

**ENGINEER'S REPORT**  
for  
**UTILITY UNDERGROUNDING**  
**ASSESSMENT DISTRICT NO. 75**  
*(Balboa Business District)*  
for the  
**CITY OF NEWPORT BEACH**

Preliminary: March 9, 2004

Confirmed: April 27, 2004

ENGINEER'S "REPORT"

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 75  
(Balboa Business District)

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**AGENCY: CITY OF NEWPORT BEACH**

**PROJECT: UTILITY UNDERGROUNDING  
ASSESSMENT DISTRICT NO. 75**  
*(Balboa Business District)*

**TO: CITY COUNCIL**

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

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, the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of said Streets and Highways Code, and Section 4(b) of Article XIID of the Constitution of the State of California, and in accordance with the Resolution of Intention, being Resolution No. 2004-21, adopted by the CITY COUNCIL of the CITY OF NEWPORT BEACH, STATE OF CALIFORNIA, in connection with the proceedings for ASSESSMENT DISTRICT NO. 75, *(Balboa Business District)* (hereinafter referred to as the "Assessment District"), I, JOHN A. FRIEDRICH, authorized representative of GFB-FRIEDRICH & ASSOC., INC., the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" for the Assessment District, consisting of five (5) parts as follows:

**PART I**

Plans and specifications for the proposed improvements. Said plans and specifications are hereby incorporated into and by this reference made a part of this Report.

**PART II**

An estimate of the cost of the proposed works of improvement, including capitalized interest, incidental costs and expenses in connection therewith.

**PART III**

This Part shall consist 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.

- 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.
- C. The total true value, as near as may be determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.
- D. Exhibit IA indicates the total of the proposed assessment combined with any previously unpaid assessment on any parcel of land in the proposed district.

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

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.

PART VI

This Part consists of the following information:

- A. Description of the work for the proposed improvements.
- B. Right-of-way certificate.
- C. Environmental certification.

Dated this 9th day of April, 20 04.



GFB-FRIEDRICH & ASSOC., INC.

  
JOHN A. FRIEDRICH, P.E.  
ASSESSMENT ENGINEER

Preliminary Approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, California, on the 9th day of March, 20 \_\_\_\_.



Laborne M. Harkless  
CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

Final Approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, California, on the 27th day of April, 20 04.



Laborne M. Harkless  
CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

**ENGINEER'S "REPORT"**

**PART I**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 75**

*(Balboa Business District)*

**PLANS AND SPECIFICATIONS**

The plans and specifications which describe the general nature, location, and extent of the improvements for this Assessment District are filed in the office of the City Clerk and in the office of the Public Works Department; and are hereby incorporated into this "Report" by reference as if attached.

**ENGINEER'S "REPORT"**

**PART II**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 75**

*(Balboa Business District)*

**COST ESTIMATE**

Costs	Preliminary Estimate		Confirmed
	without SCE ITCC Tax	with SCE ITCC Tax	Assessment w/ SCE ITCC Tax
<b>A. CONSTRUCTION COSTS</b>			
<b>1. Southern California Edison</b>			
Structures	\$206,213.00	\$206,213.00	\$206,213.00
Underground Cabling & Equipment	\$113,209.00	\$113,209.00	\$113,209.00
(Less Design Engineering Advance)	(\$15,000.00)	(\$15,000.00)	(\$15,000.00)
SCE ITCC Tax (18.43%)*		68,768.63	68,768.63
Subtotal, SCE Costs w/o ITCC Tax	\$304,422.00		
Subtotal, SCE Costs w/ ITCC Tax		\$373,190.63	\$373,190.63
<b>2. SBC</b>			
Rough Estimate	\$548,000.00	\$548,000.00	\$548,000.00
Subtotal, SBC Costs	<u>\$548,000.00</u>	<u>\$548,000.00</u>	<u>\$548,000.00</u>
Subtotal, Construction	\$852,422.00	\$921,190.63	\$921,190.63
Construction Contingencies	<u>85,242.00</u>	<u>85,242.00</u>	<u>72,455.87</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$937,664.00</b>	<b>\$1,006,432.63</b>	<b>\$993,646.50</b>
<b>B. INCIDENTAL COSTS</b>			
1. Design Engineering (SCE)	\$15,000.00	\$15,000.00	\$15,000.00
2. Design Engineering (SBC)	7,400.00	7,400.00	7,400.00
3. Assessment Engineering	31,175.00	31,175.00	31,175.00
4. Construction Inspection	9,900.00	9,900.00	9,900.00
5. City Administration	11,400.00	11,400.00	11,400.00
6. Printing, Advertising, Notices	4,000.00	4,000.00	4,000.00
7. Bond Printing, Registration & Servicing	1,000.00	1,000.00	1,000.00
8. Filing Fees	500.00	500.00	500.00
9. Bond Counsel	20,000.00	20,000.00	20,000.00
10. Paying Agent	2,500.00	2,500.00	2,500.00
11. Contingencies	<u>15,000.00</u>	<u>15,000.00</u>	<u>1,953.14</u>
Subtotal, Incidentals	\$117,875.00	\$117,875.00	\$104,828.14
Subtotal, Construction & Incidentals	\$1,055,539.00	\$1,124,307.63	\$1,098,474.64
<b>(Continued - Next Page)</b>			

**ENGINEER'S "REPORT"**

**PART II**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 75**

*(Balboa Business District)*

**COST ESTIMATE**

Costs	Preliminary Estimate		Confirmed Assessment
	without SCE ITCC Tax	with SCE ITCC Tax	w/ SCE ITCC Tax
Subtotal Forward, Construction & Incidentals	\$1,055,539.00	\$1,124,307.63	\$1,098,474.64
<b>C. FINANCING COSTS</b>			
1. Bond Discount (2.5%)	\$29,078.21	\$30,972.66	\$30,261.01
2. Bond Reserve (5%)	58,156.42	61,945.32	60,522.02
3. Capitalized Interest (1.75%)	20,354.75	21,680.86	21,182.71
Subtotal, Financing Costs	\$107,589.38	\$114,598.84	\$111,965.74
<b>TOTAL DISTRICT COSTS</b>	<b>\$1,163,128.38</b>	<b>\$1,238,906.47</b>	<b>\$1,210,440.38</b>
<b>D. CASH CONTRIBUTION</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>E. BALANCE TO ASSESSMENT</b>	<b>\$1,163,128.38</b>	<b>\$1,238,906.47</b>	<b>\$1,210,440.38</b>

\* Adelphia Cable is required to pay for undergrounding through their Franchise Agreement with the City.

\*\* ITCC = Income Tax Component of Contribution (18.43% of SCE Costs).  
[Section 18(b) of IRS Code]

\*\*\* 2nd bond issue for Federal Income Tax Component of Contribution (ITCC) - 6.12% of the Preliminary Estimate "with SCE ITCC Tax" Balance to Assessment which will be issued only if the Federal Government implements the tax. The 2nd bond issue (ITCC issue) amount is the difference between the Balance to Assessment in the "with ITCC Tax" column above and the Balance to Assessment in the "without ITCC Tax" column above.

The Confirmed Assessment per parcel without the SCE ITCC Tax may be seen in Exhibit II - Assessment Roll (1st Bond Issue), attached hereto.

**ENGINEER'S "REPORT"**

**PART III**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 75**

*(Balboa Business District)*

**ASSESSMENT ROLL**

WHEREAS, on March 9, 2004, the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, did, 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, and as amended, the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of said Streets and Highways Code, and Article XIID of the Constitution of the State of California, adopt its Resolution of Intention No. 2004-21, for the 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. 75 (*Balboa Business District*), hereinafter referred to as the "Assessment District"); and,

WHEREAS, said Resolution of Intention, as required by law, did direct GFB-Friedrich & Assoc., Inc., as Assessment Engineer, to make and file a "Report", consisting of the following:

- A. Plans and specifications of the improvements proposed to be constructed;
- B. An estimate of the cost of the construction of the improvements proposed to be constructed, including the cost of the incidental expenses, in connection therewith;
- C. A diagram showing the Assessment District, which shall also show the boundaries and dimensions of the respective real property and other territory within such Assessment District, as the same existed at the time of the passage of this Resolution of Intention, each of which subdivisions shall be given a separate number upon such diagram;
- D. The proposed assessment of the assessable costs and expenses of the construction of the proposed improvements upon the real property in the Assessment District in proportion to the estimated special benefits to be received by the real property, respectively, from such improvements. Such assessment shall refer to such real property upon such diagram by the respective numbers thereof; and
- E. The description of the improvements proposed to be constructed under these proceedings.

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

NOW, THEREFORE, I, JOHN A. FRIEDRICH, a licensed engineer of GFB-Friedrich & Assoc., Inc., the duly appointed Assessment Engineer, pursuant to the "Municipal Improvement Act of 1913" and Article XIID of the Constitution of the State of California, do hereby submit the following:

1. I, pursuant to the provisions of law and the Resolution of Intention, 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 to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto.
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 with numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers 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, and the last installment of said bonds shall mature a maximum of THIRTY-NINE (39) YEARS from the 2nd 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 the requirements contained in Article XIID, and by further direction and order of the City Council, I hereby make 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:

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	<u>AS PRELIMINARILY APPROVED</u>	<u>AS CONFIRMED</u>
Estimated Cost of Construction:	\$ 1,006,432.63	\$ 993,646.50
Estimated Incidental Costs and Expenses:	\$ 117,875.00	\$ 104,828.14
Estimated Financing (Bond) Costs:	\$ 114,598.84	\$ 111,965.74
Estimated Total Cost:	\$ 1,238,906.47	\$ 1,210,440.38
Estimated Contribution:	\$ 0.00	\$ 0.00
Balance to Assessment:	\$ 1,238,906.47	\$ 1,210,440.38

For particulars as to the individual assessments, reference is made to Exhibit II attached hereto.

