



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIMESM

Final Engineer's Report

for

**Underground Utility
Assessment District No. 100
(13th Street / Balboa Boulevard / Adams Street / Ocean Front)**

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

For the

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

May 26, 2010

TABLE OF CONTENTS

	Page
Introduction and Certifications	1
PART I Plans and Specifications	4
PART II Cost Estimate	5
PART III Assessment Roll and Method of Assessment Spread	6
Table 1 – Assessment Roll.....	8
Debt Limit Valuation	14
Exhibit 1 – Method and Formula of Assessment Spread.....	15
PART IV Annual Administrative Assessment	22
PART V Diagram of Assessment District	23
PART VI Description of Facilities	30
Right-of-Way Certificate	31
Certification of Completion of Environmental Proceedings	32
APPENDIX	
A. Assessment Calculations	

AGENCY: CITY OF NEWPORT BEACH

PROJECT: ASSESSMENT DISTRICT NO. 100

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 13th Street / Balboa Boulevard / Adams Street / Ocean Front. 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. 100 (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 May 26, 2010.

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 13th day of APRIL, 2010.

Selami L. 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 8th day of JUNE, 2010.

Selami L. 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 Assessment District No. 100, 13th Street / Balboa Boulevard / Adams Street / Ocean Front, 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	\$2,032,695	\$2,032,695
Construction Contingency (~10%)	\$203,270	\$203,270
Edison Design Engineering	\$77,350	\$77,350
	\$2,313,315	\$2,313,315
Telephone Costs (AT&T)		
Telephone Construction Costs	\$592,256	\$592,256
Construction Contingency (~10%)	\$59,226	\$59,226
AT&T Design Engineering	\$50,425	\$50,425
	\$701,907	\$701,907
Street / Alley Rehabilitation	\$1,000,000	\$1,000,000
Construction Contingency (~7.5%)	\$75,000	\$75,000
	\$1,075,000	\$1,075,000
Estimated Utility Contribution for Equivalent Overhead System	-\$423,932	-\$423,932
Total Design & Construction Costs:	\$3,666,290	\$3,666,290
INCIDENTAL EXPENSES		
Assessment Engineering	\$105,000	\$105,000
Contract Inspection	\$75,000	\$75,000
City Administration	\$100,000	\$100,000
Financial Advisor	\$15,000	\$15,000
Bond Counsel	\$27,500	\$27,500
Disclosure Counsel	\$22,500	\$22,500
Paying Agent	\$3,000	\$3,000
Credit Rating Fee	\$7,000	\$7,000
Dissemination Agent	\$3,000	\$3,000
Financial Printing, Registration and Servicing	\$5,000	\$5,000
Incidental Contingencies	\$11,710	\$11,710
Total Incidental Expenses:	\$374,710	\$374,710
Total Construction and Incidental Expenses:	\$4,041,000	\$4,041,000
FINANCING COSTS		
Underwriter's Discount	1.00%	\$43,000
Bond Reserve / Credit Enhancement	6.00%	\$261,000
Funded Interest @ 0 months @ 5.75%		\$0
Total Financial Costs:		\$304,000
TOTAL AMOUNT TO ASSESSMENT:	\$4,345,000	\$4,345,000

* 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. 2010-____, 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. 100 (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 Design and Construction:	\$3,666,290	\$3,666,290
Estimated Incidental Expenses:	\$374,710	\$374,710
Estimated Financial Costs:	\$304,000	\$304,000
Estimated Total to Assessment:	\$4,345,000	\$4,345,000

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	047-240-01	\$4,790,415	\$0	\$232,103.73	\$232,103.73	21
2	939-71-011	\$1,003,000	\$0	\$8,860.83	\$8,860.83	113
3	939-71-012	\$496,054	\$0	\$8,860.83	\$8,860.83	56
4	047-241-02	\$75,535	\$0	\$17,721.68	\$17,721.68	4
5	047-241-03	\$2,512,500	\$0	\$17,721.68	\$17,721.68	142
6	047-241-04	\$439,652	\$0	\$17,721.68	\$17,721.68	25
7	047-241-05	\$631,673	\$0	\$17,721.68	\$17,721.68	36
8	939-71-021	\$1,003,178	\$0	\$8,860.83	\$8,860.83	113
9	939-71-022	\$653,894	\$0	\$8,860.83	\$8,860.83	74
10	047-241-07	\$287,353	\$0	\$17,721.68	\$17,721.68	16
11	047-241-08	\$97,553	\$0	\$17,721.68	\$17,721.68	6
12	047-241-09	\$290,888	\$0	\$17,721.68	\$17,721.68	16
13	047-241-10	\$107,119	\$0	\$17,721.68	\$17,721.68	6
14	047-241-11	\$107,052	\$0	\$17,721.68	\$17,721.68	6
15	047-241-12	\$513,328	\$0	\$17,721.68	\$17,721.68	29
16	939-71-017	\$608,006	\$0	\$8,860.83	\$8,860.83	69
17	939-71-018	\$898,627	\$0	\$8,860.83	\$8,860.83	101
18	047-241-24	\$158,559	\$0	\$20,490.68	\$20,490.68	8
19	047-241-23	\$140,956	\$0	\$20,490.68	\$20,490.68	7
20	047-241-21	\$152,091	\$0	\$20,490.68	\$20,490.68	7
21	047-241-20	\$1,516,362	\$0	\$20,490.68	\$20,490.68	74
22	047-241-19	\$127,740	\$0	\$20,490.68	\$20,490.68	6
23	047-241-18	\$5,972,584	\$0	\$20,490.68	\$20,490.68	291
24	047-241-17	\$2,620,101	\$0	\$20,490.68	\$20,490.68	128
25	047-241-16	\$118,388	\$0	\$20,490.68	\$20,490.68	6
26	047-241-15	\$178,906	\$0	\$20,490.68	\$20,490.68	9
27	047-241-14	\$245,386	\$0	\$41,535.18	\$41,535.18	6
28	047-251-01	\$994,478	\$0	\$17,721.68	\$17,721.68	56
29	047-251-02	\$892,223	\$0	\$17,721.68	\$17,721.68	50
30	047-251-03	\$83,201	\$0	\$17,721.68	\$17,721.68	5
31	047-251-04	\$82,847	\$0	\$17,721.68	\$17,721.68	5
32	047-251-05	\$738,628	\$0	\$17,721.68	\$17,721.68	42
33	047-251-06	\$648,058	\$0	\$17,721.68	\$17,721.68	37
34	939-71-013	\$605,714	\$0	\$8,860.83	\$8,860.83	68
35	939-71-014	\$739,933	\$0	\$8,860.83	\$8,860.83	84
36	047-251-08	\$2,922,566	\$0	\$34,889.54	\$34,889.54	84
37	047-251-09	\$411,024	\$0	\$17,721.68	\$17,721.68	23
38	047-251-10	\$468,050	\$0	\$17,721.68	\$17,721.68	26
39	047-251-11	\$380,995	\$0	\$17,721.68	\$17,721.68	21
40	047-251-12	\$100,015	\$0	\$17,721.68	\$17,721.68	6
41	047-251-23	\$311,560	\$0	\$20,490.68	\$20,490.68	15
42	047-251-22	\$116,273	\$0	\$20,490.68	\$20,490.68	6
43	047-251-21	\$1,026,148	\$0	\$20,490.68	\$20,490.68	50
44	047-251-20	\$6,150,000	\$0	\$20,490.68	\$20,490.68	300
45	047-251-19	\$1,648,739	\$0	\$20,490.68	\$20,490.68	80

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	047-251-18	\$2,773,858	\$0	\$20,490.68	\$20,490.68	135
47	047-251-17	\$5,303,915	\$0	\$20,490.68	\$20,490.68	259
48	047-251-16	\$242,009	\$0	\$20,490.68	\$20,490.68	12
49	047-251-15	\$2,387,065	\$0	\$20,490.68	\$20,490.68	116
50	047-251-14	\$1,515,621	\$0	\$20,490.68	\$20,490.68	74
51	047-251-13	\$5,095,138	\$0	\$20,490.68	\$20,490.68	249
52	047-252-01	\$757,201	\$0	\$2,951.77	\$2,951.77	257
53	047-252-02	\$46,264	\$0	\$8,307.04	\$8,307.04	6
54	047-252-03	\$93,123	\$0	\$17,721.68	\$17,721.68	5
55	047-252-04	\$486,959	\$0	\$17,721.68	\$17,721.68	27
56	047-252-05	\$590,437	\$0	\$17,721.68	\$17,721.68	33
57	047-252-06	\$510,110	\$0	\$17,721.68	\$17,721.68	29
58	047-252-07	\$286,956	\$0	\$17,721.68	\$17,721.68	16
59	047-252-08	\$625,116	\$0	\$34,889.54	\$34,889.54	18
60	047-252-09	\$982,631	\$0	\$17,721.68	\$17,721.68	55
61	047-252-10	\$1,172,000	\$0	\$17,721.68	\$17,721.68	66
62	047-252-11	\$560,960	\$0	\$17,721.68	\$17,721.68	32
63	047-252-12	\$90,663	\$0	\$17,721.68	\$17,721.68	5
64	047-252-13	\$441,577	\$0	\$3,505.57	\$3,505.57	126
65	047-252-14	\$1,850,000	\$0	\$7,199.42	\$7,199.42	257
66	047-252-24	\$1,998,745	\$0	\$22,705.89	\$22,705.89	88
67	047-252-23	\$901,011	\$0	\$22,705.89	\$22,705.89	40
68	047-252-22	\$951,063	\$0	\$22,705.89	\$22,705.89	42
69	047-252-21	\$4,581,934	\$0	\$22,705.89	\$22,705.89	202
70	047-252-20	\$1,326,962	\$0	\$22,705.89	\$22,705.89	58
71	047-252-19	\$6,300,000	\$0	\$22,705.89	\$22,705.89	277
72	047-252-18	\$1,579,967	\$0	\$22,705.89	\$22,705.89	70
73	047-252-17	\$230,040	\$0	\$22,705.89	\$22,705.89	10
74	047-252-16	\$2,065,635	\$0	\$22,705.89	\$22,705.89	91
75	047-252-15	\$1,660,743	\$0	\$22,705.89	\$22,705.89	73
76	047-281-01	\$125,455	\$0	\$17,721.68	\$17,721.68	7
77	047-281-02	\$100,162	\$0	\$26,582.51	\$26,582.51	4
78	047-281-03	\$299,694	\$0	\$26,582.51	\$26,582.51	11
79	047-281-04	\$642,907	\$0	\$17,721.68	\$17,721.68	36
80	047-281-05	\$1,750,993	\$0	\$17,721.68	\$17,721.68	99
81	047-281-06	\$253,404	\$0	\$17,721.68	\$17,721.68	14
82	047-281-24	\$1,654,422	\$0	\$17,721.68	\$17,721.68	93
83	047-281-25	\$498,915	\$0	\$17,721.68	\$17,721.68	28
84	047-281-08	\$186,908	\$0	\$17,721.68	\$17,721.68	11
85	047-281-09	\$147,159	\$0	\$17,721.68	\$17,721.68	8
86	047-281-10	\$680,311	\$0	\$17,721.68	\$17,721.68	38
87	047-281-11	\$413,856	\$0	\$17,721.68	\$17,721.68	23
88	047-281-12	\$883,140	\$0	\$17,721.68	\$17,721.68	50
89	047-281-23	\$1,945,373	\$0	\$22,705.89	\$22,705.89	86
90	047-281-22	\$5,500,000	\$0	\$22,705.89	\$22,705.89	242
91	047-281-21	\$6,139,500	\$0	\$22,705.89	\$22,705.89	270
92	047-281-20	\$1,535,961	\$0	\$22,705.89	\$22,705.89	68

