Orange, California**

December 22, 2015



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**AGENCY: CITY OF NEWPORT BEACH**

**PROJECT: ASSESSMENT DISTRICT NO. 116**

**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 44th Street, the channel east of River Avenue, 38th Street, and Balboa 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. The proposed improvements are of special and direct benefit to the properties within the boundary of the proposed assessment district.

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. 116 (hereinafter referred to as the "Assessment District"), I, Alison M. Bouley, 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.

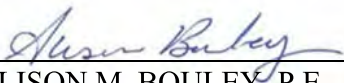
#### **PART VI**

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 December 22, 2015.

HARRIS & ASSOCIATES

  
ALISON M. BOULEY, P.E.  
R.C.E. No. C61383  
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 10 day of NOV, 2015.



*Seilani A. Brown*

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the 12 day of JAN, 2016.



*Seilani A. Brown*

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 Underground Utility Assessment District No. 116, (Channel east of River Ave / 38th St / Balboa Blvd and 44th St), 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 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**

	<u>CALCULATION</u>		<u>Final Estimate</u>
	<u>Length in ft.</u>	<u>Cost per ft.</u>	
<u>Utility Engineering &amp; Construction</u>			
Southern California Edison	2,830	\$300	\$850,000.00
AT&T	2,830	\$147	\$416,000.00
Time Warner	2,830	\$55	\$155,000.00
			\$1,421,000.00
Contingency 10%			\$142,100.00
<b>TOTAL CONSTRUCTION</b>			<b>\$1,563,100.00</b>
 <u>INCIDENTIAL EXPENSES:</u>			
Assessment Engineering			\$50,000.00
Contract Inspection			\$30,000.00
City Administration			\$30,000.00
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			\$2,900.00
			<u>\$222,900.00</u>
			Subtotal Incidental Expenses
			\$222,900.00
			Construction
			\$1,563,100.00
			<u>\$1,786,000.00</u>
			Subtotal Incidental & Construction
			\$1,786,000.00
 <u>FINANCIAL COSTS</u>			
Underwriter's Discount		1.0%	\$19,000.00
Bond Reserve		5.0%	\$96,000.00
Capitalized Interest - 5% for 3 months		1.3%	\$24,000.00
			<u>\$139,000.00</u>
			Subtotal & Financial Costs
			7.3%
			\$139,000.00
 <b>TOTAL ESTIMATE</b>			 <b><u>\$1,925,000.00</u></b>



### **Part III Assessment Roll and Method of Assessment Spread**

WHEREAS, on November 10, 2015 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. 2015-97, 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. 116 (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, Alison M. Bouley, P.E., 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.
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:

	<b>As Preliminarily Approved</b>	<b>As Confirmed</b>
Estimated Cost of Design and Construction:	\$1,563,100	\$1,563,100
Estimated Incidental Expenses:	\$222,900	\$222,900
Estimated Financial Costs:	\$139,000	\$139,000
Estimated Contribution:	\$0	\$0
<b>Estimated Total to Assessment:</b>	<b>\$1,925,000</b>	<b>\$1,925,000</b>