6. The Method and Formula of Assessment Spread is as set forth in Exhibit "A", which is attached hereto, referenced and so incorporated.

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Exhibit IA

CITY OF NEWPORT BEACH  
 ASSESSMENT DISTRICT NO. 75  
 (Balboa Business District)

1931 ACT TABLE OF VALUES

Asmt. No.	Assessor's Parcel No. (02-03 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
1	048-121-20	\$275,909	\$150,312	\$426,221	\$213,111	\$0.00	33	\$13,054.52	33	\$13,054.52
2	048-121-21	239,334	124,742	364,076	182,038	0.00	42	\$8,703.01	42	\$8,703.01
3	048-122-01	416,160	38,494	454,654	227,327	0.00	31	\$14,686.33	31	\$14,686.33
4	048-122-02	38,138	2,501	40,639	20,320	0.00	3	\$14,686.33	3	\$14,686.33
5	048-122-03	46,476	5,016	51,492	25,746	0.00	4	\$14,686.33	4	\$14,686.33
6	048-122-04	46,480	53,099	99,579	49,790	0.00	7	\$14,686.33	7	\$14,686.33
7	048-122-05	265,275	117,891	383,166	191,583	0.00	26	\$14,686.33	26	\$14,686.33
8	048-122-06	451,013	159,181	610,194	305,097	0.00	83	\$7,343.17	83	\$7,343.17
9	048-122-07	406,443	368,238	774,681	387,341	0.00	37	\$20,669.65	37	\$20,669.65
10	048-123-01	298,012	220,265	518,277	259,139	0.00	53	\$9,790.89	53	\$9,790.89
11	048-123-02	269,511	291,489	561,000	280,500	0.00	76	\$7,343.17	76	\$7,343.17
12	048-123-03	295,800	10,200	306,000	153,000	0.00	63	\$4,895.44	63	\$4,895.44
13A	932-160-35	165,750	83,895	249,645	124,823	0.00	---	\$0.00	---	\$0.00
13B	932-160-36	165,750	155,805	321,555	160,778	0.00	---	\$0.00	---	\$0.00
14	048-123-11	151,042	234,828	385,870	192,935	0.00	---	\$0.00	---	\$0.00
15A	932-160-31	145,254	181,379	326,633	163,317	0.00	---	\$0.00	---	\$0.00
15B	932-160-32	224,160	162,420	386,580	193,290	0.00	---	\$0.00	---	\$0.00
15C	932-160-33	145,253	176,394	321,647	160,824	0.00	---	\$0.00	---	\$0.00
15D	932-160-34	226,622	143,378	370,000	185,000	0.00	---	\$0.00	---	\$0.00
16A	932-160-01	37,834	34,026	71,860	35,930	0.00	73	\$979.09	73	\$979.09
16B	932-160-02	66,540	36,006	102,546	51,273	0.00	105	\$979.09	105	\$979.09
16C	932-160-03	199,824	77,297	277,121	138,561	0.00	283	\$979.09	283	\$979.09
16D	932-160-04	201,838	50,767	252,605	126,303	0.00	258	\$979.09	258	\$979.09
16E	932-160-05	57,397	56,289	113,686	56,843	0.00	116	\$979.09	116	\$979.09

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 75

(*Balboa Business District*)

**1931 ACT TABLE OF VALUES**

Asmt. No.	Assessor's Parcel No. (02-03 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
16F	932-160-06	\$43,538	\$31,696	\$75,234	\$37,617	\$0.00	77	\$979.09	77	\$979.09
16G	932-160-07	63,231	35,006	98,237	49,119	0.00	100	\$979.09	100	\$979.09
16H	932-160-08	18,823	26,908	45,731	22,866	0.00	47	\$979.09	47	\$979.09
16I	932-160-09	326,214	76,686	402,900	201,450	0.00	412	\$979.09	412	\$979.09
16J	932-160-10	205,096	81,550	286,646	143,323	0.00	293	\$979.09	293	\$979.09
16K	932-160-11	224,530	79,435	303,965	151,983	0.00	310	\$979.09	310	\$979.09
16L	932-160-12	241,726	83,383	325,109	162,555	0.00	332	\$979.09	332	\$979.09
16M	932-160-13	57,890	46,906	104,796	52,398	0.00	107	\$979.09	107	\$979.09
16N	932-160-14	251,948	83,218	335,166	167,583	0.00	342	\$979.09	342	\$979.09
16O	932-160-15	246,453	83,823	330,276	165,138	0.00	337	\$979.09	337	\$979.09
16P	932-160-16	272,343	70,989	343,332	171,666	0.00	351	\$979.09	351	\$979.09
16Q	932-160-17	39,245	34,391	73,636	36,818	0.00	75	\$979.09	75	\$979.09
16R	932-160-18	232,322	86,041	318,363	159,182	0.00	325	\$979.09	325	\$979.09
16S	932-160-19	228,940	75,625	304,565	152,283	0.00	311	\$979.09	311	\$979.09
16T	932-160-20	314,916	72,633	387,549	193,775	0.00	396	\$979.09	396	\$979.09
16U	932-160-21	289,287	82,539	371,826	185,913	0.00	380	\$979.09	380	\$979.09
16V	932-160-22	292,419	84,981	377,400	188,700	0.00	385	\$979.09	385	\$979.09
16W	932-160-23	64,634	36,174	100,808	50,404	0.00	103	\$979.09	103	\$979.09
16X	932-160-24	252,851	69,673	322,524	161,262	0.00	329	\$979.09	329	\$979.09
17	048-122-08	111,184	168,582	279,766	139,883	0.00	9	\$31,004.48	9	\$31,004.48
18	048-122-16	630,075	141,540	771,615	385,808	0.00	53	\$14,686.33	53	\$14,686.33
19	048-122-15	753,501	78,770	832,271	416,136	0.00	57	\$14,686.33	57	\$14,686.33
20	048-122-10	488,716	159,132	647,848	323,924	0.00	44	\$14,686.33	44	\$14,686.33
21	048-122-11	568,129	40,848	608,977	304,489	0.00	41	\$14,686.33	41	\$14,686.33

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 75

(*Balboa Business District*)

**1931 ACT TABLE OF VALUES**

Asmt. No.	Assessor's Parcel No. (02-03 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
22	048-122-13	\$444,663	\$41,223	\$485,886	\$242,943	\$0.00	33	\$14,686.33	33	\$14,686.33
23	048-122-14	388,909	36,546	425,455	212,728	0.00	29	\$14,686.33	29	\$14,686.33
24	048-121-09	225,419	77,683	303,102	151,551	0.00	23	\$13,054.52	23	\$13,054.52
25	048-135-05	67,273	100,881	168,154	84,077	0.00	---	\$0.00	---	\$0.00
26	048-135-04	31,395	65,470	96,865	48,433	0.00	20	\$4,895.44	20	\$4,895.44
27	048-135-03	45,383	198,022	243,405	121,703	0.00	50	\$4,895.44	50	\$4,895.44
28	048-135-02	488,155	21,224	509,379	254,690	0.00	35	\$14,686.33	35	\$14,686.33
29	148-135-09	108,614	138,535	247,149	123,575	0.00	---	\$0.00	---	\$0.00
30	048-132-19	1,196,460	364,140	1,560,600	780,300	0.00	48	\$32,636.30	48	\$32,636.30
31	048-132-02	261,045	92,691	353,736	176,868	0.00	36	\$9,790.89	36	\$9,790.89
32	048-132-01	440,711	145,353	586,064	293,032	0.00	60	\$9,790.89	60	\$9,790.89
33	048-132-15	420,358	65,968	486,326	243,163	0.00	27	\$17,949.96	27	\$17,949.96
34	048-132-14	613,407	23,317	636,724	318,362	0.00	65	\$9,790.89	65	\$9,790.89
35	048-132-13	197,050	118,418	315,468	157,734	0.00	21	\$14,686.33	21	\$14,686.33
36	048-132-12	527,494	144,529	672,023	336,012	0.00	46	\$14,686.33	46	\$14,686.33
37A	936-520-40	668,294	106,706	775,000	387,500	0.00	99	\$7,832.71	99	\$7,832.71
37B	936-520-41	668,132	106,868	775,000	387,500	0.00	99	\$7,832.71	99	\$7,832.71
38A	936-520-31	328,186	81,814	410,000	205,000	0.00	35	\$11,749.07	35	\$11,749.07
38B	936-520-32	586,082	108,918	695,000	347,500	0.00	59	\$11,749.07	59	\$11,749.07
39	048-132-07	208,703	134,257	342,960	171,480	0.00	32	\$10,878.77	32	\$10,878.77
40	048-132-08	24,898	36,539	61,437	30,719	0.00	6	\$10,878.77	6	\$10,878.77
41	048-132-09	40,653	80,820	121,473	60,737	0.00	11	\$10,878.77	11	\$10,878.77
42	048-135-07	2,079,598	2,273,073	4,352,671	2,176,336	0.00	296	\$14,686.33	296	\$14,686.33
43	148-135-11	200,981	68,985	269,966	134,983	0.00	55	\$4,895.44	55	\$4,895.44

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 75

(Balboa Business District)