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	047-281-19	\$986,085	\$0	\$22,705.89	\$22,705.89	43
94	047-281-18	\$2,186,611	\$0	\$22,705.89	\$22,705.89	96
95	047-281-17	\$304,973	\$0	\$21,598.28	\$21,598.28	14
96	047-281-16	\$4,723,500	\$0	\$21,044.49	\$21,044.49	224
97	047-281-15	\$355,605	\$0	\$20,490.68	\$20,490.68	17
98	047-281-14	\$527,744	\$0	\$19,383.08	\$19,383.08	27
99	047-281-13	\$940,172	\$0	\$18,275.48	\$18,275.48	51
100	047-282-01	\$456,429	\$0	\$5,166.98	\$5,166.98	88
101	047-282-02	\$76,237	\$0	\$14,952.66	\$14,952.66	5
102	047-282-03	\$122,117	\$0	\$18,829.27	\$18,829.27	6
103	936-08-007	\$343,819	\$0	\$8,860.83	\$8,860.83	39
104	936-08-008	\$371,653	\$0	\$8,860.83	\$8,860.83	42
105	047-282-05	\$83,275	\$0	\$17,167.88	\$17,167.88	5
106	047-282-06	\$437,174	\$0	\$16,614.07	\$16,614.07	26
107	047-282-07	\$84,051	\$0	\$16,060.27	\$16,060.27	5
108	047-282-08	\$82,429	\$0	\$14,952.66	\$14,952.66	6
109	047-282-09	\$77,789	\$0	\$14,398.86	\$14,398.86	5
110	047-282-10	\$1,217,000	\$0	\$14,398.86	\$14,398.86	85
111	047-282-11	\$95,233	\$0	\$13,291.26	\$13,291.26	7
112	047-282-25	\$1,016,763	\$0	\$10,522.24	\$10,522.24	97
113	047-282-24	\$1,521,754	\$0	\$17,721.68	\$17,721.68	86
114	047-282-23	\$487,252	\$0	\$17,721.68	\$17,721.68	27
115	047-282-26	\$2,530,558	\$0	\$11,629.85	\$11,629.85	218
116	047-282-27	\$902,601	\$0	\$11,629.85	\$11,629.85	78
117	047-282-21	\$728,334	\$0	\$11,629.85	\$11,629.85	63
118	047-282-20	\$3,366,000	\$0	\$11,629.85	\$11,629.85	289
119	047-282-19	\$104,098	\$0	\$11,629.85	\$11,629.85	9
120	047-282-18	\$315,878	\$0	\$11,629.85	\$11,629.85	27
121	047-282-17	\$120,859	\$0	\$11,629.85	\$11,629.85	10
122	047-282-12	\$1,664,640	\$0	\$5,909.07	\$5,909.07	282
123	047-282-13	\$279,760	\$0	\$11,629.85	\$11,629.85	24
124	047-282-14	\$126,125	\$0	\$11,629.85	\$11,629.85	11
125	047-282-16	\$121,269	\$0	\$11,629.85	\$11,629.85	10
126	047-282-15	\$3,375,000	\$0	\$11,629.85	\$11,629.85	290
127	048-023-01	\$596,692	\$0	\$6,274.58	\$6,274.58	95
128	048-023-02	\$287,060	\$0	\$15,506.47	\$15,506.47	19
129	048-023-03	\$1,216,696	\$0	\$13,291.26	\$13,291.26	92
130	048-023-04	\$109,591	\$0	\$13,291.26	\$13,291.26	8
131	048-023-23	\$444,607	\$0	\$12,183.65	\$12,183.65	36
132	048-023-22	\$72,439	\$0	\$12,183.65	\$12,183.65	6
133	048-023-21	\$814,500	\$0	\$12,183.65	\$12,183.65	67
134	048-023-20	\$67,730	\$0	\$11,629.85	\$11,629.85	6
135	048-023-19	\$78,662	\$0	\$11,629.85	\$11,629.85	7
136	048-023-18	\$1,665,000	\$0	\$11,629.85	\$11,629.85	143
137	048-023-17	\$588,149	\$0	\$11,629.85	\$11,629.85	51
138	048-023-16	\$723,976	\$0	\$11,629.85	\$11,629.85	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	048-023-05	\$587,645	\$0	\$11,629.85	\$11,629.85	51
140	048-023-06	\$280,720	\$0	\$11,629.85	\$11,629.85	24
141	048-023-07	\$815,586	\$0	\$11,629.85	\$11,629.85	70
142	048-023-08	\$241,299	\$0	\$17,721.68	\$17,721.68	14
143	048-023-09	\$2,760,201	\$0	\$17,721.68	\$17,721.68	156
144	048-023-10	\$560,571	\$0	\$23,259.70	\$23,259.70	24
145	048-023-15	\$1,286,000	\$0	\$3,876.62	\$3,876.62	332
146	048-023-14	\$81,164	\$0	\$11,629.85	\$11,629.85	7
147	048-023-13	\$179,445	\$0	\$9,968.44	\$9,968.44	18
148	048-023-11	\$3,250,000	\$0	\$9,968.44	\$9,968.44	326
149	048-023-12	\$767,414	\$0	\$14,952.66	\$14,952.66	51
150	048-024-01	\$357,390	\$0	\$11,629.85	\$11,629.85	31
151	048-024-02	\$287,395	\$0	\$11,629.85	\$11,629.85	25
152	048-024-21	\$597,601	\$0	\$34,335.74	\$34,335.74	17
153	048-024-20	\$66,673	\$0	\$11,629.85	\$11,629.85	6
154	048-024-19	\$494,871	\$0	\$11,629.85	\$11,629.85	43
155	048-024-25	\$471,197	\$0	\$11,629.85	\$11,629.85	41
156	048-024-24	\$353,549	\$0	\$11,629.85	\$11,629.85	30
157	048-024-17	\$310,165	\$0	\$11,629.85	\$11,629.85	27
158	048-024-16	\$392,578	\$0	\$11,629.85	\$11,629.85	34
159	048-024-27	\$414,970	\$0	\$11,629.85	\$11,629.85	36
160	048-024-26	\$1,682,000	\$0	\$11,629.85	\$11,629.85	145
161	048-024-04	\$226,104	\$0	\$23,259.70	\$23,259.70	10
162	048-024-05	\$150,747	\$0	\$11,629.85	\$11,629.85	13
163	048-024-06	\$190,502	\$0	\$11,629.85	\$11,629.85	16
164	048-024-07	\$243,427	\$0	\$11,629.85	\$11,629.85	21
165	048-024-08	\$2,652,000	\$0	\$11,629.85	\$11,629.85	228
166	048-024-23	\$1,498,409	\$0	\$11,629.85	\$11,629.85	129
167	048-024-22	\$1,727,622	\$0	\$11,629.85	\$11,629.85	149
168	048-024-14	\$609,976	\$0	\$3,876.62	\$3,876.62	157
169	048-024-13	\$176,905	\$0	\$11,629.85	\$11,629.85	15
170	048-024-12	\$73,707	\$0	\$9,968.44	\$9,968.44	7
171	048-024-10	\$123,165	\$0	\$11,629.85	\$11,629.85	11
172	048-024-11	\$384,364	\$0	\$13,291.26	\$13,291.26	29
173	048-073-01	\$1,253,000	\$0	\$3,876.62	\$3,876.62	323
174	048-073-02	\$282,444	\$0	\$11,629.85	\$11,629.85	24
175	048-073-29	\$3,486,549	\$0	\$17,721.68	\$17,721.68	197
176	048-073-30	\$3,312,241	\$0	\$17,721.68	\$17,721.68	187
177	048-073-26	\$684,453	\$0	\$11,629.85	\$11,629.85	59
178	048-073-25	\$1,795,000	\$0	\$11,629.85	\$11,629.85	154
179	048-073-24	\$791,308	\$0	\$11,629.85	\$11,629.85	68
180	048-073-23	\$722,891	\$0	\$11,629.85	\$11,629.85	62
181	048-073-18	\$606,121	\$0	\$11,629.85	\$11,629.85	52
182	048-073-17	\$895,147	\$0	\$11,629.85	\$11,629.85	77
183	048-073-16	\$916,631	\$0	\$11,629.85	\$11,629.85	79
184	048-073-15	\$298,381	\$0	\$13,845.06	\$13,845.06	22