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	42329505	\$1,705,600	\$0	\$21,646.71	\$ 21,646.71	79
2	93984035	\$1,075,841	\$0	\$10,114.84	\$ 10,114.84	106
3	93984036	\$599,396	\$0	\$10,114.84	\$ 10,114.84	59
4	42329503	\$52,509	\$0	\$20,163.27	\$ 20,163.27	3
5	42329502	\$132,495	\$0	\$18,536.85	\$ 18,536.85	7
6	42329501	\$304,903	\$0	\$20,027.95	\$ 20,027.95	15
7	42329201	\$208,875	\$0	\$22,537.79	\$ 22,537.79	9
8	42329512	\$966,141	\$0	\$19,854.34	\$ 19,854.34	49
9	93984029	\$1,065,000	\$0	\$9,925.90	\$ 9,925.90	107
10	93984030	\$1,050,000	\$0	\$9,925.90	\$ 9,925.90	106
11	42329510	\$450,026	\$0	\$19,851.77	\$ 19,851.77	23
12	42329509	\$553,132	\$0	\$21,079.89	\$ 21,079.89	26
13	42329508	\$519,158	\$0	\$19,861.99	\$ 19,861.99	26
14	93984015	\$474,371	\$0	\$9,941.21	\$ 9,941.21	48
15	93984016	\$429,113	\$0	\$9,941.21	\$ 9,941.21	43
16	93984008	\$485,648	\$0	\$9,928.45	\$ 9,928.45	49
17	93984009	\$527,776	\$0	\$9,928.45	\$ 9,928.45	53
18	42329603	\$764,985	\$0	\$19,851.77	\$ 19,851.77	39
19	42329602	\$1,611,568	\$0	\$19,851.77	\$ 19,851.77	81
20	42329601	\$1,097,357	\$0	\$19,854.34	\$ 19,854.34	55
21	42329301	\$950,372	\$0	\$21,312.23	\$ 21,312.23	45
22	42329302	\$2,200,000	\$0	\$21,312.23	\$ 21,312.23	103
23	42329303	\$835,778	\$0	\$21,312.23	\$ 21,312.23	39
24	42329304	\$214,297	\$0	\$25,142.10	\$ 25,142.10	9
25	42329305	\$1,622,174	\$0	\$25,142.10	\$ 25,142.10	65
26	42329614	\$899,653	\$0	\$19,854.33	\$ 19,854.33	45
27	42329615	\$1,181,431	\$0	\$19,851.76	\$ 19,851.76	60
28	42329610	\$392,922	\$0	\$19,851.76	\$ 19,851.76	20
29	42329609	\$846,470	\$0	\$19,851.76	\$ 19,851.76	43
30	42329608	\$247,015	\$0	\$19,851.76	\$ 19,851.76	12
31	42330505	\$753,176	\$0	\$19,851.76	\$ 19,851.76	38
32	42330504	\$1,115,000	\$0	\$19,851.76	\$ 19,851.76	56
33	42330503	\$976,119	\$0	\$19,851.76	\$ 19,851.76	49
34	42330502	\$498,149	\$0	\$19,851.76	\$ 19,851.76	25
35	42330501	\$389,259	\$0	\$19,854.33	\$ 19,854.33	20
36	93394072	\$997,500	\$0	\$10,656.10	\$ 10,656.10	94
37	93394073	\$640,557	\$0	\$10,656.10	\$ 10,656.10	60
38	42330102	\$635,207	\$0	\$21,312.22	\$ 21,312.22	30
39	42330103	\$126,777	\$0	\$21,312.22	\$ 21,312.22	6
40	42330104	\$636,403	\$0	\$21,312.22	\$ 21,312.22	30
41	42330105	\$2,700,692	\$0	\$21,312.22	\$ 21,312.22	127
42	42330106	\$342,850	\$0	\$21,312.22	\$ 21,312.22	16
43	42330512	\$1,290,087	\$0	\$19,854.33	\$ 19,854.33	65
44	42330511	\$192,661	\$0	\$19,851.76	\$ 19,851.76	10
45	42330510	\$122,018	\$0	\$19,851.76	\$ 19,851.76	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
46	42330509	\$1,357,695	\$0	\$19,851.76	\$19,851.76	68