1931 ACT TABLE OF VALUES

Asmt. No.	Assessor's Parcel No. (02-03 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
44	048-135-10	\$41,454	\$60,825	\$102,279	\$51,140	\$0.00	---	\$0.00	---	\$0.00
45	048-135-12	601,714	106,743	708,457	354,229	0.00	---	\$0.00	---	\$0.00
46	048-133-05	293,128	29,466	322,594	161,297	0.00	89	\$3,628.07	89	\$3,628.07
47	048-133-06	57,094	19,244	76,338	38,169	0.00	14	\$5,439.38	14	\$5,439.38
48	048-133-07	302,413	14,730	317,143	158,572	0.00	29	\$10,878.77	29	\$10,878.77
49	048-133-08	302,411	1,465	303,876	151,938	0.00	112	\$2,719.69	112	\$2,719.69
50	048-133-15	598,516	23,937	622,453	311,227	0.00	57	\$10,878.77	57	\$10,878.77
51	048-133-17	1,676,151	10,656	1,686,807	843,404	0.00	66	\$25,385.60	66	\$25,385.60
52	048-133-10	38,695	27,707	66,402	33,201	0.00	6	\$10,878.77	6	\$10,878.77
53	048-133-04	531,136	428,208	959,344	479,672	0.00	19	\$50,765.76	19	\$50,765.76
54	048-133-03	74,756	2,501	77,257	38,629	0.00	7	\$10,878.77	7	\$10,878.77
55	048-133-02	49,795	33,415	83,210	41,605	0.00	8	\$10,878.77	8	\$10,878.77
56	048-133-01	49,786	0	49,786	24,893	0.00	5	\$10,878.77	5	\$10,878.77
57	048-131-06	429,614	304,047	733,661	366,831	0.00	34	\$21,757.53	34	\$21,757.53
58	048-131-05	37,343	30,962	68,305	34,153	0.00	6	\$10,878.77	6	\$10,878.77
59	048-131-07	286,969	26,904	313,873	156,937	0.00	29	\$10,878.77	29	\$10,878.77
60A	936-520-26	308,252	148,067	456,319	228,160	0.00	51	\$8,985.86	51	\$8,985.86
60B	936-520-27	475,092	157,308	632,400	316,200	0.00	70	\$8,985.86	70	\$8,985.86
61	048-131-03	640,016	165,821	805,837	402,919	0.00	74	\$10,878.77	74	\$10,878.77
62A	936-520-28	31,949	73,661	105,610	52,805	0.00	12	\$8,703.01	12	\$8,703.01
62B	936-520-29	31,949	130,379	162,328	81,164	0.00	19	\$8,703.01	19	\$8,703.01
63	048-131-01	116,152	87,199	203,351	101,676	0.00	19	\$10,878.77	19	\$10,878.77
64	048-131-10	510,000	40,800	550,800	275,400	0.00	44	\$12,564.97	44	\$12,564.97
65	048-131-08	39,863	14,947	54,810	27,405	0.00	5	\$10,878.77	5	\$10,878.77

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 75

(Balboa Business District)

1931 ACT TABLE OF VALUES

Asmt. No.	Assessor's Parcel No. (02-03 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
66	048-131-09	\$390,937	\$165,802	\$556,739	\$278,370	\$0.00	95	\$5,869.09	95	\$5,869.09
67	048-134-01	400,370	266,906	667,276	333,638	0.00	123	\$5,439.38	123	\$5,439.38
68	048-134-02	508,216	470,991	979,207	489,604	0.00	---	\$0.00	---	\$0.00
69	048-134-05	99,594	38,993	138,587	69,294	0.00	15	\$9,067.45	15	\$9,067.45
70	048-134-04	77,888	106,876	184,764	92,382	0.00	34	\$5,439.38	34	\$5,439.38
71	048-134-03	91,314	114,559	205,873	102,937	0.00	38	\$5,450.26	38	\$5,450.26
72	048-112-18	107,370	41,747	149,117	74,559	0.00	29	\$5,074.94	29	\$5,074.94
73	048-112-19	211,770	768,008	979,778	489,889	0.00	83	\$11,787.14	83	\$11,787.14
74	048-112-22	2,338,854	803,871	3,142,725	1,571,363	0.00	133	\$23,568.85	166	\$18,972.57
75	048-112-21	338,834	335,417	674,251	337,126	0.00	54	\$12,510.58	147	\$4,596.28
76	048-112-09	173,964	67,081	241,045	120,523	0.00	46	\$5,259.88	46	\$5,259.88
77	048-112-23	387,724	134,165	521,889	260,945	0.00	24	\$21,757.53	48	\$10,878.77
78	048-112-13	79,807	8,004	87,811	43,906	0.00	---	\$0.00	---	\$0.00
79	048-112-20	4,040,077	1,102,488	5,142,565	2,571,283	0.00	118	\$43,515.06	134	\$38,438.31
80	048-116-05	261,246	0	261,246	130,623	0.00	48	\$5,439.38	48	\$5,439.38
81	048-116-04	674,028	177,934	851,962	425,981	0.00	16	\$54,393.83	16	\$54,393.83
82	048-116-06	881,992	43,568	925,560	462,780	0.00	36	\$25,837.07	36	\$25,837.07
83	048-115-04	632,117	91,225	723,342	361,671	0.00	18	\$40,795.37	18	\$40,795.37
84	048-115-03	93,834	30,893	124,727	62,364	0.00	4	\$32,636.30	4	\$32,636.30
85	048-115-02	234,708	0	234,708	117,354	0.00	14	\$16,318.15	14	\$16,318.15
86	048-115-01	43,471	42,614	86,085	43,043	0.00	5	\$16,318.15	5	\$16,318.15
87	048-115-12	457,309	19,050	476,359	238,180	0.00	44	\$10,878.77	44	\$10,878.77
88	048-115-11	648,264	13,228	661,492	330,746	0.00	24	\$27,196.91	24	\$27,196.91
89	048-115-09	365,415	162,684	528,099	264,050	0.00	97	\$5,439.38	97	\$5,439.38

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 75

(Balboa Business District)

1931 ACT TABLE OF VALUES

Asmt. No.	Assessor's Parcel No. (02-03 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
90	048-115-14	\$390,840	\$150,312	\$541,152	\$270,576	\$0.00	50	\$10,878.77	50	\$10,878.77
91	048-115-13	254,791	162,422	417,213	208,607	0.00	38	\$10,878.77	38	\$10,878.77
92	048-115-07	230,420	151,039	381,459	190,730	0.00	21	\$18,314.40	21	\$18,314.40
93	048-133-16	49,792	9,921	59,713	29,857	0.00	11	\$5,439.39	11	\$5,439.39
<b>Totals</b>		<b>\$43,304,883</b>	<b>\$16,815,211</b>	<b>\$60,120,094</b>	<b>\$30,060,047</b>	<b>\$0.00</b>	<b>49</b>	<b>\$1,238,906.47</b>	<b>50</b>	<b>\$1,210,440.38</b>

CITY OF NEWPORT BEACH  
ASSESSMENT DISTRICT No. 75  
(Balboa Business District)

Exhibit IB

DEBT LIMIT VALUATION

A. Estimated Balance to Assessment	\$1,210,440
B. Unpaid Special Assessments	0.00 *
Total A & B	\$1,210,440
C. True Value of Parcels	\$60,120,094 **
Average Value to Lien Ratio	50: 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.

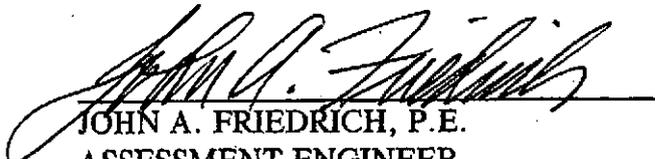
This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

CERTIFICATION

I, the undersigned Assessment Engineer, do hereby certify that 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, does not exceed one-half (1/2) of the true value of the parcels proposed to be assessed.

DATED: April 9, 20 04.

GFB-FRIEDRICH & ASSOC., INC.

  
JOHN A. FRIEDRICH, P.E.  
ASSESSMENT ENGINEER

# ENGINEER'S "REPORT"

## EXHIBIT "A"

### CITY OF NEWPORT BEACH

#### ASSESSMENT DISTRICT NO. 75

*(Balboa Business District)*

#### METHOD AND FORMULA OF ASSESSMENT SPREAD

Article XIID requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Municipal Improvement Act of 1913", must be based on the special benefit that the properties receive from the works of improvement. It is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. The law does not specify the method or formula that should be used in any special assessment district proceedings, and that responsibility rests with the Assessment Engineer, who is appointed for the purpose of making the analysis of the facts and determining the correct apportionment of the assessment obligation. The goal is to apportion the assessments to each parcel in direct proportion with the special benefit that the parcel will receive from the improvements. For these proceedings, GFB-Friedrich & Assoc., Inc. has been appointed to perform the functions of Assessment Engineer.

The special benefits that inure to the properties within the boundary of Assessment District No. 75 are threefold; first, the undergrounding of existing overhead electrical and telephone lines, the removal of supporting poles, and the construction of a new and improved underground electrical and telephone system will result in enhanced service, reliability and capacity; second, the improvements increase safety; and third, removal of existing poles and overhead wires will aesthetically enhance all parcels adjacent to the improvements.

There are a variety of land uses within the District boundary. Because many of the parcels receiving special benefit from the proposed improvements contain residences with similar lot widths fronting on their streets, a "modified front footage" method of apportioning assessments is being used for this Assessment District. If a lot or parcel has a structure with more than one story, the formula is adjusted to reflect the benefit received by type of use on said lot or parcel with multiple residential units or commercial uses. The modified front footage method of spreading assessments generally reflects the size of the lot or parcel, which in turn reflects the level of use of the facilities, and therefore the special benefit that they receive. The modified front footage method also is a measure of the amount of utility trench crossing in front of said lot or parcel. It is reasonable and our conclusion to spread assessments using a modified front footage formula where each parcel or lot is assessed relative to a "standard" residence (27 feet of frontage) within the Assessment District that receives a full measure of benefit (all three parts of special benefit as described below). The construction cost and proportionate share of the incidental costs for bid items will, therefore, be spread on a

modified front footage basis to those areas or subareas of the Assessment District that benefit from the works of improvement. Because the benefit from the improvements is specific to each parcel, there is no general benefit component that is received by parcels outside of the Assessment District boundary or by the general public. The special benefit received from the above-cited works of improvement is estimated to be in proportion to the modified front footage allocated to each parcel as described below.