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	048-073-14	\$65,683	\$0	\$14,398.86	\$14,398.86	5
186	048-073-13	\$407,550	\$0	\$14,398.86	\$14,398.86	28
187	048-073-05	\$2,632,793	\$0	\$11,629.85	\$11,629.85	226
188	048-073-28	\$4,309,500	\$0	\$11,629.85	\$11,629.85	371
189	048-073-27	\$1,826,103	\$0	\$11,629.85	\$11,629.85	157
190	048-073-07	\$406,610	\$0	\$17,721.68	\$17,721.68	23
191	048-073-08	\$1,739,083	\$0	\$15,506.47	\$15,506.47	112
192	048-073-09	\$970,096	\$0	\$13,845.06	\$13,845.06	70
193	048-073-10	\$2,428,020	\$0	\$11,629.85	\$11,629.85	209
194	048-073-11	\$1,346,720	\$0	\$13,845.06	\$13,845.06	97
195	048-073-12	\$895,179	\$0	\$13,845.06	\$13,845.06	65
196	048-074-01	\$66,669	\$0	\$11,629.85	\$11,629.85	6
197	048-074-02	\$1,513,500	\$0	\$11,629.85	\$11,629.85	130
198	048-074-03	\$63,006	\$0	\$11,629.85	\$11,629.85	5
199	048-074-04	\$3,264,000	\$0	\$11,629.85	\$11,629.85	281
200	048-074-05	\$117,753	\$0	\$11,629.85	\$11,629.85	10
201	048-074-23	\$80,346	\$0	\$11,629.85	\$11,629.85	7
202	048-074-22	\$106,417	\$0	\$11,629.85	\$11,629.85	9
203	048-074-21	\$697,307	\$0	\$11,629.85	\$11,629.85	60
204	048-074-20	\$201,832	\$0	\$11,629.85	\$11,629.85	17
205	048-074-19	\$50,832	\$0	\$11,629.85	\$11,629.85	4
206	048-074-18	\$1,875,000	\$0	\$11,629.85	\$11,629.85	161
207	048-074-17	\$482,184	\$0	\$11,629.85	\$11,629.85	41
208	048-074-16	\$66,943	\$0	\$11,629.85	\$11,629.85	6
209	048-074-15	\$930,252	\$0	\$11,629.85	\$11,629.85	80
210	048-074-14	\$83,277	\$0	\$17,167.88	\$17,167.88	5
211	048-074-06	\$423,462	\$0	\$11,629.85	\$11,629.85	36
212	048-074-24	\$2,154,064	\$0	\$11,629.85	\$11,629.85	185
213	048-074-26	\$158,172	\$0	\$11,629.85	\$11,629.85	14
214	048-074-27	\$3,036,221	\$0	\$11,629.85	\$11,629.85	261
215	048-074-09	\$160,094	\$0	\$11,629.85	\$11,629.85	14
216	048-074-10	\$1,193,499	\$0	\$11,629.85	\$11,629.85	103
217	048-074-11	\$195,676	\$0	\$11,629.85	\$11,629.85	17
218	048-074-28	\$1,215,286	\$0	\$11,629.85	\$11,629.85	104
219	048-074-29	\$3,500,000	\$0	\$11,629.85	\$11,629.85	301
220	048-074-13	\$2,628,338	\$0	\$14,398.86	\$14,398.86	183
221	048-081-21	\$629,043	\$0	\$23,813.50	\$23,813.50	26
222	048-081-22	\$1,823,000	\$0	\$12,737.45	\$12,737.45	143
223	048-081-26	\$1,590,000	\$0	\$13,291.26	\$13,291.26	120
224	048-081-27	\$2,236,000	\$0	\$13,291.26	\$13,291.26	168
225	048-081-04	\$613,894	\$0	\$13,291.26	\$13,291.26	46
226	048-081-16	\$87,356	\$0	\$13,291.26	\$13,291.26	7
227	048-081-19	\$84,754	\$0	\$13,291.26	\$13,291.26	6
228	048-081-18	\$86,861	\$0	\$13,291.26	\$13,291.26	7
229	048-081-06	\$139,839	\$0	\$13,291.26	\$13,291.26	11
230	048-081-15	\$138,789	\$0	\$13,291.26	\$13,291.26	10

Asmt No.	Assessor's Parcel Number	True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
231	048-081-14	\$2,252,500	\$0	\$13,291.26	\$13,291.26	169
232	932-94-106	\$1,273,449	\$0	\$6,645.62	\$6,645.62	192
233	932-94-107	\$1,697,932	\$0	\$6,645.62	\$6,645.62	255
234	048-081-12	\$291,827	\$0	\$13,291.26	\$13,291.26	22
235	048-081-11	\$117,051	\$0	\$13,291.26	\$13,291.26	9
236	048-081-10	\$689,123	\$0	\$13,291.26	\$13,291.26	52
237	048-081-09	\$2,609,849	\$0	\$13,291.26	\$13,291.26	196
238	048-081-24	\$1,420,835	\$0	\$13,291.26	\$13,291.26	107
239	048-081-23	\$1,785,181	\$0	\$13,291.26	\$13,291.26	134
240	048-081-07	\$2,087,845	\$0	\$13,291.26	\$13,291.26	157
241	048-082-01	\$535,758	\$0	\$13,291.26	\$13,291.26	40
242	048-082-02	\$0	\$0	\$29,462.28	\$29,462.28	N/A
243	048-082-13	\$385,459	\$0	\$13,291.26	\$13,291.26	29
244	048-082-14	\$208,798	\$0	\$13,291.26	\$13,291.26	16
245	048-082-15	\$247,464	\$0	\$13,291.26	\$13,291.26	19
246	048-082-11	\$301,589	\$0	\$13,291.26	\$13,291.26	23
247	048-082-10	\$110,015	\$0	\$13,291.26	\$13,291.26	8
248	048-082-09	\$3,631,681	\$0	\$13,291.26	\$13,291.26	273
249	048-082-08	\$1,743,272	\$0	\$13,291.26	\$13,291.26	131
250	048-082-07	\$712,261	\$0	\$13,291.26	\$13,291.26	54
251	048-082-06	\$105,649	\$0	\$13,291.26	\$13,291.26	8
252	048-082-17	\$2,638,527	\$0	\$13,291.26	\$13,291.26	199
253	048-082-16	\$4,590,000	\$0	\$13,291.26	\$13,291.26	345
254	048-082-04	\$2,309,412	\$0	\$13,291.26	\$13,291.26	174
255	048-121-01	\$2,279,074	\$0	\$34,889.54	\$34,889.54	65
256	048-121-02	\$285,108	\$0	\$16,060.27	\$16,060.27	18
257	048-121-03	\$560,237	\$0	\$16,060.27	\$16,060.27	35
258	048-121-04	\$315,393	\$0	\$16,060.27	\$16,060.27	20
259	048-121-05	\$224,201	\$0	\$16,060.27	\$16,060.27	14
260	048-121-06	\$224,201	\$0	\$16,060.27	\$16,060.27	14
261	048-121-07	\$999,600	\$0	\$16,060.27	\$16,060.27	62
262	048-121-20	\$488,953	\$6,834	\$5,460.50	\$5,460.50	40
263	048-121-21	\$417,660	\$5,522	\$3,212.06	\$3,212.06	48
264	048-121-19	\$1,161,505	\$0	\$17,167.88	\$17,167.88	68
265	048-121-18	\$1,090,093	\$0	\$16,060.27	\$16,060.27	68
266	048-121-17	\$185,582	\$0	\$16,060.27	\$16,060.27	12
267	048-121-15	\$1,136,718	\$0	\$16,060.27	\$16,060.27	71
268	932-16-029	\$709,526	\$0	\$7,753.23	\$7,753.23	92
269	932-16-030	\$645,023	\$0	\$7,753.23	\$7,753.23	83
270	048-121-13	\$1,883,860	\$0	\$16,060.27	\$16,060.27	117
271	048-121-12	\$246,655	\$0	\$16,060.27	\$16,060.27	15
272	048-121-11	\$2,868,445	\$0	\$16,060.27	\$16,060.27	179
273	048-121-10	\$146,245	\$0	\$16,060.27	\$16,060.27	9
274	048-121-09	\$1,746,590	\$8,283	\$3,212.06	\$3,212.06	152
		\$288,451,781	\$20,639	\$4,345,000.00	\$4,345,000.00	66

Table 2
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT	\$4,345,000
B. UNPAID SPECIAL ASSESSMENTS	\$20,639 *
TOTAL A & B	\$4,365,639
C. TRUE VALUE OF PARCELS	\$288,451,781 **
AVERAGE VALUE TO LIEN RATIO	66 :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 May 26, 2010.

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. 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 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 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.

With the exception of Newport Elementary School at the westerly end of the project and the telephone equipment building at the easterly end, the properties situated within the assessment

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

Based on these facts and circumstances, any general benefits to the property within the Assessment District in general, to the surrounding community and to the public at large from the project of undergrounding these local overhead utility facilities on the local streets and alleys, such as to the general public visiting in cars, on bikes or on foot, are incidental and do not exceed five percent (5%) of the estimated project costs. This general benefit portion of the cost is more than offset by the 11.56 percent utility company contribution. Therefore, \$3,885,711 of the \$4,090,222 total project design and construction costs represents the local and special benefits to the parcels within the Assessment District. Because only the net amount of \$3,666,290 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.

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

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 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.

Exceptions

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

1. Assessment No. 1, Newport Elementary School. This property is deemed to receive no Aesthetic Benefit from the undergrounding project, as improved aesthetics does not impact the desirability of a school property. This property is considered to receive full Improved Safety Benefits from the undergrounding project.

This property receives only cable services from the undergrounding project (1 of the 3 services available to the other properties); the other two services are provided from facilities on 14th Street, from the utility system that was undergrounded by AD 99-2. Therefore, this property is deemed to receive only 1/3 the Connection Benefit.

Therefore, this property receives $0 + 1 + 1/3 = 1.33$ of 3 of the benefits from the undergrounding project. Therefore, this property receives 4/9 the benefit of other properties. Its rounded parcel area has been multiplied by 4/9 to calculate the Assessed Parcel Area to fairly apportion the costs.