47	42330508	\$720,904	\$0	\$21,337.76	\$21,337.76	34
48	42330604	\$79,874	\$0	\$19,851.76	\$19,851.76	4
49	42330603	\$725,923	\$0	\$19,851.76	\$19,851.76	37
50	42330614	\$2,282,697	\$0	\$19,851.76	\$19,851.76	115
51	42330613	\$2,270,617	\$0	\$19,851.76	\$19,851.76	114
52	93394130	\$566,158	\$0	\$9,899.08	\$9,899.08	57
53	93394131	\$582,472	\$0	\$9,899.08	\$9,899.08	59
54	42330201	\$807,117	\$0	\$21,312.22	\$21,312.22	38
55	42330202	\$895,191	\$0	\$21,312.22	\$21,312.22	42
56	42330203	\$127,742	\$0	\$21,312.22	\$21,312.22	6
57	42330204	\$886,223	\$0	\$21,312.22	\$21,312.22	42
58	42330205	\$692,944	\$0	\$21,312.22	\$21,312.22	33
59	42330206	\$841,471	\$0	\$21,312.22	\$21,312.22	39
60	42330611	\$1,407,572	\$0	\$19,851.76	\$19,851.76	71
61	42330610	\$1,408,839	\$0	\$19,851.76	\$19,851.76	71
62	42330609	\$1,008,523	\$0	\$19,851.76	\$19,851.76	51
63	93394017	\$120,013	\$0	\$9,925.89	\$9,925.89	12
64	93394018	\$158,990	\$0	\$9,925.89	\$9,925.89	16
65	42330607	\$96,400	\$0	\$19,851.76	\$19,851.76	5
66	42330705	\$559,533	\$0	\$20,459.43	\$20,459.43	27
67	42330704	\$81,079	\$0	\$20,581.99	\$20,581.99	4
68	42330703	\$86,137	\$0	\$20,581.99	\$20,581.99	4
69	42330702	\$1,342,437	\$0	\$20,581.99	\$20,581.99	65
70	42330701	\$423,577	\$0	\$20,584.54	\$20,584.54	21
71	42330301	\$503,045	\$0	\$20,947.10	\$20,947.10	24
72	42330302	\$153,777	\$0	\$20,947.10	\$20,947.10	7
73	42330303	\$139,359	\$0	\$20,947.10	\$20,947.10	7
74	42330304	\$2,150,000	\$0	\$20,947.10	\$20,947.10	103
75	42330305	\$128,426	\$0	\$20,947.10	\$20,947.10	6
76	42330306	\$301,410	\$0	\$20,947.10	\$20,947.10	14
77	42330307	\$184,967	\$0	\$20,949.67	\$20,949.67	9
78	42330711	\$157,967	\$0	\$20,581.99	\$20,581.99	8
79	42330710	\$205,557	\$0	\$20,581.99	\$20,581.99	10
80	42330709	\$684,218	\$0	\$20,581.99	\$20,581.99	33
81	42330708	\$1,020,328	\$0	\$20,581.99	\$20,581.99	50
82	93394010	\$436,358	\$0	\$9,688.43	\$9,688.43	45
83	93394011	\$459,714	\$0	\$9,688.43	\$9,688.43	47
84	42330806	\$902,265	\$0	\$18,248.32	\$18,248.32	49
85	42330805	\$1,541,008	\$0	\$21,184.56	\$21,184.56	73
86	42330804	\$181,801	\$0	\$19,716.44	\$19,716.44	9
87	42330803	\$1,325,974	\$0	\$19,716.44	\$19,716.44	67
88	42330802	\$398,085	\$0	\$19,716.44	\$19,716.44	20
89	42330801	\$903,814	\$0	\$19,716.44	\$19,716.44	46
90	42330401	\$1,818,478	\$0	\$20,947.10	\$20,947.10	87
91	42330402	\$922,752	\$0	\$20,947.10	\$20,947.10	44
92	42330403	\$783,933	\$0	\$20,947.10	\$20,947.10	37
93	42330404	\$1,527,043	\$0	\$20,947.10	\$20,947.10	73
94	42330405	\$302,345	\$0	\$20,947.10	\$20,947.10	14



Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
95	42330406	\$392,681	\$0	\$20,947.10	\$20,947.10	19
96	42330407	\$790,927	\$0	\$20,949.67	\$20,949.67	38
97	42330814	\$589,797	\$0	\$19,716.44	\$19,716.44	30
98	42330813	\$292,316	\$0	\$19,716.44	\$19,716.44	15
99	42330812	\$240,188	\$0	\$19,716.44	\$19,716.44	12
100	93394109	\$943,000	\$0	\$9,859.49	\$9,859.49	96
101	93394110	\$751,533	\$0	\$9,859.49	\$9,859.49	76
102	42330810	\$270,242	\$0	\$19,716.44	\$19,716.44	14
103	42330809	\$71,723	\$0	\$19,716.44	\$19,716.44	4
<b>Total</b>		<b>\$75,885,620</b>		<b>\$1,925,000.00</b>	<b>\$1,925,000.00</b>	<b>39</b>



**Table 2**  
**Debt Limit Valuation**

A. ESTIMATED BALANCE TO ASSESSMENT	\$1,925,000
B. UNPAID SPECIAL ASSESSMENTS	\$0 *
TOTAL A & B	\$1,925,000
C. TRUE VALUE OF PARCELS	\$75,885,620 **
AVERAGE VALUE TO LIEN RATIO	39 :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.