In the Balboa Business District, there are a variety of existing conditions regarding electric, telephone and overhead utility lines with poles. For example, some lots already have underground electric service but not underground telephone service; other lots already have both underground electric and telephone services, but have overhead lines that require undergrounding; other lots require all services to be undergrounded; and still others have all of their services and utility lines undergrounded already. Apparently, some of the developers of the lots within the District paid to have the utilities undergrounded as part of the development process while others did not. Consequently, in order to assess properties only for the facilities or work necessary, the modified front footage formula used in this District is divided into 3 equal parts; 1) underground electric service (E) is required, 2) underground telephone service (T) is required, and 3) overhead utility lines (OLR) must be undergrounded.

The modified front footage formula to be used throughout the Assessment District is given below with one, two, three or none of the three parts considered for each lot or condominium. Please refer to the Assessment Diagram for the location of existing overhead facilities.

Land Use

<u>Code</u>	<u>Land Use</u>	<u>Assessment Basis</u>
14	Recreational, Amusement Park	Front Footage ÷ 3 × # of Facilities
15	Residential, Apartment	1.5 × Front Footage ÷ 3 × # of Facilities
29	Commercial, Commercial Building	Front Footage + 3 × # of Facilities
30	Commercial, Commercial Condominium	Front Footage + 3 × # of Facilities
31	Commercial, Commercial Lot	Front Footage + 3 × # of Facilities
32	Commercial, Miscellaneous Uses	Front Footage + 3 × # of Facilities
34	Residential, Condominium	0.8 × Front Footage ÷ 3 × # of Facilities
38	Residential, Duplex	1.0 × SFR ÷ 3 × # of Facilities
39	Miscellaneous, Exempted Fully	Front Footage + 3 × # of Facilities
52	Commercial, Hotel	2.0 × Front Footage + 3 × # of Facilities
76	Vacant, Multi Family Acreage	Front Footage + 3 × # of Facilities
85	Commercial, Office Building	Front Footage + 3 × # of Facilities
88	Commercial, Parking Lot	0.5 × Front Footage + 3 × # of Facilities
110	Commercial, Restaurant	Front Footage + 3 × # of Facilities
121	Commercial, Shopping Center - Supermarket	Front Footage + 3 × # of Facilities
122 *	Residential, Single Family Residential	Front Footage (27' min) ÷ 3 × # of Facilities
125	Commercial, Storage - Warehouse	Front Footage + 3 × # of Facilities

Land Use

<u>Code</u>	<u>Land Use</u>	<u>Assessment Basis</u>
126	Commercial, Store Building	Front Footage + 3 × # of Facilities
127	Commercial, Store Franchise	Front Footage + 3 × # of Facilities
128	Commercial, Stores & Offices	Front Footage + 3 × # of Facilities
129	Commercial, Stores & Residential	1.5 × Front Footage + 3 × # of Facilities
133	Recreational, Theater - Walk in	Front Footage + 3 × # of Facilities
135	Residential, Triplex	1.0 × Front Footage + 3 × # of Facilities

\* Basic assessment for a 27' wide single-family residential lot

A service drop is defined as an electric service line and a telephone service line constructed to the property line of a parcel or lot. A single residential service drop is based on service to a "standard" residence with 27 feet of frontage. A service drop for a multiple-unit residential/apartment complex or a larger commercial use may require larger service lines to meet user demands.

A lot with buried electrical and/or telephone transmission lines on two or more of its sides shall only be assessed for one side frontage; said side frontage shall be the same side that is used to assess other nearby parcels with similar land uses. Said side is generally the side of the parcel represented by its address. The rationale for this is that the buried transmission lines on the non-assessed side(s) of a parcel are necessary to make the entire underground utility system functional, and therefore constitutes a measure of special benefit for each of the parcels within the assessment district boundary. The costs for the installation of said non-assessed transmission lines are therefore shared by each property owner proportionately.

In anticipation that a lot or parcel that receives no assessment or a partial assessment in this Assessment District has a residence or commercial building constructed on it in the future that requires electric and telephone service, the City in conjunction with the utility companies, will charge sufficient fees and construction costs to the property owner(s) of such a lot or parcel to effect equity with the other lots or parcels that received assessments for similar facilities in this Assessment District. Some or all of said fees and construction costs may be used to pay down the assessments on the other parcels within the Assessment District on a pro-rata basis.

Some of the lots and parcels, identified by their *Assessor Parcel Numbers*, within the boundary of the proposed assessment district require special consideration, as follows:

Assessor  
Parcel No.

Land Use

Description

048-121-20	Residential, Duplex	This parcel requires electric and telephone drops and utility line undergrounding, but will have a new pole and cable added at it's westerly property line. Therefore, it will receive a 34% reduction in it's assessment due to having a pole remaining.
048-121-21	Residential, Duplex	This parcel requires a telephone drop and utility line undergrounding only, but will have a new guy pole added at it's southeast corner. Therefore, it will receive a 20% reduction in it's assessment due to having a guy pole remaining.
048-121-09	Residential, Triplex	This parcel requires electric and telephone drops and utility line undergrounding, but will have a new guy pole added directly across the street. Therefore, it will receive a 20% reduction in it's assessment due to having a guy pole remaining.
932-160-01 through 932-160-24, inclusive	Residential, Condominiums	This series of condominium units is in a large three-story building. Fifty-four feet of overhead utility line and two poles require undergrounding in the alley behind the building. Each condominium unit is being assessed for 1.80 feet of modified front footage to pay for their share of the cost of undergrounding said line and poles.
048-135-02 048-135-03 048-135-07 048-135-11	Recreational- Theater Commercial, Stores Commercial, Hotel Residential, Duplex	Each of these parcels share an existing pole in the alley behind their buildings. Because this pole has no existing utility lines, it is reasonable and our conclusion to have each property be assessed for 9.00 equivalent front feet for the removal of the pole (OLR) and undergrounding of any equipment affixed to it (the properties identified by Assesor's Parcel No. 048-135-03 and 048-135-11 already have undergrounded electric (E) and telephone (T) services). Furthermore, the two other properties, identified by Assessor's Parcel Nos. 048-135-02 and 048-135-07, also require underground telephone service drops (T). Therefore, the two properties which require the pole removal <u>and</u> telephone service drops, and which each have at least 54 feet of frontage are each being assessed for 18.00 equivalent front feet for telephone service plus the aforementioned 9.00 equivalent front feet for the pole removal.

Several lots that front on the north side of Balboa Boulevard have wedge shapes. The average of the lot front and back lot dimensions is used to determine the front footage used in the assessment formula.

During the time that this Engineer's Report was being written, a variety of other assessment formulae were considered.

Assessment units (AU) or Equivalent Dwelling Units (EDU) were considered as a method of spreading assessments. This is often a viable method of spreading assessments but was rejected because of the difficulty in assigning AU's or EDU's to the variety of land uses found on the lots and parcels within the proposed assessment district boundary.

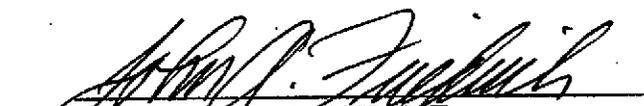
Acreage was rejected as a method of spreading assessments because of the difference in size among the lots within the District. The use of an acreage formula would not reflect the special benefit derived from undergrounded electrical and telephone improvements.

In conclusion, it is my opinion that the assessments for the above-referenced Assessment District have been spread in direct proportion to the special benefits that each lot or parcel receives from the works of improvement. It is my further opinion that:

- a. The proportionate special benefit derived by each identified lot has been determined in relationship to the entirety of the cost of the construction of the works of improvement.
- b. No assessment has been imposed on any lot that exceeds the reasonable cost of the proportional special benefit conferred on that lot.
- c. Only special benefits have been assessed.

DATED: April 9, 20 04

GFB-FRIEDRICH & ASSOC., INC.

  
JOHN A. FRIEDRICH, P.E.  
ASSESSMENT ENGINEER

I, LaVonne M. Harkless, 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 14th day of April, 2004.



LaVonne M. Harkless  
CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

I, LaVonne M. Harkless, 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 27th day of April, 2004.



LaVonne M. Harkless  
CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

I, STEPHEN G. BADUM, P.E., 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 28th day of April, 2004.

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

**ENGINEER'S "REPORT"**

**PART IV**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 75**

*(Balboa Business District)*

**ANNUAL ADMINISTRATIVE ASSESSMENT**

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land with 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 Orange, Los Angeles, and Riverside 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.