2. Assessment Nos. 52, 64, 100, 122, 127, 145, 168 and 173. These parcels are connected to the utilities that are proposed to be underground; however, 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 them, nor would they encroach upon these properties should they fall. These parcels do not receive the same level of benefits as other parcels in the District; they receive a Connection Benefit, but no improved Aesthetic or Safety Benefits. Therefore, these properties receive $0 + 0 + 1 = 1$ of 3 of the benefits from the undergrounding project. Their rounded parcel areas have been multiplied by 1/3 to calculate the Assessed Parcel Area to fairly apportion the costs.
3. Assessment No. 242, the Telephone Equipment Building. This property houses telephone equipment. Because of its use, this property is not intended for habitation or commerce and has no parking facilities on the property. Therefore, this property is not considered to receive any aesthetic benefits associated from this undergrounding project. However, it is considered to receive full safety benefits. Also, although this parcel has all utilities available to it, it is not considered to benefit from the telephone service (as this property provides the telephone service to the surrounding area) or the cable service (because of its use). Therefore, this property receives 1/3 the Connection Benefit. Therefore, this property receives $0 + 1 + 1/3 = 1.33$ of 3 of the benefits from the undergrounding project. Its rounded parcel area has been multiplied by 4/9 to calculate the Assessed Parcel Area to fairly apportion the costs.

4. Assessment Nos. 263 and 274. In 2004, these properties were included in Assessment District No. 75. These properties were previously assessed for their special benefits related to that utility undergrounding project; however, their assessments were discounted by 20% because of the addition of the guy pole at the corner of Adams Street and the alley. Therefore, these properties are assigned a factor of 0.2 (20%) for their special benefits from this current undergrounding project. Their rounded parcel areas have been multiplied by 0.2 to calculate the Assessed Parcel Area to fairly apportion the costs. Any additional special benefits that may be perceived to apply to these parcels are offset by the utility company contribution not allocated to the general benefits associated with this utility undergrounding project.
5. Assessment No. 262. In 2004, this property was included in Assessment District No. 75. This property was previously assessed for its special benefits related to that utility undergrounding project; however, its assessment was discounted by 34% because of the addition of a new riser pole at its westerly corner in the alley. Therefore, this property is assigned a factor of 0.34 (34%) for its special benefits from this current undergrounding project. Its rounded parcel area has been multiplied by 0.34 to calculate the Assessed Parcel Area to fairly apportion the costs. Any additional special benefits that may be perceived to apply to this parcel are offset by the utility company contribution not allocated to the general benefits associated with this utility undergrounding project.

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 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: May 26, 2010

HARRIS & ASSOCIATES



A handwritten signature in black ink, appearing to read "Joan E. Cox", written over a horizontal line.

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

I, VELANI I. BRONN, 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 12th day of APRIL, 2010.

Velani I. Bronn

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



I, VELANI I. BRONN, 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 13th day of APRIL, 2010.

Velani I. Bronn

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



I, VELANI I. BRONN, 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 6th day of JUNE, 2010.

Velani I. Bronn

CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



I, STEPHEN BADUM 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 8th day of JUNE, 2010.

Stephen Badum
SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Part IV Annual Administrative Assessment

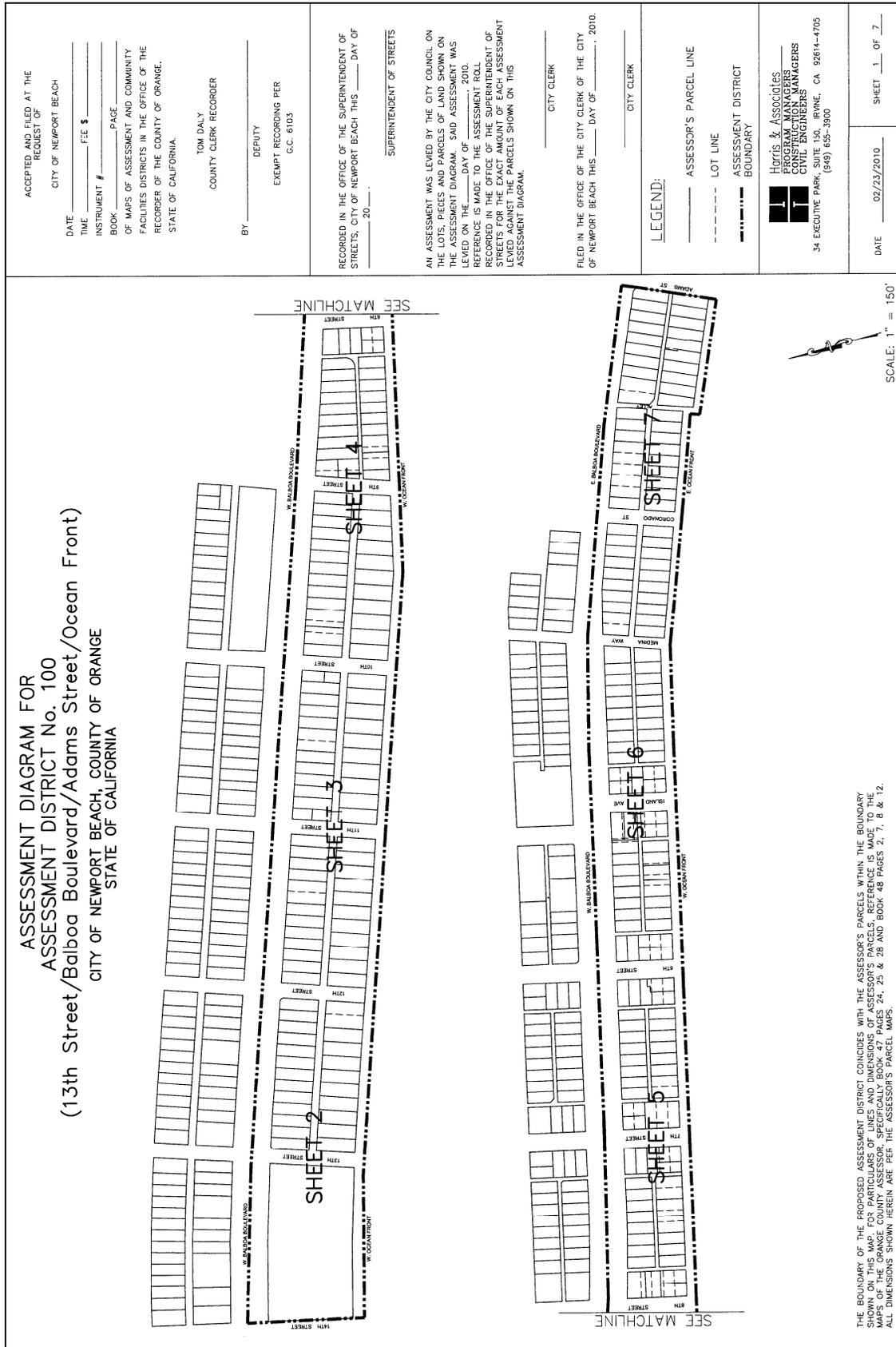
A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the CITY OF NEWPORT BEACH, and not otherwise reimbursed, resulting from the administration and collection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

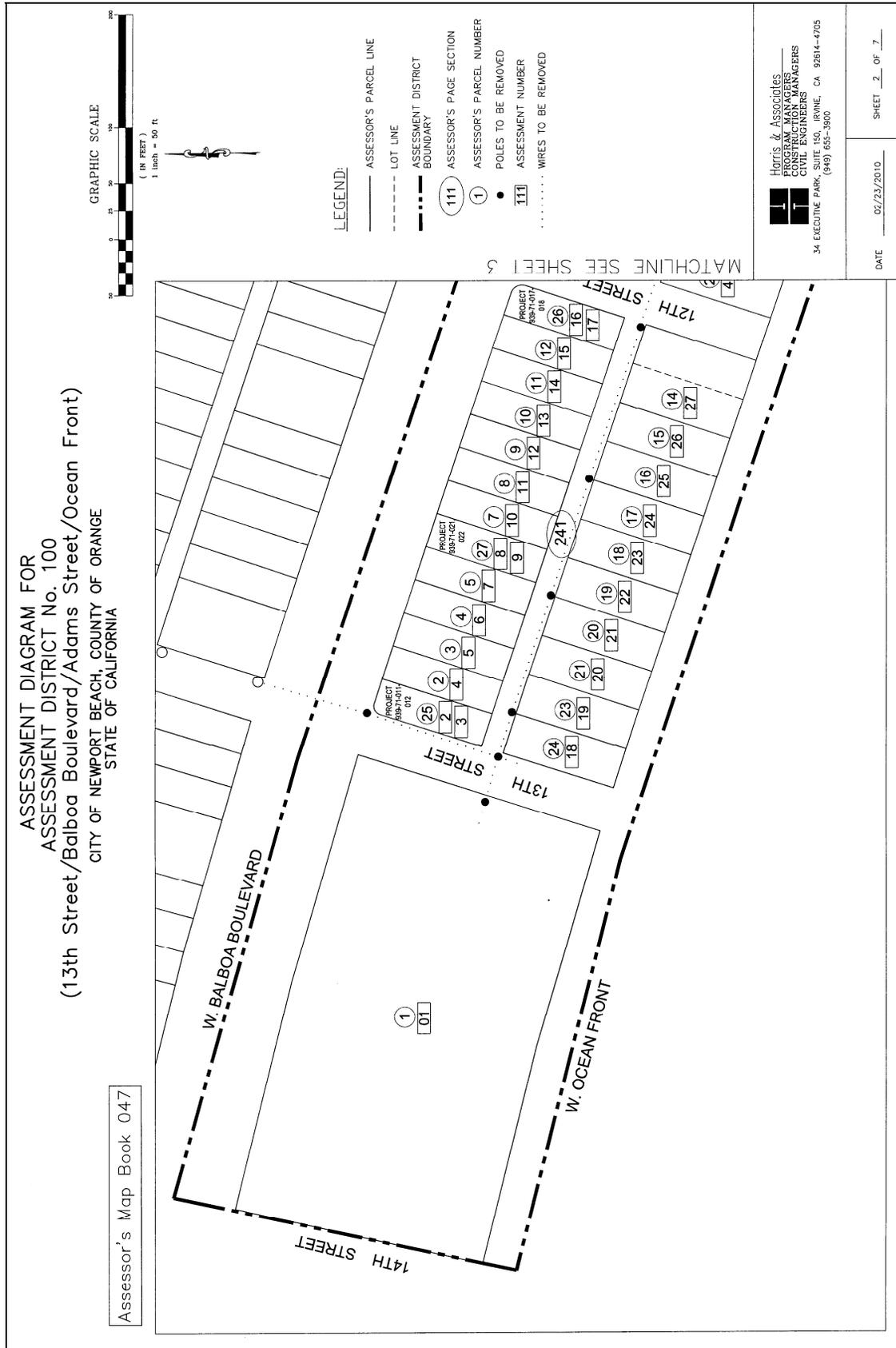
The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