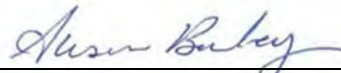
This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

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 December 22, 2015.

HARRIS & ASSOCIATES



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ALISON M. BOULEY, P.E.  
R.C.E. NO. C61383  
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 XIII D 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 XIII D 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 the 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. This benefit is equal for all parcels receiving this benefit and is therefore based on the average parcel area within the Assessment District boundary.
- **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 equal for all parcels receiving this benefit and is therefore based on the average parcel area within the assessment district boundary.

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. In addition, properties will receive easier access to garage parking within the residential alleyways. 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 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, 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 estimated 20 percent (20%) 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 \$1,925,000 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 any exceptions identified below, receive 3 of the 3 benefits.

For the Improved Aesthetics Benefit the parcel area is multiplied by 1 to calculate the "Aesthetics Benefit Area".

For the "Additional Safety Benefit", each parcel is considered to receive 1 unit of benefit. For condominiums, each unit is assigned a 0.5 safety benefit unit. The average parcel size, 2,674 square feet, is multiplied by the safety benefit factor to calculate the "Safety Benefit Area".

For the Connection Benefit, each lot is assigned 1 benefit unit. For condominiums, each unit is assigned a 0.5 connection benefit. The average parcel area, 2,674 square feet, within the district is multiplied by the benefit unit for 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. See Appendix A for the assessment calculations for each parcel within the District.

### Exceptions

There are no exceptions to the above methodology.

### **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: December 22, 2015

HARRIS & ASSOCIATES



  
ALISON M. BOULEY, P.E.  
R.C.E. No. C61383  
ASSESSMENT ENGINEER  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE,  
STATE OF CALIFORNIA

I, LELANI I. BROWN, 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 20 day of JAN, 2014



Lelani I. Brown  
CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

I, LELANI I. BROWN, 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 19 day of Nov, 2015



Lelani I. Brown  
CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

I, LELANI I. BROWN, 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 12 day of JAN, 2016



Lelani I. Brown  
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 19 day of NOV, 2015

David Wohl  
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.