**ENGINEER'S "REPORT"**

**PART V**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 75**

*(Balboa Business District)*

**BOUNDARY MAP AND ASSESSMENT DIAGRAM**

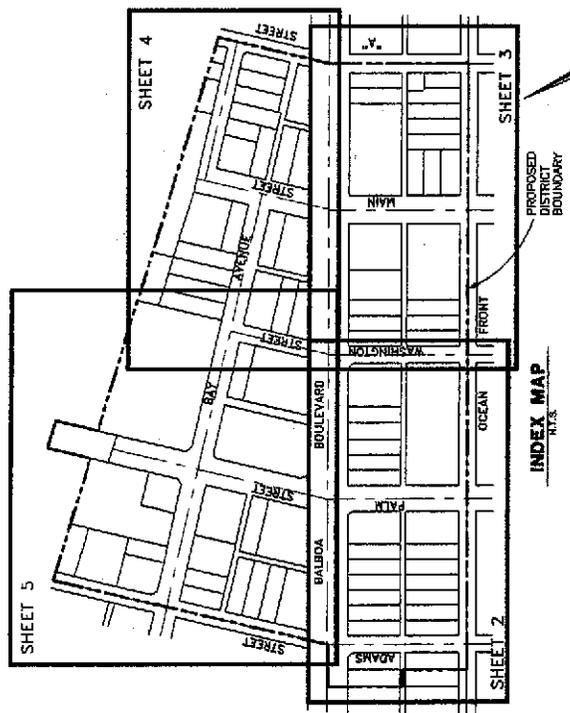
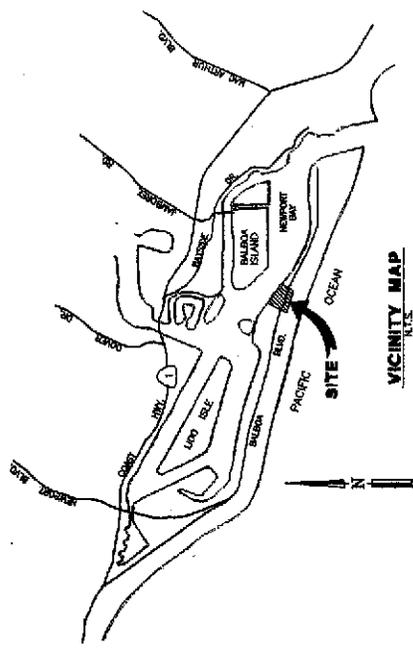
Full-sized copies of the Boundary Map and the Assessment Diagram are on file in the Office of the City Clerk of the City of Newport Beach. Please refer to the following pages for reduced copies of said maps.

As required by the Act, the Assessment Diagram shows the exterior boundary of the District and the assessment number assigned to each parcel of land that appears in the 1931 Act Table of Values (Exhibit IA) and the Assessment Roll (Exhibit II). The Assessor's parcel number is also shown for each parcel or lot as they existed at the time of the adoption 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 or lot within the District

# PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN  
OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA



ACCEPTED AND FILED AT THE REQUEST  
OF: CITY OF NEWPORT BEACH

FEE \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, AT  
THE HOUR OF \_\_\_\_\_ IN BOOK \_\_\_\_\_  
PAGE(S) \_\_\_\_\_ OF ASSESSMENT DISTRICT NO. 75  
FACILITIES DISTRICTS IN THE OFFICE OF THE RECORDER  
OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

COUNTY RECORDER OF ORANGE COUNTY \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE  
PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 74,  
CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF  
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE  
CITY OF NEWPORT BEACH, AT A REGULAR MEETING THEREOF,  
HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
2003, BY ITS RESOLUTION NO. \_\_\_\_\_

CITY CLERK, CITY OF NEWPORT BEACH

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
NEWPORT BEACH, STATE OF CALIFORNIA, ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2003.

CITY CLERK, CITY OF NEWPORT BEACH

**LEGEND**

--- ASSESSMENT DISTRICT BOUNDARY  
048-071-11 ASSESSORS PARCEL NUMBER



**GFB-FRIEDRICH  
& ASSOC., INC.**  
CONSULTING CIVIL ENGINEERS  
8539 INVERSADE AVENUE, STE. 330  
IRVINE, CALIFORNIA 92618  
(949) 761-0811

# ASSESSMENT DISTRICT NO. 75

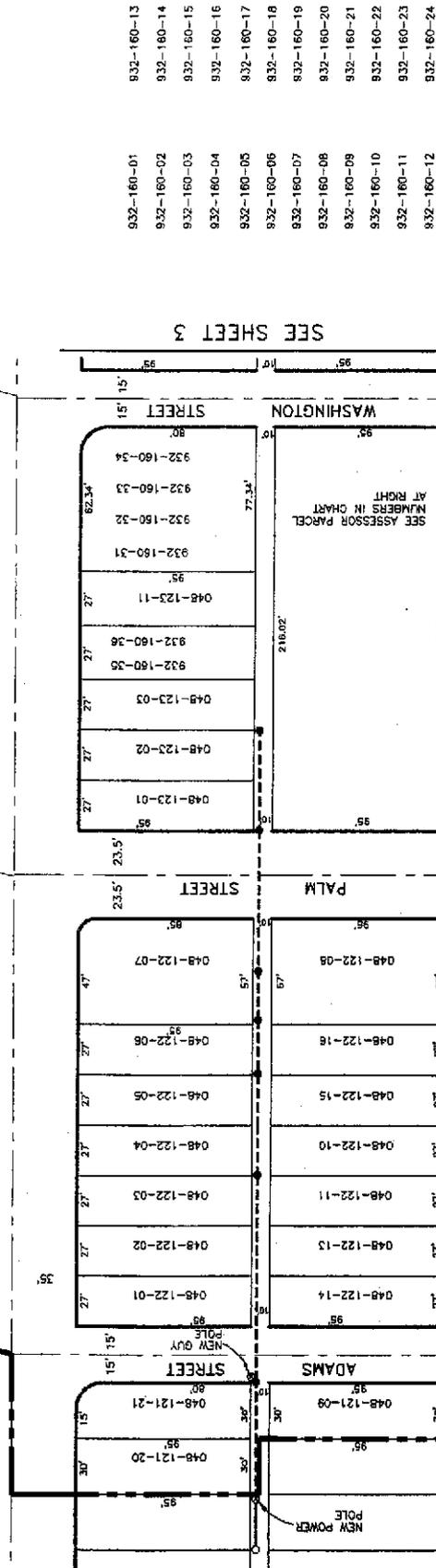
(FROM ADAMS STREET TO "A" STREET BETWEEN OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

SEE SHEET 5

BOULEVARD

BALBOA



SEE SHEET 3

FRONT

OCEAN

**LEGEND**

ASSESSMENT DISTRICT BOUNDARY  
048-071-11 ASSESSOR'S PARCEL NUMBER

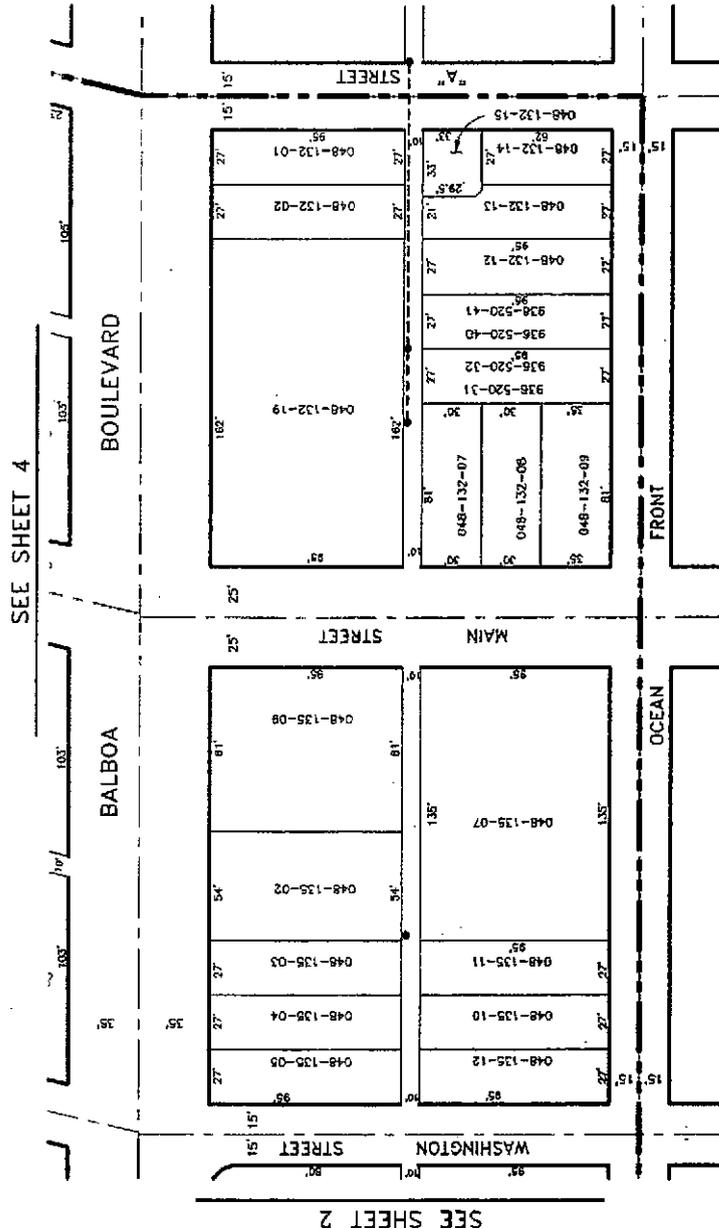


GFB-FRIEDRICH & ASSOC., INC.  
CONSULTING CIVIL ENGINEERS  
6529 RIVERSIDE AVENUE, STE. 230  
RIVERSIDE, CA 92506  
(909) 781-0811

# ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN  
OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA



SEE SHEET 4

SEE SHEET 2

**LEGEND**  
 - - - - - ASSESSMENT DISTRICT BOUNDARY  
 048-071-11 ASSESSORS PARCEL NUMBER

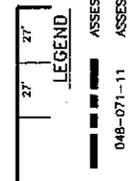
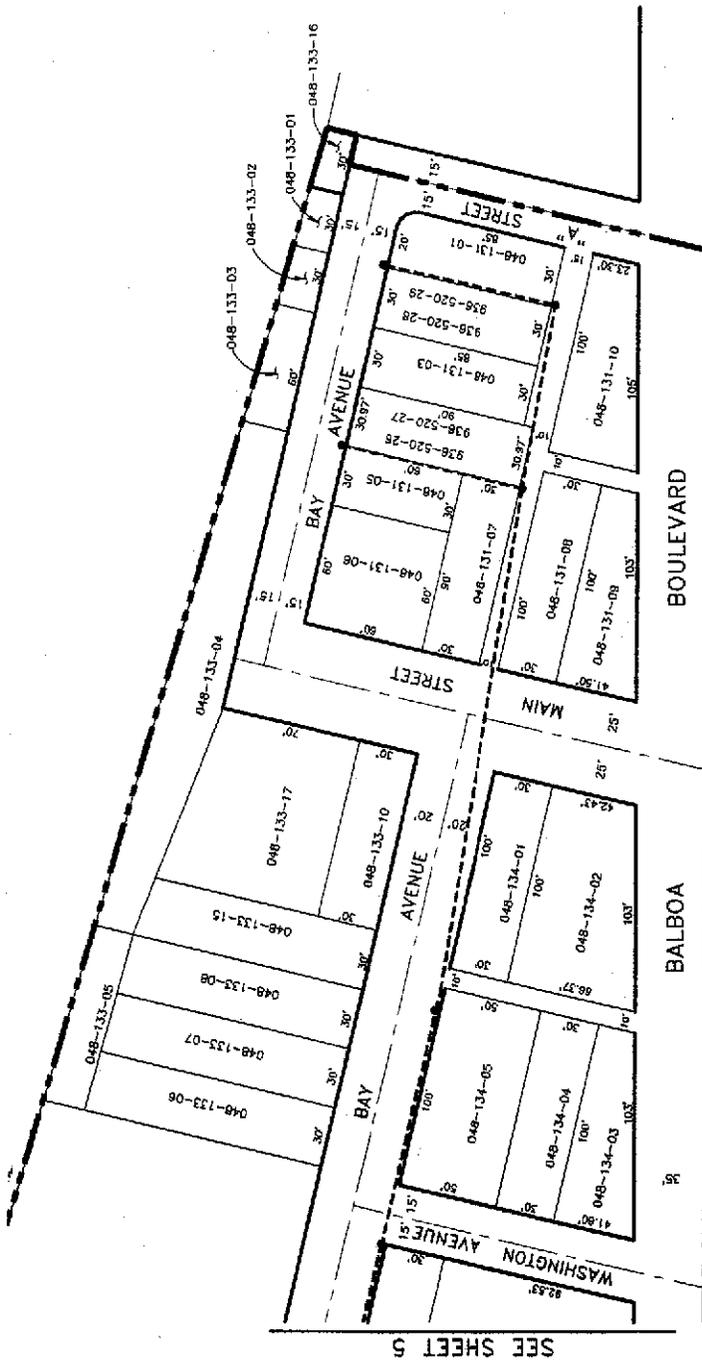


**GFB-FRIEDRICH  
& ASSOC., INC.**  
 CONSULTING CIVIL ENGINEERS  
 6528 REVERSHIDE AVENUE, STE. 230  
 NEWPORT BEACH, CA 92660  
 (949) 761-0311

# ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA



SEE SHEET 3



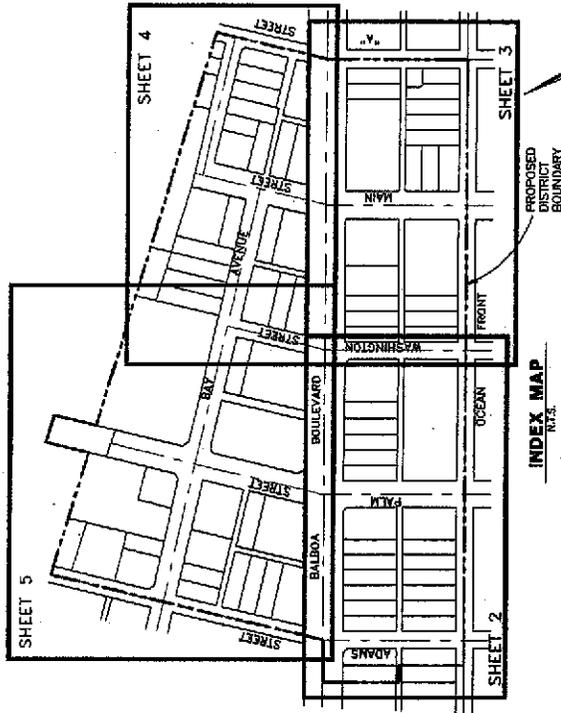
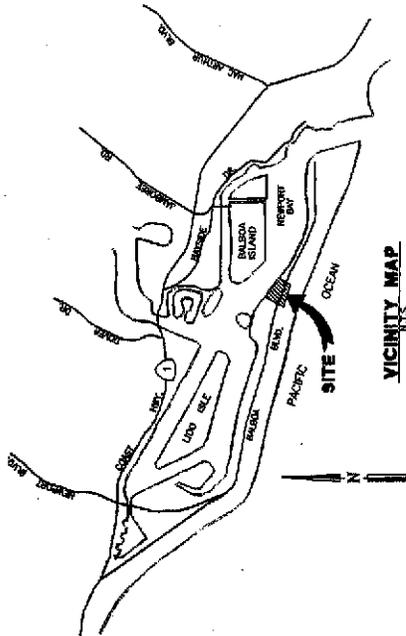
**GFB-FRIEDRICH & ASSOC., INC.**  
CONSULTING CIVIL ENGINEERS  
10000 RIVERSIDE AVENUE, STE. 230  
DANA POINT, CALIF. 92629  
(909) 761-0811



# ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA



ACCEPTED AND FILED AT THE REQUEST OF: CITY OF NEWPORT BEACH

FEE \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, AT \_\_\_\_\_ HOUR OF \_\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

COUNTY RECORDER OF ORANGE COUNTY \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY

THE ASSESSMENTS SHOWN ON THIS ASSESSMENT DIAGRAM WERE CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003. THE ASSESSMENTS WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF SAID CITY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003. REFERENCE IS MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK, CITY OF NEWPORT BEACH

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF NEWPORT BEACH, STATE OF CALIFORNIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

CITY CLERK, CITY OF NEWPORT BEACH

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH

LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- 048-071-11 ASSESSORS PARCEL NUMBER
- (22) ASSESSMENT NUMBER
- WOOD POLE TO BE REMOVED
- WOOD POLE TO REMAIN
- OVERHEAD FACILITIES TO BE REMOVED
- OVERHEAD FACILITIES TO REMAIN

GFB-FRIEDRICH & ASSOC., INC.  
CONSULTING CIVIL ENGINEERS  
6620 HUNTERS AVENUE, STE. 230  
IRVINE, CALIFORNIA 92618  
(949) 781-0811



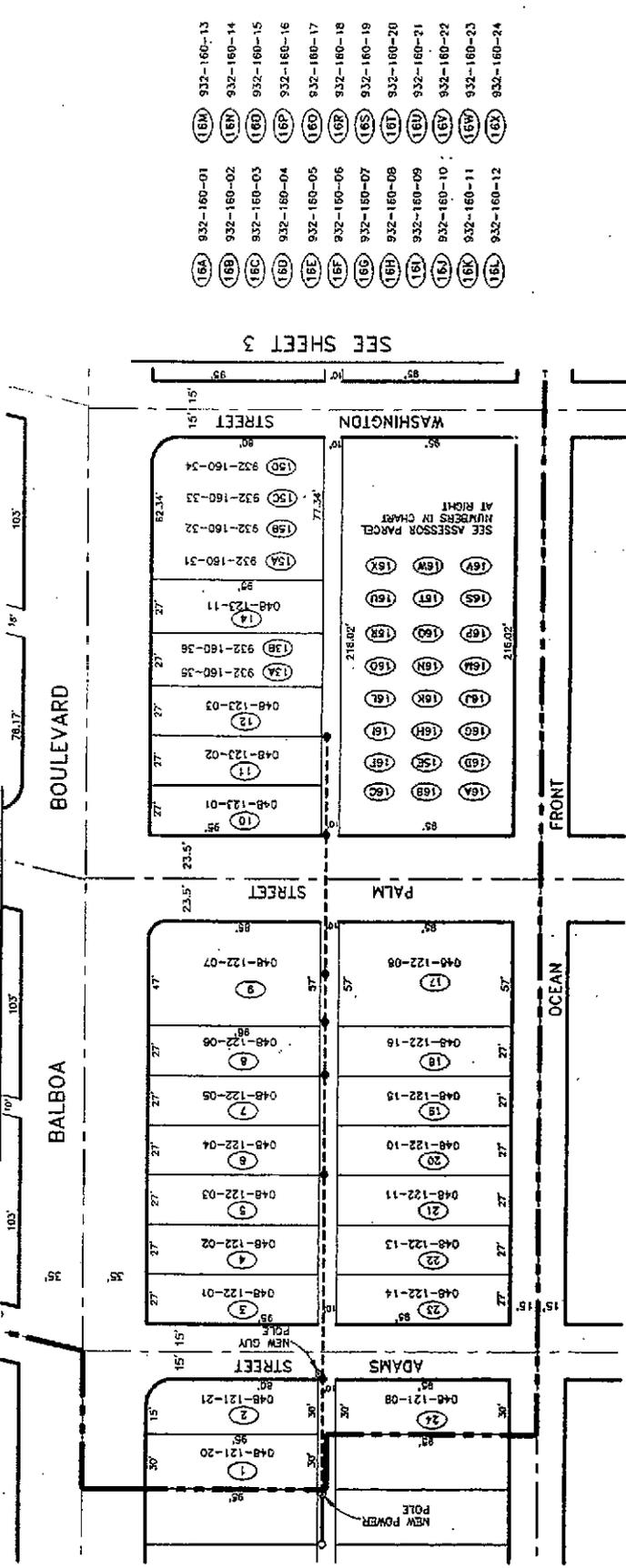
# ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