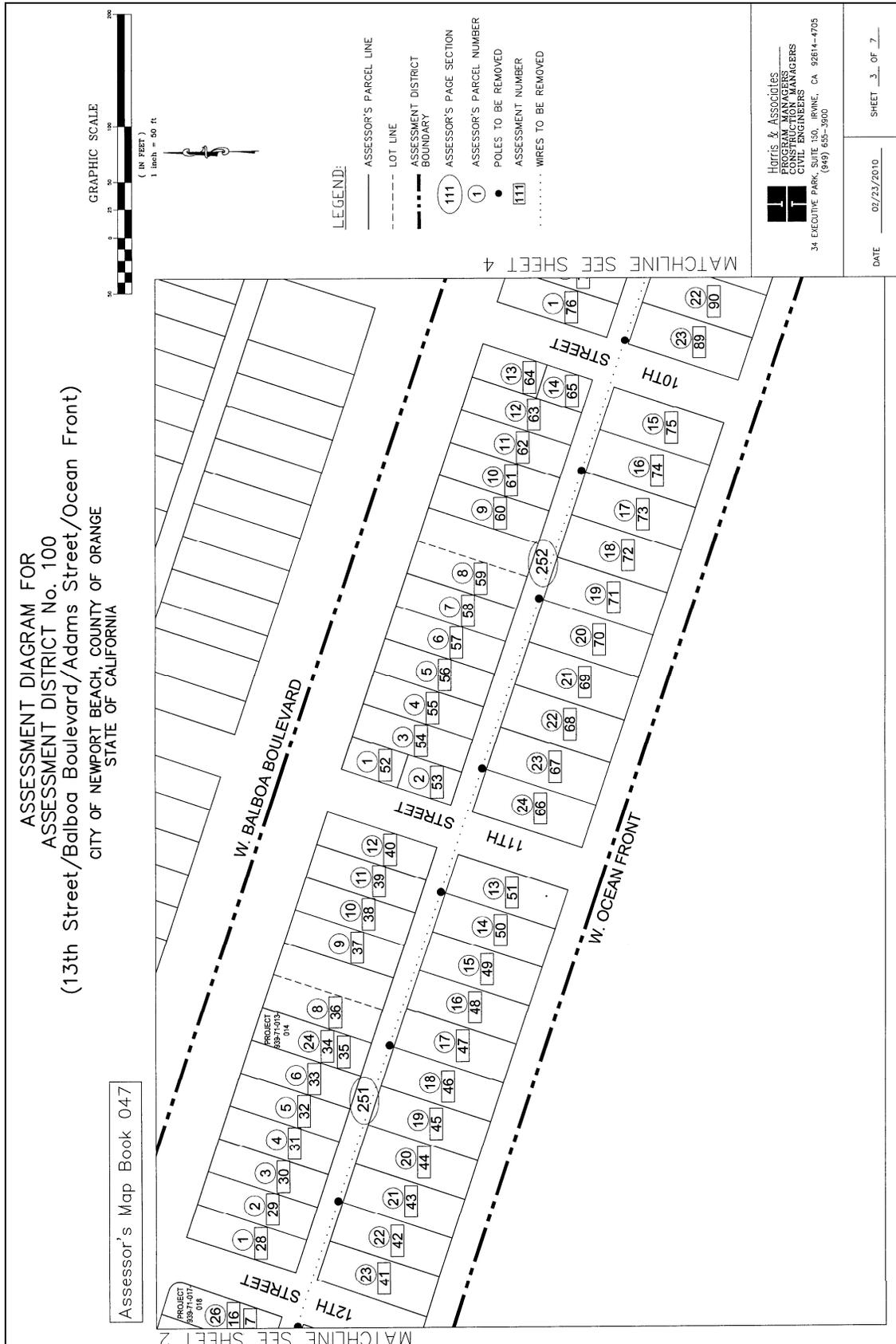
Part V Diagram of Assessment

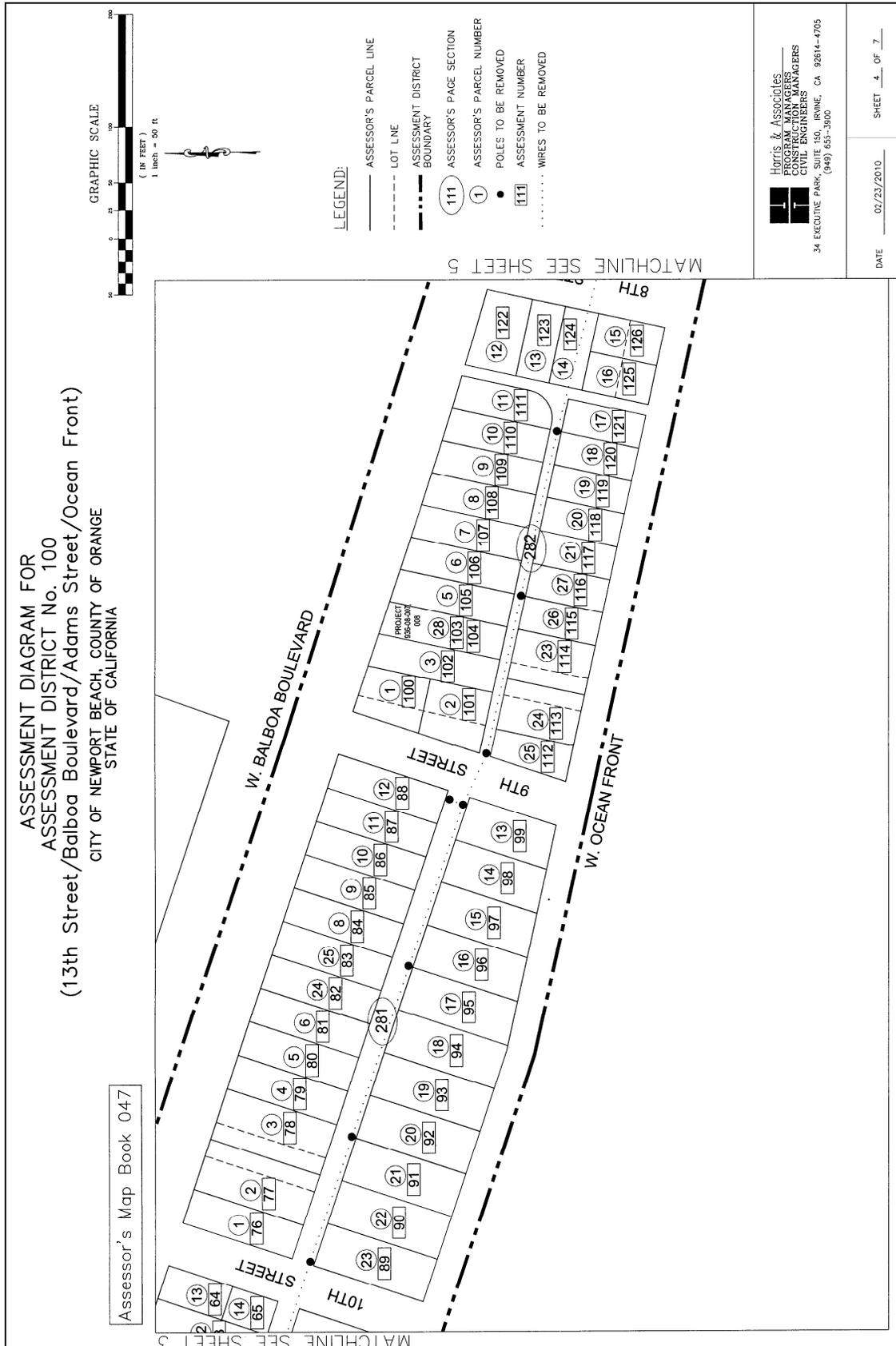
A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Newport Beach.

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.