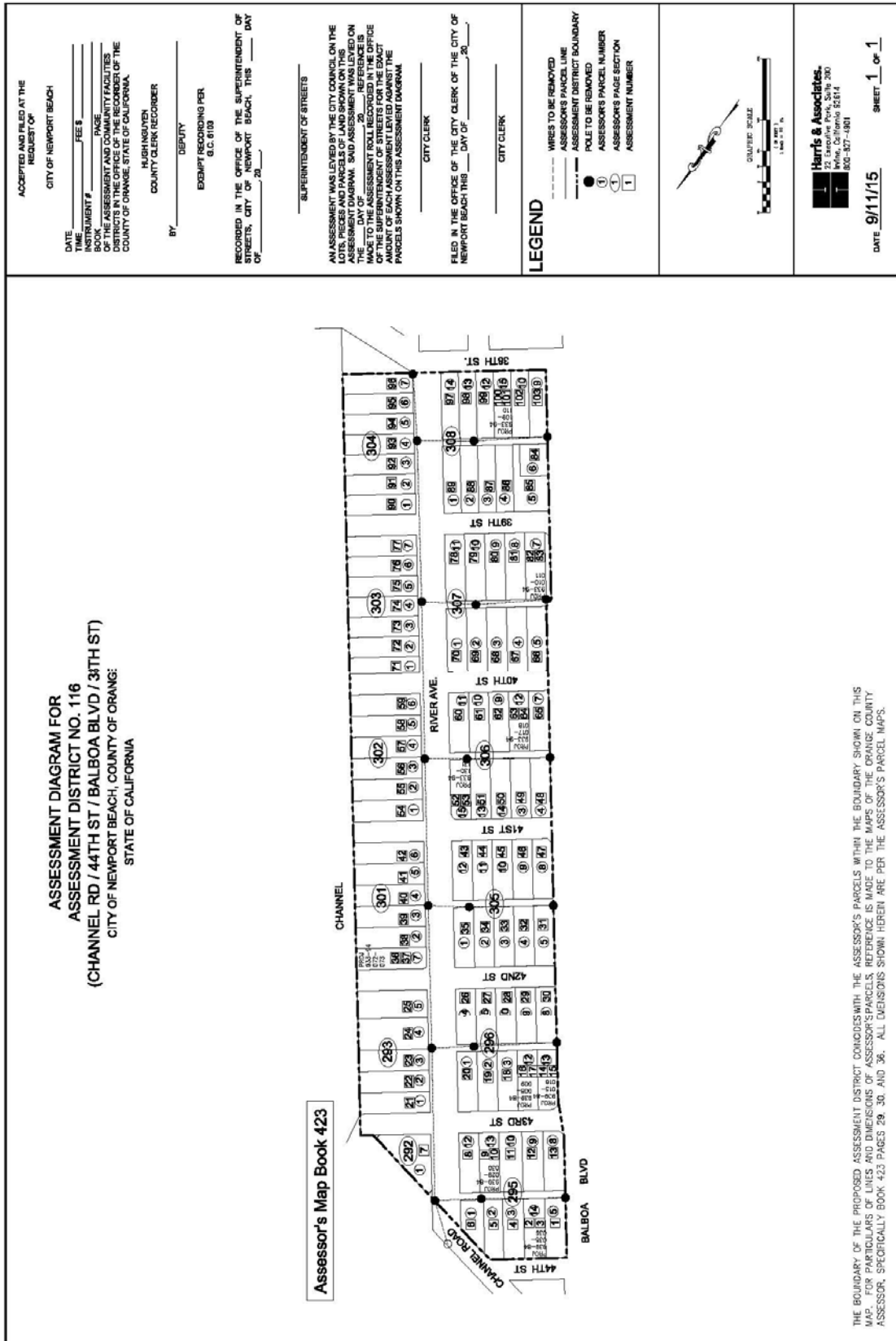


## **Part V Diagram of Assessment**

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.





ACCEPTED AND FILED AT THE REQUEST OF  
 CITY OF NEWPORT BEACH

DATE \_\_\_\_\_ TIME \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY OF ORANGE, STATE OF CALIFORNIA

HIGHWAY DEPARTMENT  
 COUNTY CLERK RECORDER

BY \_\_\_\_\_ DEPUTY  
 EXEMPT RECORDING PER  
 G.C. 6103

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF NEWPORT BEACH, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS MAP. THE ASSESSMENT IS REFERENCED TO THE ASSESSOR'S MAP BOOK NO. \_\_\_\_\_, PAGE \_\_\_\_\_, COUNTY OF ORANGE, STATE OF CALIFORNIA, MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE YEAR \_\_\_\_\_.

PARCELS SHOWN ON THIS ASSESSMENT DIAGRAM

\_\_\_\_\_  
 SUPERINTENDENT OF STREETS

\_\_\_\_\_  
 CITY CLERK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF NEWPORT BEACH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CITY CLERK

**LEGEND**

--- WIRES TO BE REMOVED  
 --- ASSESSOR'S DISTRICT BOUNDARY  
 ● POLE TO BE REMOVED  
 ○ ASSESSOR'S PARCEL NUMBER  
 ⊖ ASSESSOR'S PAGE SECTION  
 ⊕ ASSESSMENT NUMBER

GRAPHIC SCALE  
 1" = 100' 0"

**Harris & Associates**  
 22 Executive Park, Suite 300  
 Irvine, California 92614  
 949-377-1801

DATE 9/11/15 SHEET 1 OF 1

THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT CONSIDERS WITHIN THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ORANGE COUNTY ASSESSOR, SPECIFICALLY BOOK 423, PAGES 29, 30, AND 36. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

## 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. 116.

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.

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. 116 (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 19 day of November, 2015, at CITY OF NEWPORT BEACH, CALIFORNIA.

SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

By:   
\_\_\_\_\_  
DAVID WEBB, 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 UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 116 (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 17 day of November, 2015, at CITY OF NEWPORT BEACH, CALIFORNIA.