SEE SHEET 5

SEE SHEET 3



- (18A) 932-160-01
- (18B) 932-160-02
- (18C) 932-160-03
- (18D) 932-160-04
- (18E) 932-160-05
- (18F) 932-160-06
- (18G) 932-160-07
- (18H) 932-160-08
- (18I) 932-160-09
- (18J) 932-160-10
- (18K) 932-160-11
- (18L) 932-160-12
- (18M) 932-160-13
- (18N) 932-160-14
- (18O) 932-160-15
- (18P) 932-160-16
- (18Q) 932-160-17
- (18R) 932-160-18
- (18S) 932-160-19
- (18T) 932-160-20
- (18U) 932-160-21
- (18V) 932-160-22
- (18W) 932-160-23
- (18X) 932-160-24

**LEGEND**

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSORS PARCEL NUMBER
- ASSESSMENT NUMBER
- WOOD POLE TO BE REMOVED
- WOOD POLE TO REMAIN
- OVERHEAD FACILITIES TO BE REMOVED
- OVERHEAD FACILITIES TO REMAIN



**GFB-FRIEDRICH & ASSOC., INC.**  
CONSULTING CIVIL ENGINEERS  
6520 RIVERSIDE AVENUE, STE. 230  
RIVERSIDE, CA 92506  
(951) 781-0811

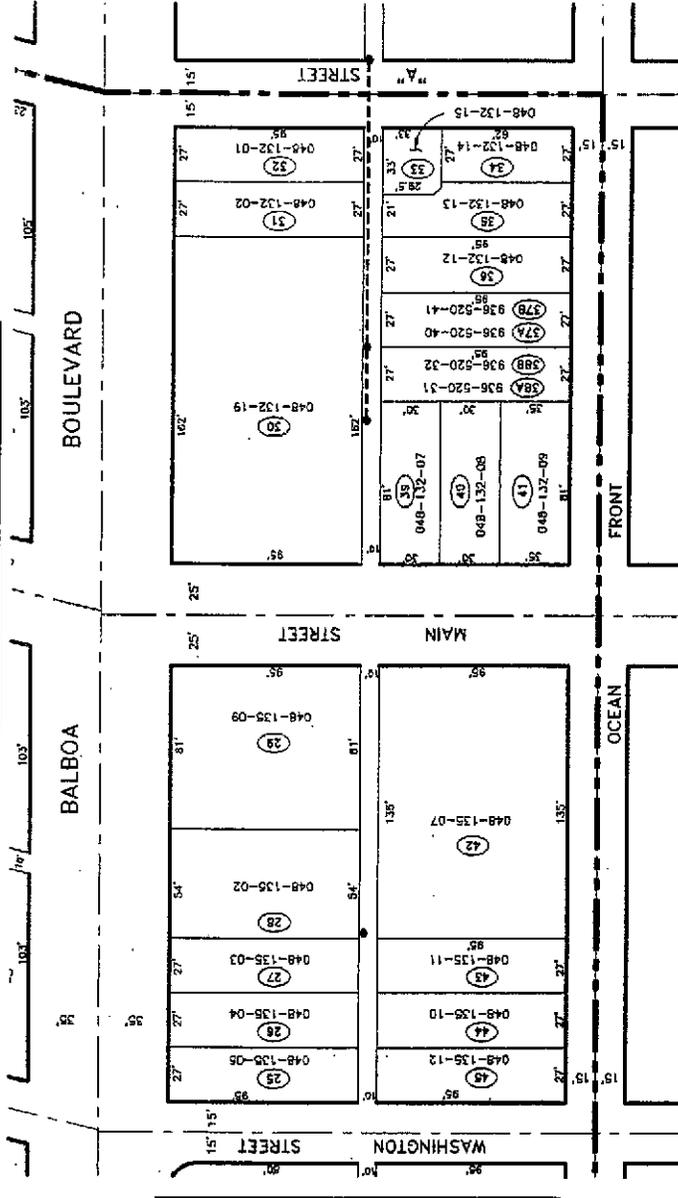
# ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN  
OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

SEE SHEET 4

SEE SHEET 2



### LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSORS PARCEL NUMBER
- ASSESSMENT NUMBER
- WOOD POLE TO BE REMOVED
- WOOD POLE TO REMAIN
- OVERHEAD FACILITIES TO BE REMOVED
- OVERHEAD FACILITIES TO REMAIN

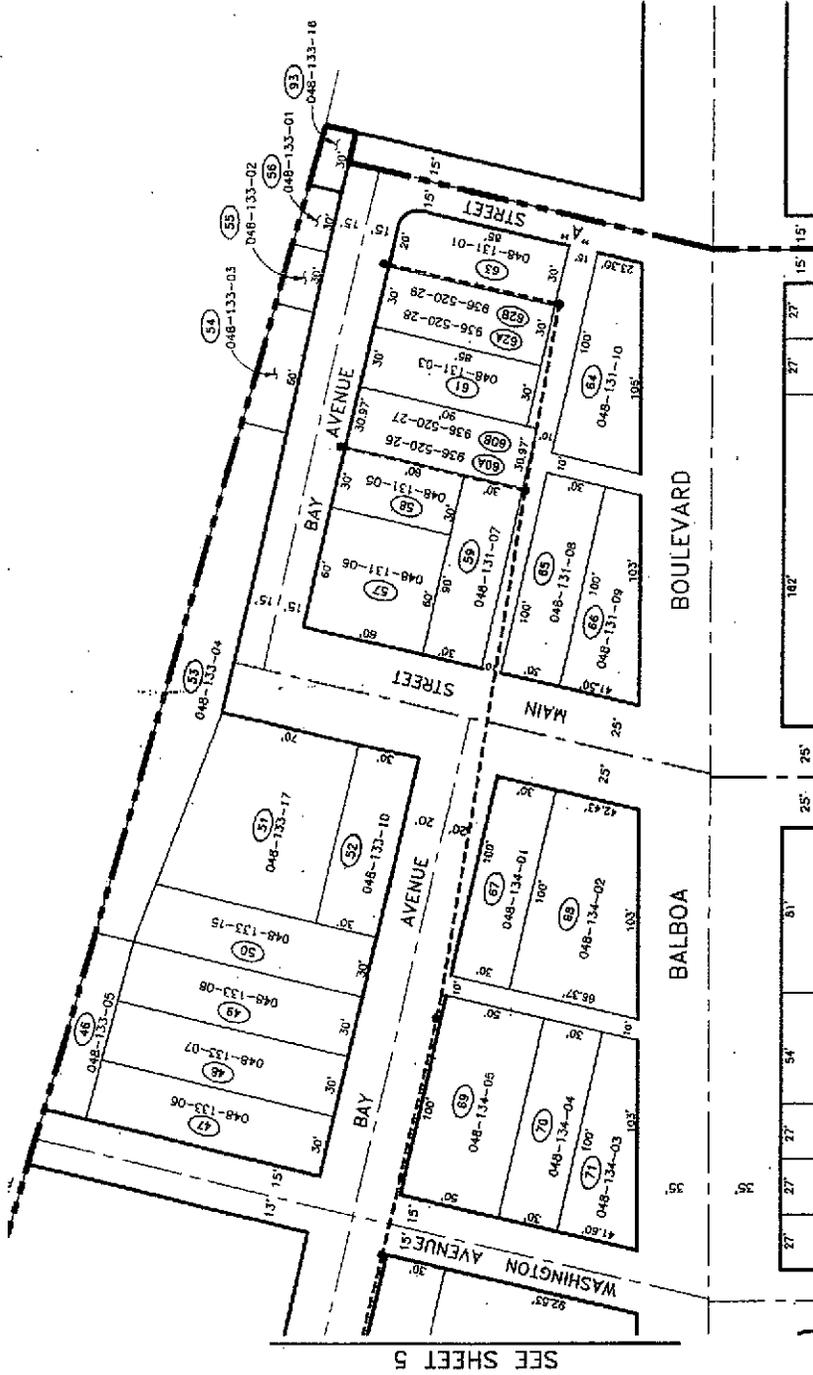


GFB-FRIEDRICH  
& ASSOC., INC.  
CONSULTING CIVIL ENGINEERS  
1829 RIVERSIDE AVENUE, STE. 230  
RIVERSIDE, CA 92506  
(909) 781-0511

# ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN OCEAN FRONT AND NEWPORT BAY)

FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA



### LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- 048-071-11 ASSESSORS PARCEL NUMBER
- 22 ASSESSMENT NUMBER
- WOOD POLE TO BE REMOVED
- WOOD POLE TO REMAIN
- OVERHEAD FACILITIES TO BE REMOVED
- OVERHEAD FACILITIES TO REMAIN

SEE SHEET 3



**GFB-FRIEDRICH & ASSOC., INC.**  
 CONSULTING CIVIL ENGINEERS  
 8828 PRAIRIE AVENUE, STE. 230  
 COSTA MESA, CALIF. 92626  
 (657) 441-0811

SEE SHEET 5

# ASSESSMENT DISTRICT NO. 75

(FROM ADAMS STREET TO "A" STREET BETWEEN  
OCEAN FRONT AND NEWPORT BAY)