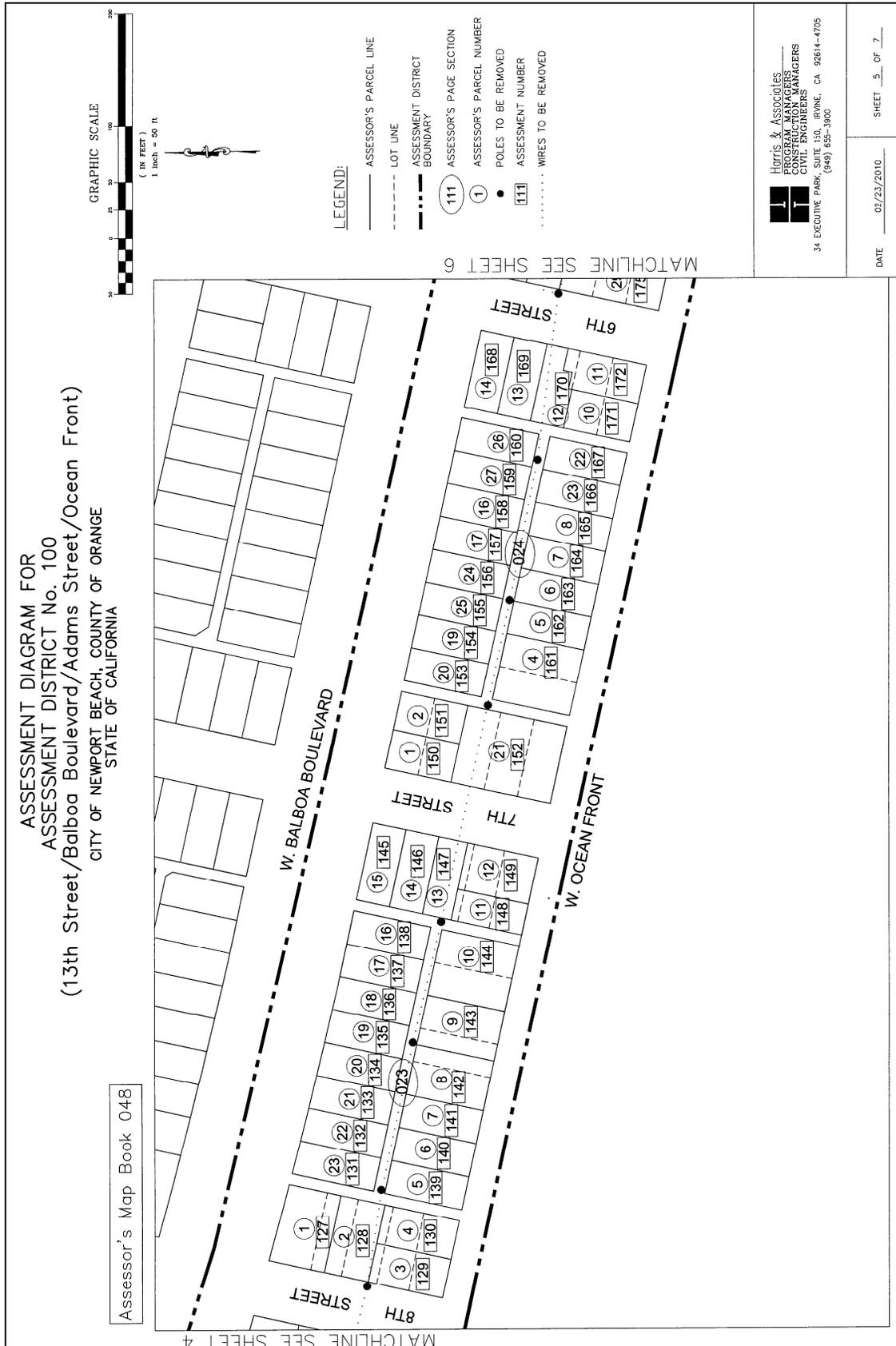


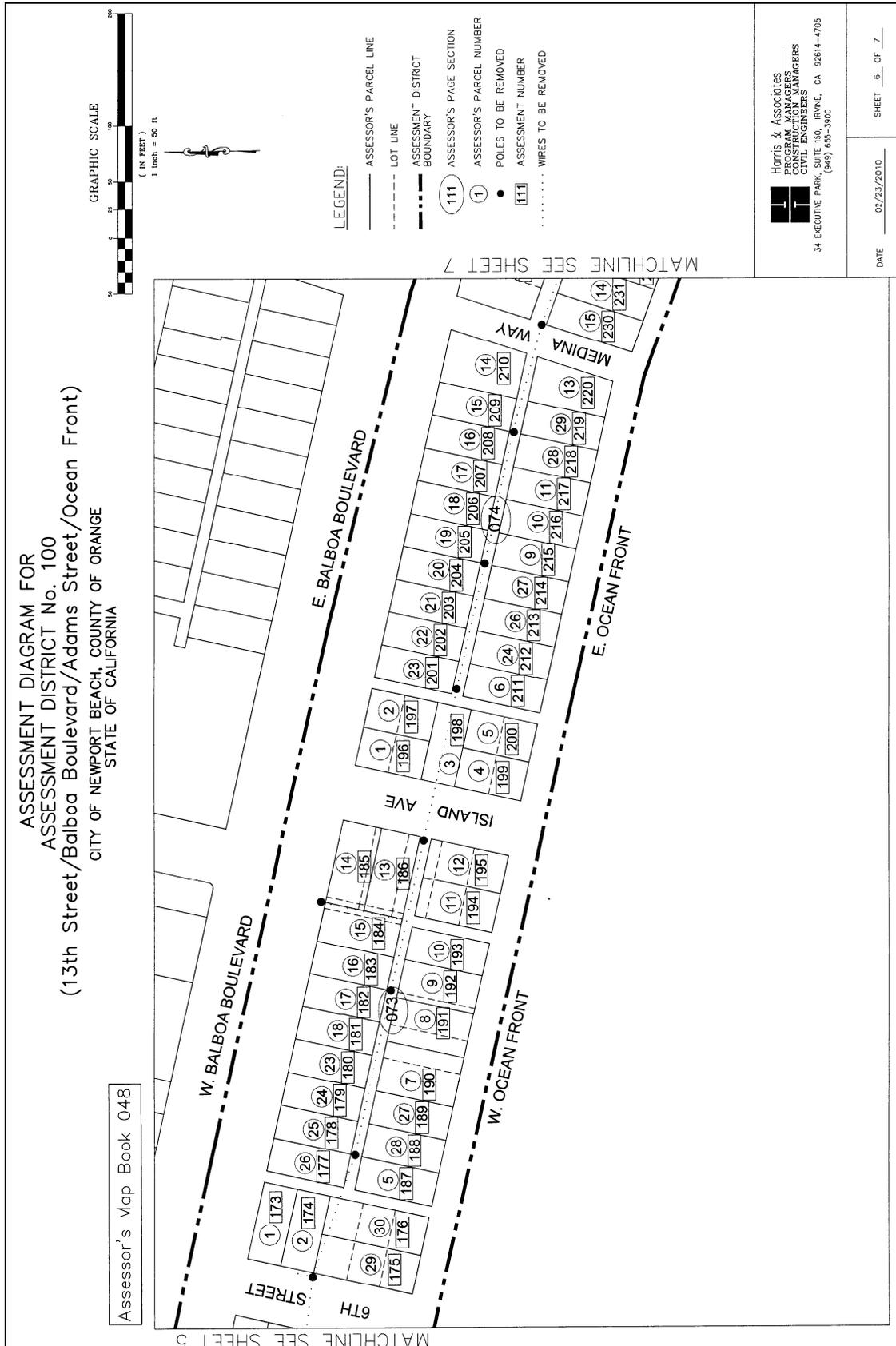



Harris & Associates
 PROFESSIONAL ENGINEERS
 CONSTRUCTION MANAGERS
 CIVIL ENGINEERS
 34 EXECUTIVE PARK, SUITE 150, IRVINE, CA 92614-4705
 (949) 651-3900

DATE 05/23/2010 SHEET 4 OF 7







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. 100.

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 have been 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.

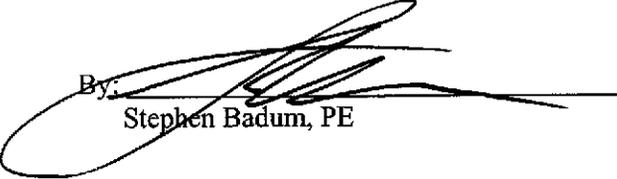
That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, and the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 100 (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 8TH day of JUNE, 2010, 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. 100 (hereinafter referred to as the "Assessment District").

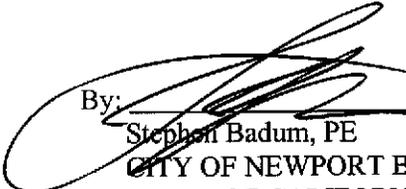
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

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 8TH day of JUNE, 2010, at CITY OF NEWPORT BEACH, California.

By: 

Stephon Badum, PE
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Appendix A - Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Size (sf) Rounded	Benefit Factor	Assessed Parcel Area	Total Construction Costs	Incidental Expenses	Financial Costs	Preliminary
									Total Assessment
1325 W BALBOA BLVD	1	047-240-01	94,300	0.44	41,911	\$195,848.37	\$20,016.40	\$16,238.96	\$232,103.73
1249 W BALBOA BLVD	2	939-71-011	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
1249 W BALBOA BLVD	3	939-71-012	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
1245 W BALBOA BLVD	4	047-241-02	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1241 W BALBOA BLVD	5	047-241-03	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1237 W BALBOA BLVD	6	047-241-04	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1235 W BALBOA BLVD	7	047-241-05	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1229 W BALBOA BLVD	8	939-71-021	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
1229 W BALBOA BLVD	9	939-71-022	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
1225 W BALBOA BLVD	10	047-241-07	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1221 W BALBOA BLVD	11	047-241-08	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1219 W BALBOA BLVD	12	047-241-09	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1213 W BALBOA BLVD	13	047-241-10	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1209 W BALBOA BLVD	14	047-241-11	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1205 W BALBOA BLVD	15	047-241-12	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1201 W BALBOA BLVD	16	939-71-017	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
107 12TH ST	17	939-71-018	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
1242 W OCEAN FRONT	18	047-241-24	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1236 W OCEAN FRONT	19	047-241-23	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1232 W OCEAN FRONT	20	047-241-21	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1228 W OCEAN FRONT	21	047-241-20	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1224 W OCEAN FRONT	22	047-241-19	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1220 W OCEAN FRONT	23	047-241-18	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1216 W OCEAN FRONT	24	047-241-17	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1212 W OCEAN FRONT	25	047-241-16	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1210 W OCEAN FRONT	26	047-241-15	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1200 W OCEAN FRONT	27	047-241-14	7,500	1.00	7,500	\$35,047.18	\$3,581.97	\$2,906.03	\$41,535.18
1149 W BALBOA BLVD	28	047-251-01	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1145 W BALBOA BLVD	29	047-251-02	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1141 W BALBOA BLVD	30	047-251-03	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1139 W BALBOA BLVD	31	047-251-04	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1133 W BALBOA BLVD	32	047-251-05	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1129 W BALBOA BLVD	33	047-251-06	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1125 W BALBOA BLVD	34	939-71-013	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
1125 W BALBOA BLVD	35	939-71-014	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
1115 W BALBOA BLVD	36	047-251-08	6,300	1.00	6,300	\$29,439.63	\$3,008.85	\$2,441.06	\$34,889.54
1113 W BALBOA BLVD	37	047-251-09	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1111 W BALBOA BLVD	38	047-251-10	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1105 W BALBOA BLVD	39	047-251-11	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1101 W BALBOA BLVD	40	047-251-12	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1140 W OCEAN FRONT	41	047-251-23	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1136 W OCEAN FRONT	42	047-251-22	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1130 W OCEAN FRONT	43	047-251-21	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1128 W OCEAN FRONT	44	047-251-20	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1124 W OCEAN FRONT	45	047-251-19	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1120 W OCEAN FRONT	46	047-251-18	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1116 W OCEAN FRONT	47	047-251-17	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1112 W OCEAN FRONT	48	047-251-16	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1106 W OCEAN FRONT	49	047-251-15	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1104 W OCEAN FRONT	50	047-251-14	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1102 W OCEAN FRONT	51	047-251-13	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
1051 W BALBOA BLVD	52	047-252-01	1,600	0.33	533	\$2,490.69	\$254.56	\$206.52	\$2,951.77
108 11TH ST	53	047-252-02	1,500	1.00	1,500	\$7,009.44	\$716.39	\$581.21	\$8,307.04
1045 W BALBOA BLVD	54	047-252-03	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1041 W BALBOA BLVD	55	047-252-04	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1037 W BALBOA BLVD	56	047-252-05	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1035 W BALBOA BLVD	57	047-252-06	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1000 W BALBOA BLVD	58	047-252-07	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68