By:   
\_\_\_\_\_  
DAVID WEBB, P.E.  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA



Appendix A - Assessment Calculations

Property Address	Asmt No.	Assessor's		Aesthetics	Safety	Connection	Assessed	Total	Incidental	Financial	Final
		Parcel Number	Parcel Area (sf)	Benefit Area	Benefit Area	Benefit Area	Benefit Area	Construction Costs	Expenses	Costs	Total Assessment
204 A&B 44TH ST	1	42329505	3,131	3,131	2,674	2,674	2,826	\$17,577.13	\$2,503.52	\$1,563.06	\$21,646.71
206 44TH ST	2	93984035	1,288	1,288	1,337	1,337	1,321	\$8,213.25	\$1,171.22	\$730.37	\$10,114.84
206 1/2 44TH ST	3	93984036	1,288	1,288	1,337	1,337	1,321	\$8,213.25	\$1,171.22	\$730.37	\$10,114.84
208 44TH ST	4	42329503	2,550	2,550	2,674	2,674	2,632	\$16,372.58	\$2,334.75	\$1,455.94	\$20,163.27
210 44TH ST	5	42329502	1,913	1,913	2,674	2,674	2,420	\$15,051.93	\$2,145.42	\$1,338.50	\$18,536.85
4313 CHANNEL RD	6	42329501	2,497	2,497	2,674	2,674	2,615	\$16,262.70	\$2,319.08	\$1,446.17	\$20,027.95
303 43RD ST	7	42329201	3,480	3,480	2,674	2,674	2,942	\$18,300.69	\$2,609.70	\$1,627.40	\$22,537.79
213 43RD ST	8	42329512	2,429	2,429	2,674	2,674	2,592	\$16,121.72	\$2,293.98	\$1,433.64	\$19,854.34
211 A 43RD ST	9	93984029	1,214	1,214	1,337	1,337	1,296	\$8,059.83	\$1,149.34	\$716.73	\$9,925.90
211 B 43RD ST	10	93984030	1,214	1,214	1,337	1,337	1,296	\$8,059.83	\$1,149.34	\$716.73	\$9,925.90
209 43RD ST	11	42329510	2,428	2,428	2,674	2,674	2,592	\$16,119.64	\$2,293.68	\$1,433.45	\$19,851.77
207 43RD ST	12	42329509	2,909	2,909	2,674	2,674	2,752	\$17,116.87	\$2,440.89	\$1,522.13	\$21,079.89
205 A&B 43RD ST	13	42329508	2,432	2,432	2,674	2,674	2,593	\$16,127.93	\$2,299.87	\$1,434.19	\$19,861.99
204 A 43RD ST	14	93984015	1,220	1,220	1,337	1,337	1,298	\$8,072.26	\$1,151.12	\$717.83	\$9,941.21
204 B 43RD ST	15	93984016	1,220	1,220	1,337	1,337	1,298	\$8,072.26	\$1,151.11	\$717.84	\$9,941.21
206 Urit 1 43RD ST	16	93984008	1,215	1,215	1,337	1,337	1,296	\$8,061.89	\$1,149.64	\$716.92	\$9,928.45
206 Urit 2 43RD ST	17	93984009	1,215	1,215	1,337	1,337	1,296	\$8,061.89	\$1,149.64	\$716.92	\$9,928.45
208 43RD ST	18	42329603	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.46	\$19,851.77
210 43RD ST	19	42329602	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.46	\$19,851.77
212 &212 1/2 43RD ST	20	42329601	2,429	2,429	2,674	2,674	2,592	\$16,121.71	\$2,293.98	\$1,433.65	\$19,854.34
4210 &4210 1/2 RIVER AVE	21	42329301	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.92	\$21,312.23
4208 &4208 1/2 RIVER AVE	22	42329302	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.92	\$21,312.23
4206 RIVER AVE	23	42329303	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.92	\$21,312.23
4204 &4204 1/2 RIVER AVE	24	42329304	4,500	4,500	2,674	2,674	3,282	\$20,415.38	\$2,911.26	\$1,815.46	\$25,142.10
4200 RIVER AVE	25	42329305	4,500	4,500	2,674	2,674	3,282	\$20,415.38	\$2,911.26	\$1,815.46	\$25,142.10
213 &213 1/2 42ND ST	26	42329614	2,429	2,429	2,674	2,674	2,592	\$16,121.71	\$2,293.98	\$1,433.64	\$19,854.33
211 &211 1/2 42ND ST	27	42329615	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
209 A&B 42ND ST	28	42329610	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
207 A&B 42ND ST	29	42329609	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
205 42ND ST	30	42329608	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
204 42ND ST	31	42330505	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
206 42ND ST	32	42330504	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
208 A&B 42ND ST	33	42330503	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
210 A&B 42ND ST	34	42330502	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
212 &212 1/2 42ND ST	35	42330501	2,429	2,429	2,674	2,674	2,592	\$16,121.71	\$2,293.98	\$1,433.64	\$19,854.33
4110 RIVER AVE	36	93394072	1,500	1,500	1,337	1,337	1,391	\$8,652.76	\$1,233.89	\$769.45	\$10,656.10
4110 1/2 RIVER AVE	37	93394073	1,500	1,500	1,337	1,337	1,391	\$8,652.76	\$1,233.89	\$769.45	\$10,656.10
4108 RIVER AVE	38	42330102	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4106 RIVER AVE	39	42330103	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4104 RIVER AVE	40	42330104	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4102 RIVER AVE	41	42330105	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4100 RIVER AVE	42	42330106	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
213 A&B 41ST ST	43	42330512	2,429	2,429	2,674	2,674	2,592	\$16,121.71	\$2,293.98	\$1,433.64	\$19,854.33
211 A&B 41ST ST	44	42330511	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76
209 A&B 41ST ST	45	42330510	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,293.68	\$1,433.45	\$19,851.76