Appendix A - 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	Preliminary
									Total Assessment
1025 W BALBOA BLVD	59	047-252-08	6,300	1.00	6,300	\$29,439.63	\$3,008.85	\$2,441.06	\$34,889.54
1017 W BALBOA BLVD	60	047-252-09	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1015 W BALBOA BLVD	61	047-252-10	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1009 W BALBOA BLVD	62	047-252-11	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1005 W BALBOA BLVD	63	047-252-12	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
1001 W BALBOA BLVD	64	047-252-13	1,900	0.33	633	\$2,957.98	\$302.32	\$245.27	\$3,505.57
107 10TH ST	65	047-252-14	1,300	1.00	1,300	\$6,074.84	\$620.87	\$503.71	\$7,199.42
1036 W OCEAN FRONT	66	047-252-24	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1032 W OCEAN FRONT	67	047-252-23	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1028 W OCEAN FRONT	68	047-252-22	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1024 W OCEAN FRONT	69	047-252-21	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1020 W OCEAN FRONT	70	047-252-20	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1018 W OCEAN FRONT	71	047-252-19	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1012 W OCEAN FRONT	72	047-252-18	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1006 W OCEAN FRONT	73	047-252-17	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1004 W OCEAN FRONT	74	047-252-16	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
1000 W OCEAN FRONT	75	047-252-15	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
951 W BALBOA BLVD	76	047-281-01	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
945 W BALBOA BLVD	77	047-281-02	4,800	1.00	4,800	\$22,430.19	\$2,292.46	\$1,859.86	\$26,582.51
943 W BALBOA BLVD	78	047-281-03	4,800	1.00	4,800	\$22,430.19	\$2,292.46	\$1,859.86	\$26,582.51
935 W BALBOA BLVD	79	047-281-04	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
933 W BALBOA BLVD	80	047-281-05	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
929 W BALBOA BLVD	81	047-281-06	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
925 W BALBOA BLVD	82	047-281-24	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
921 W BALBOA BLVD	83	047-281-25	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
917 W BALBOA BLVD	84	047-281-08	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
913 W BALBOA BLVD	85	047-281-09	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
909 W BALBOA BLVD	86	047-281-10	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
905 W BALBOA BLVD	87	047-281-11	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
901 W BALBOA BLVD	88	047-281-12	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
942 W OCEAN FRONT	89	047-281-23	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
938 W OCEAN FRONT	90	047-281-22	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
930 W OCEAN FRONT	91	047-281-21	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
928 W OCEAN FRONT	92	047-281-20	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
924 W OCEAN FRONT	93	047-281-19	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
920 W OCEAN FRONT	94	047-281-18	4,100	1.00	4,100	\$19,159.12	\$1,958.14	\$1,588.63	\$22,705.89
916 W OCEAN FRONT	95	047-281-17	3,900	1.00	3,900	\$18,224.53	\$1,862.62	\$1,511.13	\$21,598.28
914 W OCEAN FRONT	96	047-281-16	3,800	1.00	3,800	\$17,757.24	\$1,814.86	\$1,472.39	\$21,044.49
908 W OCEAN FRONT	97	047-281-15	3,700	1.00	3,700	\$17,289.94	\$1,767.10	\$1,433.64	\$20,490.68
904 W OCEAN FRONT	98	047-281-14	3,500	1.00	3,500	\$16,355.35	\$1,671.58	\$1,356.15	\$19,383.08
900 W OCEAN FRONT	99	047-281-13	3,300	1.00	3,300	\$15,420.76	\$1,576.07	\$1,278.65	\$18,275.48
110 9TH ST	100	047-282-01	2,800	0.33	933	\$4,359.87	\$445.60	\$361.51	\$5,166.98
106 9TH ST	101	047-282-02	2,700	1.00	2,700	\$12,616.98	\$1,289.51	\$1,046.17	\$14,952.66
823 W BALBOA BLVD	102	047-282-03	3,400	1.00	3,400	\$15,888.05	\$1,623.82	\$1,317.40	\$18,829.27
821 W BALBOA BLVD	103	936-08-007	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
821 W BALBOA BLVD	104	936-08-008	1,600	1.00	1,600	\$7,476.73	\$764.15	\$619.95	\$8,860.83
819 W BALBOA BLVD	105	047-282-05	3,100	1.00	3,100	\$14,486.17	\$1,480.55	\$1,201.16	\$17,167.88
817 W BALBOA BLVD	106	047-282-06	3,000	1.00	3,000	\$14,018.87	\$1,432.79	\$1,162.41	\$16,614.07
815 W BALBOA BLVD	107	047-282-07	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
813 W BALBOA BLVD	108	047-282-08	2,700	1.00	2,700	\$12,616.98	\$1,289.51	\$1,046.17	\$14,952.66
811 W BALBOA BLVD	109	047-282-09	2,600	1.00	2,600	\$12,149.69	\$1,241.75	\$1,007.42	\$14,398.86
809 W BALBOA BLVD	110	047-282-10	2,600	1.00	2,600	\$12,149.69	\$1,241.75	\$1,007.42	\$14,398.86
807 W BALBOA BLVD	111	047-282-11	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
828 W OCEAN FRONT	112	047-282-25	1,900	1.00	1,900	\$8,878.62	\$907.43	\$736.19	\$10,522.24
826 W OCEAN FRONT	113	047-282-24	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
822 W OCEAN FRONT	114	047-282-23	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
820 W OCEAN FRONT	115	047-282-26	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
818 W OCEAN FRONT	116	047-282-27	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85



Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf) Rounded	Benefit Factor	Assessed Parcel Area	Total Construction Costs	Incidental Expenses	Financial Costs	Preliminary Total Assessment
	Asmt No.	Parcel Number							
816 W OCEAN FRONT	117	047-282-21	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
814 W OCEAN FRONT	118	047-282-20	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
812 W OCEAN FRONT	119	047-282-19	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
810 W OCEAN FRONT	120	047-282-18	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
808 W OCEAN FRONT	121	047-282-17	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
111 8TH ST	122	047-282-12	3,200	0.33	1,067	\$4,986.05	\$509.59	\$413.43	\$5,909.07
107 8TH ST	123	047-282-13	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
105 8TH ST	124	047-282-14	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
804 W OCEAN FRONT	125	047-282-16	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
800 W OCEAN FRONT	126	047-282-15	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
723 W BALBOA BLVD	127	048-023-01	3,400	0.33	1,133	\$5,294.46	\$541.12	\$439.00	\$6,274.58
106 8TH ST	128	048-023-02	2,800	1.00	2,800	\$13,084.28	\$1,337.27	\$1,084.92	\$15,506.47
726 W OCEAN FRONT	129	048-023-03	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
722 W OCEAN FRONT	130	048-023-04	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
721 W BALBOA BLVD	131	048-023-23	2,200	1.00	2,200	\$10,280.51	\$1,050.71	\$852.43	\$12,183.65
719 W BALBOA BLVD	132	048-023-22	2,200	1.00	2,200	\$10,280.51	\$1,050.71	\$852.43	\$12,183.65
717 W BALBOA BLVD	133	048-023-21	2,200	1.00	2,200	\$10,280.51	\$1,050.71	\$852.43	\$12,183.65
715 W BALBOA BLVD	134	048-023-20	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
713 W BALBOA BLVD	135	048-023-19	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
711 W BALBOA BLVD	136	048-023-18	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
709 W BALBOA BLVD	137	048-023-17	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
707 W BALBOA BLVD	138	048-023-16	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
720 W OCEAN FRONT	139	048-023-05	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
718 W OCEAN FRONT	140	048-023-06	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
716 W OCEAN FRONT	141	048-023-07	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
714 W OCEAN FRONT	142	048-023-08	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
710 W OCEAN FRONT	143	048-023-09	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
706 W OCEAN FRONT	144	048-023-10	4,200	1.00	4,200	\$19,626.42	\$2,005.90	\$1,627.38	\$23,259.70
109 7TH ST	145	048-023-15	2,100	0.33	700	\$3,271.07	\$334.32	\$271.23	\$3,876.62
107 7TH ST	146	048-023-14	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
105 7TH ST	147	048-023-13	1,800	1.00	1,800	\$8,411.32	\$859.67	\$697.45	\$9,968.44
704 W OCEAN FRONT	148	048-023-11	1,800	1.00	1,800	\$8,411.32	\$859.67	\$697.45	\$9,968.44
700 W OCEAN FRONT	149	048-023-12	2,700	1.00	2,700	\$12,616.98	\$1,289.51	\$1,046.17	\$14,952.66
106 7TH ST	150	048-024-01	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
623 W BALBOA BLVD	151	048-024-02	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
628 W OCEAN FRONT	152	048-024-21	6,200	1.00	6,200	\$28,972.33	\$2,961.09	\$2,402.32	\$34,335.74
621 BALBOA BLVD	153	048-024-20	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
619 W BALBOA BLVD	154	048-024-19	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
617 W BALBOA BLVD	155	048-024-25	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
615 W BALBOA BLVD	156	048-024-24	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
613 W BALBOA BLVD	157	048-024-17	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
611 W BALBOA BLVD	158	048-024-16	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
609 BALBOA BLVD	159	048-024-27	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
607 BALBOA BLVD	160	048-024-26	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
620 W OCEAN FRONT	161	048-024-04	4,200	1.00	4,200	\$19,626.42	\$2,005.90	\$1,627.38	\$23,259.70
618 W OCEAN FRONT	162	048-024-05	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
616 W OCEAN FRONT	163	048-024-06	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
614 W OCEAN FRONT	164	048-024-07	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
612 W OCEAN FRONT	165	048-024-08	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
608 W OCEAN FRONT	166	048-024-23	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
606 W OCEAN FRONT	167	048-024-22	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
109 6TH ST	168	048-024-14	2,100	0.33	700	\$3,271.07	\$334.32	\$271.23	\$3,876.62
107 6TH ST	169	048-024-13	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
105 6TH ST	170	048-024-12	1,800	1.00	1,800	\$8,411.32	\$859.67	\$697.45	\$9,968.44
604 W OCEAN FRONT	171	048-024-10	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
600 W OCEAN FRONT	172	048-024-11	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
523 W BALBOA BLVD	173	048-073-01	2,100	0.33	700	\$3,271.07	\$334.32	\$271.23	\$3,876.62
106 6TH ST	174	048-073-02	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85

Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf) Rounded	Benefit Factor	Assessed Parcel Area	Total Construction Costs	Incidental Expenses	Financial Costs	Preliminary Total Assessment
	Asmt No.	Parcel Number							
524 W OCEAN FRONT	175	048-073-29	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
522 W OCEAN FRONT	176	048-073-30	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
521 W BALBOA BLVD	177	048-073-26	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
519 W BALBOA BLVD	178	048-073-25	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
517 W BALBOA BLVD	179	048-073-24	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
515 W BALBOA BLVD	180	048-073-23	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
513 W BALBOA BLVD	181	048-073-18	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
511 W BALBOA BLVD	182	048-073-17	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
509 W BALBOA BLVD	183	048-073-16	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
507 W BALBOA BLVD	184	048-073-15	2,500	1.00	2,500	\$11,682.39	\$1,193.99	\$968.68	\$13,845.06
109 ISLAND AVE	185	048-073-14	2,600	1.00	2,600	\$12,149.69	\$1,241.75	\$1,007.42	\$14,398.86
107 ISLAND AVE	186	048-073-13	2,600	1.00	2,600	\$12,149.69	\$1,241.75	\$1,007.42	\$14,398.86
520 W OCEAN FRONT	187	048-073-05	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
518 W OCEAN FRONT	188	048-073-28	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
516 W OCEAN FRONT	189	048-073-27	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
514 W OCEAN FRONT	190	048-073-07	3,200	1.00	3,200	\$14,953.46	\$1,528.31	\$1,239.91	\$17,721.68
510 W OCEAN FRONT	191	048-073-08	2,800	1.00	2,800	\$13,084.28	\$1,337.27	\$1,084.92	\$15,506.47
508 W OCEAN FRONT	192	048-073-09	2,500	1.00	2,500	\$11,682.39	\$1,193.99	\$968.68	\$13,845.06
506 W OCEAN FRONT	193	048-073-10	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
504 W OCEAN FRONT	194	048-073-11	2,500	1.00	2,500	\$11,682.39	\$1,193.99	\$968.68	\$13,845.06
500 W OCEAN FRONT	195	048-073-12	2,500	1.00	2,500	\$11,682.39	\$1,193.99	\$968.68	\$13,845.06
101 E BALBOA BLVD	196	048-074-01	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
105 E BALBOA BLVD	197	048-074-02	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
104 ISLAND AVE	198	048-074-03	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
102 E OCEAN FRONT	199	048-074-04	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
104 E OCEAN FRONT	200	048-074-05	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
107 E BALBOA BLVD	201	048-074-23	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
109 E BALBOA BLVD	202	048-074-22	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
111 E BALBOA BLVD	203	048-074-21	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
113 E BALBOA BLVD	204	048-074-20	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
115 E BALBOA BLVD	205	048-074-19	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
117 E BALBOA BLVD	206	048-074-18	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
119 E BALBOA BLVD	207	048-074-17	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
121 E BALBOA BLVD	208	048-074-16	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
123 E BALBOA BLVD	209	048-074-15	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
127 E BALBOA BLVD	210	048-074-14	3,100	1.00	3,100	\$14,486.17	\$1,480.55	\$1,201.16	\$17,167.88
106 E OCEAN FRONT	211	048-074-06	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
108 E OCEAN FRONT	212	048-074-24	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
110 E OCEAN FRONT	213	048-074-26	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
112 E OCEAN FRONT	214	048-074-27	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
114 E OCEAN FRONT	215	048-074-09	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
116 E OCEAN FRONT	216	048-074-10	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
118 E OCEAN FRONT	217	048-074-11	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
120 E OCEAN FRONT	218	048-074-28	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
122 E OCEAN FRONT	219	048-074-29	2,100	1.00	2,100	\$9,813.21	\$1,002.95	\$813.69	\$11,629.85
126 E OCEAN FRONT	220	048-074-13	2,600	1.00	2,600	\$12,149.69	\$1,241.75	\$1,007.42	\$14,398.86
201 E BALBOA BLVD	221	048-081-21	4,300	1.00	4,300	\$20,093.72	\$2,053.66	\$1,666.12	\$23,813.50
205 E BALBOA BLVD	222	048-081-22	2,300	1.00	2,300	\$10,747.80	\$1,098.47	\$891.18	\$12,737.45
207 E BALBOA BLVD	223	048-081-26	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
209 E BALBOA BLVD	224	048-081-27	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
211 E BALBOA BLVD	225	048-081-04	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
213 E BALBOA BLVD	226	048-081-16	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
215 E BALBOA BLVD	227	048-081-19	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
217 E BALBOA BLVD	228	048-081-18	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
219 E BALBOA BLVD	229	048-081-06	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
200 E OCEAN FRONT	230	048-081-15	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
202 E OCEAN FRONT	231	048-081-14	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
204 E OCEAN FRONT	232	932-94-106	1,200	1.00	1,200	\$5,607.55	\$573.11	\$464.96	\$6,645.62

Appendix A - 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	Preliminary
									Total Assessment
204 E OCEAN FRONT	233	932-94-107	1,200	1.00	1,200	\$5,607.55	\$573.11	\$464.96	\$6,645.62
206 E OCEAN FRONT	234	048-081-12	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
208 E OCEAN FRONT	235	048-081-11	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
210 E OCEAN FRONT	236	048-081-10	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
212 E OCEAN FRONT	237	048-081-09	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
214 E OCEAN FRONT	238	048-081-24	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
216 E OCEAN FRONT	239	048-081-23	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
218 E OCEAN FRONT	240	048-081-07	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
301 E BALBOA BLVD	241	048-082-01	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
311 E BALBOA BLVD	242	048-082-02	12,000	0.44	5,320	\$24,860.13	\$2,540.81	\$2,061.34	\$29,462.28
313 E BALBOA BLVD	243	048-082-13	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
315 E BALBOA BLVD	244	048-082-14	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
317 E BALBOA BLVD	245	048-082-15	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
300 E OCEAN FRONT	246	048-082-11	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
302 E OCEAN FRONT	247	048-082-10	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
304 E OCEAN FRONT	248	048-082-09	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
306 E OCEAN FRONT	249	048-082-08	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
308 E OCEAN FRONT	250	048-082-07	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
310 E OCEAN FRONT	251	048-082-06	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
312 E OCEAN FRONT	252	048-082-17	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
314 E OCEAN FRONT	253	048-082-16	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
316 E OCEAN FRONT	254	048-082-04	2,400	1.00	2,400	\$11,215.10	\$1,146.23	\$929.93	\$13,291.26
403 E BALBOA BLVD	255	048-121-01	6,300	1.00	6,300	\$29,439.63	\$3,008.85	\$2,441.06	\$34,889.54
407 E BALBOA BLVD	256	048-121-02	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
409 E BALBOA BLVD	257	048-121-03	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
411 E BALBOA BLVD	258	048-121-04	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
413 E BALBOA BLVD	259	048-121-05	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
415 E BALBOA BLVD	260	048-121-06	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
417 E BALBOA BLVD	261	048-121-07	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
421 E BALBOA BLVD	262	048-121-20	2,900	0.34	986	\$4,607.54	\$470.91	\$382.05	\$5,460.50
423 E BALBOA BLVD	263	048-121-21	2,900	0.20	580	\$2,710.32	\$277.01	\$224.73	\$3,212.06
400 E OCEAN FRONT	264	048-121-19	3,100	1.00	3,100	\$14,486.17	\$1,480.55	\$1,201.16	\$17,167.88
402 E OCEAN FRONT	265	048-121-18	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
404 E OCEAN FRONT	266	048-121-17	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
406 E OCEAN FRONT	267	048-121-15	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
408 E OCEAN FRONT 1	268	932-16-029	1,400	1.00	1,400	\$6,542.14	\$668.63	\$542.46	\$7,753.23
408 E OCEAN FRONT 2	269	932-16-030	1,400	1.00	1,400	\$6,542.14	\$668.63	\$542.46	\$7,753.23
410 E OCEAN FRONT	270	048-121-13	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
412 E OCEAN FRONT	271	048-121-12	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
414 E OCEAN FRONT	272	048-121-11	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
416 E OCEAN FRONT	273	048-121-10	2,900	1.00	2,900	\$13,551.58	\$1,385.03	\$1,123.66	\$16,060.27
418 E OCEAN FRONT	274	048-121-09	2,900	0.20	580	\$2,710.32	\$277.01	\$224.73	\$3,212.06
					784,576	\$3,666,290.00	\$374,710.00	\$304,000.00	\$4,345,000.00