Appendix A - Assessment Calculations

Property Address	Asmt No.	Assessor's		Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Final Total Assessment
		Parcel Number	Parcel Area (sf)								
207 41ST ST	46	42330509	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
205 41ST ST	47	42330508	3,010	3,010	2,674	2,674	2,786	\$17,326.26	\$2,470.75	\$1,540.75	\$21,337.76
204 41ST ST	48	42330604	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
206 41ST ST	49	42330603	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
208 &208 1/2 41ST ST	50	42330614	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
210 &210 1/2 41ST ST	51	42330613	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
212 A 41ST ST	52	93394130	1,204	1,204	1,337	1,337	1,292	\$8,038.05	\$1,146.24	\$714.79	\$9,899.08
212 B 41ST ST	53	93394131	1,204	1,204	1,337	1,337	1,292	\$8,038.05	\$1,146.24	\$714.79	\$9,899.08
4010 A&B RIVER AVE	54	42330201	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4008 A&B RIVER AVE	55	42330202	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4006 RIVER AVE	56	42330203	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4004 A&B RIVER AVE	57	42330204	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4002 A&B RIVER AVE	58	42330205	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
4000 &4000 1/2 RIVER AVE	59	42330206	3,000	3,000	2,674	2,674	2,782	\$17,305.52	\$2,467.79	\$1,538.91	\$21,312.22
213 40TH ST	60	42330611	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
211 A&B 40TH ST	61	42330610	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
209 A&B 40TH ST	62	42330609	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
207 A 40TH ST	63	93394017	1,214	1,214	1,337	1,337	1,296	\$8,059.82	\$1,149.34	\$716.73	\$9,925.89
207 B 40TH ST	64	93394018	1,214	1,214	1,337	1,337	1,296	\$8,059.82	\$1,149.34	\$716.73	\$9,925.89
205 40TH ST	65	42330607	2,428	2,428	2,674	2,674	2,592	\$16,119.63	\$2,298.68	\$1,433.45	\$19,851.76
204 A&B 40TH ST	66	42330705	2,666	2,666	2,674	2,674	2,671	\$16,613.06	\$2,369.04	\$1,477.33	\$20,459.43
206 40TH ST	67	42330704	2,714	2,714	2,674	2,674	2,687	\$16,712.58	\$2,383.23	\$1,486.18	\$20,581.99
208 A&B 40TH ST	68	42330703	2,714	2,714	2,674	2,674	2,687	\$16,712.58	\$2,383.23	\$1,486.18	\$20,581.99
210 40TH ST	69	42330702	2,714	2,714	2,674	2,674	2,687	\$16,712.58	\$2,383.23	\$1,486.18	\$20,581.99
212 A&B 40TH ST	70	42330701	2,715	2,715	2,674	2,674	2,687	\$16,714.65	\$2,383.53	\$1,486.36	\$20,584.54
3912 &3912 1/2 RIVER AVE	71	42330301	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3910 &3910 1/2 RIVER AVE	72	42330302	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3908 &3908 1/2 RIVER AVE	73	42330303	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3906 RIVER AVE	74	42330304	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3904 RIVER AVE	75	42330305	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3902 RIVER AVE	76	42330306	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3900 RIVER AVE	77	42330307	2,858	2,858	2,674	2,674	2,735	\$17,011.13	\$2,425.81	\$1,512.73	\$20,949.67
213 39TH ST	78	42330711	2,714	2,714	2,674	2,674	2,687	\$16,712.58	\$2,383.23	\$1,486.18	\$20,581.99
211 39TH ST	79	42330710	2,714	2,714	2,674	2,674	2,687	\$16,712.58	\$2,383.23	\$1,486.18	\$20,581.99
209 &209 1/2 39TH ST	80	42330709	2,714	2,714	2,674	2,674	2,687	\$16,712.58	\$2,383.23	\$1,486.18	\$20,581.99
207 39TH ST	81	42330708	2,714	2,714	2,674	2,674	2,687	\$16,712.58	\$2,383.23	\$1,486.18	\$20,581.99
205 A 39TH ST	82	93394010	1,121	1,121	1,337	1,337	1,265	\$7,867.01	\$1,121.84	\$699.58	\$9,688.43
205 B 39TH ST	83	93394011	1,121	1,121	1,337	1,337	1,265	\$7,867.01	\$1,121.84	\$699.58	\$9,688.43
3810 BALBOA BLVD	84	42330806	1,800	1,800	2,674	2,674	2,382	\$14,817.64	\$2,113.01	\$1,317.67	\$18,248.32
206 A&B 39TH ST	85	42330805	2,950	2,950	2,674	2,674	2,766	\$17,201.86	\$2,453.01	\$1,529.69	\$21,184.56
208 &208 1/2 39TH ST	86	42330804	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
210 39TH ST	87	42330803	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
212 39TH ST	88	42330802	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
3811 RIVER AVE	89	42330801	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
3812 RIVER AVE	90	42330401	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10

Appendix A - Assessment Calculations

Property Address	Asmt No.	Assessor's		Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total			Final Total Assessment
		Parcel Number	Parcel Area (sf)					Construction Costs	Incidental Expenses	Financial Costs	
3810 RIVER AVE	91	42330402	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3808 RIVER AVE	92	42330403	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3806 RIVER AVE	93	42330404	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3804 RIVER AVE	94	42330405	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3802 RIVER AVE	95	42330406	2,857	2,857	2,674	2,674	2,735	\$17,009.05	\$2,425.51	\$1,512.54	\$20,947.10
3800 A&B RIVER AVE	96	42330407	2,858	2,858	2,674	2,674	2,735	\$17,011.13	\$2,425.81	\$1,512.73	\$20,949.67
215 38TH ST	97	42330814	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
213 38TH ST	98	42330813	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
211 38TH ST	99	42330812	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
209 38TH ST	100	93394109	1,188	1,188	1,337	1,337	1,287	\$8,005.91	\$1,141.65	\$711.93	\$9,859.49
209 1/2 38TH ST	101	93394110	1,188	1,188	1,337	1,337	1,287	\$8,005.91	\$1,141.65	\$711.93	\$9,859.49
207 38TH ST	102	42330810	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
205 & 205 1/2 38TH ST	103	42330809	2,375	2,375	2,674	2,674	2,574	\$16,009.75	\$2,283.01	\$1,423.68	\$19,716.44
<b>Total</b>						<b>251,314</b>	<b>\$251,314.00</b>	<b>\$1,563,100.00</b>	<b>\$222,900.00</b>	<b>\$139,000.00</b>	<b>\$1,925,000.00</b>