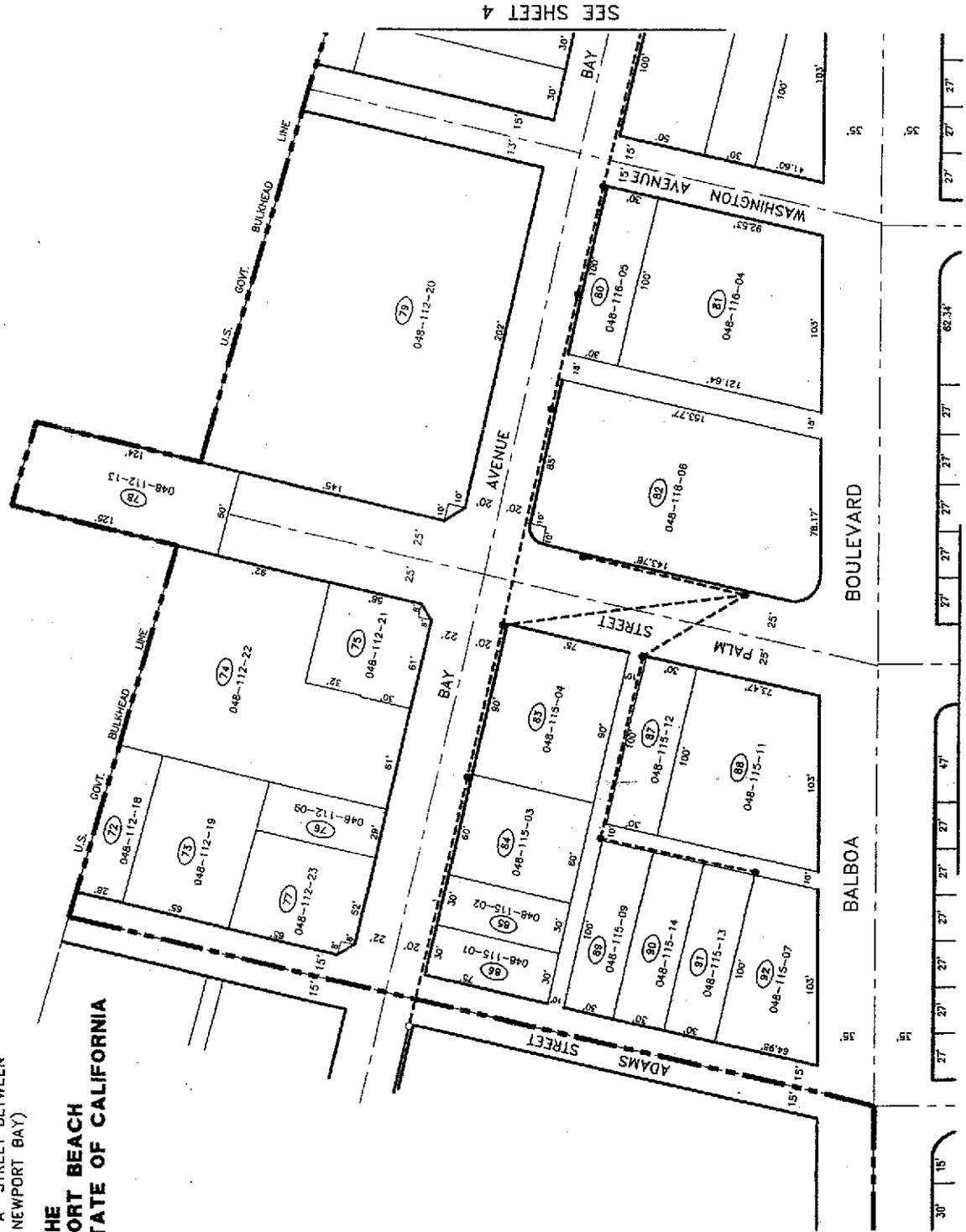
FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

**LEGEND**

- ASSESSMENT DISTRICT BOUNDARY
- 048-071-11 ASSESSOR'S PARCEL NUMBER
- ②② ASSESSMENT NUMBER
- WOOD POLE TO BE REMOVED
- WOOD POLE TO REMAIN
- OVERHEAD FACILITIES TO BE REMOVED
- OVERHEAD FACILITIES TO REMAIN



**GFB-FRIEDRICH  
& ASSOC., INC.**  
CONSULTING CIVIL ENGINEERS  
8529 RIVERSIDE AVENUE, STE 230  
RIVERSIDE, CALIF. 92506  
(951) 783-0811



SEE SHEET 2

SEE SHEET 4

# ENGINEER'S REPORT

## PART VI(A)

### CITY OF NEWPORT BEACH

#### ASSESSMENT DISTRICT NO. 75

*(Balboa Business District)*

#### DESCRIPTION OF WORKS OF IMPROVEMENT, TIME ESTIMATE

The following improvements are proposed to be constructed and installed in streets and alleys roughly bounded by Adams Street, Ocean Front, "A" Street, and Bay Avenue in the City of Newport Beach.

1. Removal of 27 existing power and telephone poles, and addition of one utility pole and one guy pole at the periphery of the District.
2. Removal of all overhead service drops for both electric and telephone service.
3. Construction of approximately 2,308 linear feet of mainline underground power and telephone conduit, with appurtenant vaults, manholes and pullboxes.
4. Construction of underground cable television conduit with appurtenant facilities.
5. Construction of required service conduit and appurtenances to private property lines for 85 "standard" lots and 7 lots containing condominiums within the District.

The improvements will be designed and constructed by the Southern California Edison Company (electric), SBC (telephone) and Adelphia (cable TV). The City of Newport Beach will inspect the work for conformance to applicable City standards and specifications. Once completed, the underground electric, telephone and cable TV facilities will become the property and responsibility of Southern California Edison, SBC and Adelphia respectively.

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 or easements to the points of connection on 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 six (6) months after the sale of bonds. Property owners will be required to provide necessary underground connections within 120 calendar 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 utility companies be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

The general locations of the existing facilities to be undergrounded are shown on the Assessment Diagram in Part V of this "Report".

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**ENGINEER'S "REPORT"**

**PART VI(B)**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 75**

*(Balboa Business District)*

**RIGHT-OF-WAY CERTIFICATE**

CITY OF NEWPORT BEACH  
COUNTY OF ORANGE  
STATE OF CALIFORNIA

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is true and correct. At all times herein mentioned, the undersigned was, and now is, the duly appointed SUPERINTENDENT OF STREETS of the CITY OF NEWPORT BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of the "Municipal Improvement Act of 1913", being Division 12 of 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. 75 *(Balboa Business District)* (hereinafter referred to as the "Assessment District").

**THE UNDERSIGNED STATES AND CERTIFIED AS FOLLOWS:**

That all easements, rights-of-way or land necessary for the accomplishment of the works of improvement for the above-referenced Assessment District have been obtained and are in the possession of the City.

It is further acknowledged that works of improvement as proposed to be constructed within said Assessment District must be constructed within public rights-of-way, land or easements as owned by said City at the time of the construction of the works of improvement.

EXECUTED this 15<sup>th</sup> day of April, 20 04, at Newport Beach, California.

  
STEPHEN G. BADUM, P.E.  
SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

ENGINEER'S "REPORT"

PART VI(C)

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 75

(Balboa Business District)

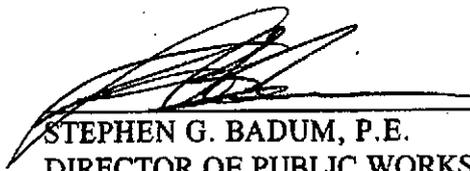
CERTIFICATION OF COMPLETION OF ENVIRONMENTAL PROCEEDINGS

CITY OF NEWPORT BEACH  
COUNTY OF ORANGE  
STATE OF CALIFORNIA

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

1. The improvements to be constructed under the proceedings in Assessment District No. 75 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under the provisions of Paragraph 15302, Class 2 (d) of "Guidelines For Implementation of the California Environmental Quality Act", as adopted by the Secretary for Resources of the State of California, June 1992.
2. The undergrounding to be done under Assessment District No. 75 is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act guidelines because the Secretary for Resources has found that conversion of overhead electric utility distribution system facilities to underground locations where the surface is restored to the condition prior to the undergrounding, does not have a significant effect on the environment, and are declared to be categorically exempt.
3. A Notice of Exemption has been filed in the office of the County Clerk of Orange County, California. A copy of the Notice of Exemption marked Exhibit "C" is attached to this Report and is hereby made a part of this Report.
4. All environmental evaluation proceedings necessary for the formation of Assessment District No. 75 have been completed to my satisfaction, and no further environmental proceedings are necessary.

EXECUTED this 15<sup>th</sup> day of April, 2004, at Newport Beach, California.

  
STEPHEN G. BADUM, P.E.  
DIRECTOR OF PUBLIC WORKS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

POSTED CITY OF NEWPORT BEACH

PER GOV. CODE

FILED

OCT 17 2003

3300 Newport Boulevard - P.O. Box 1768  
Newport Beach, CA 92658-8915  
(949) 644-3311

OCT 17 2003

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

NOTICE OF EXEMPTION

To:

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

County Clerk, County of Orange  
Public Services Division  
P.O. Box 238  
Santa Ana, CA 92702

From: City of Newport Beach  
Public Works Department  
3300 Newport Boulevard - P.O. Box 1768  
Newport Beach, CA 92658-8915  
(Orange County)

Date received for filing at OPR:

Name of Project: Assessment District No. 75

Project Location: Balboa Village, Newport Beach, CA  
Specific: Area bounded by Adams St., Edgewater Plc., A St., and West Ocean Front

Project Location-City: Newport Beach Project Location-County: Orange

Project Description: The project consists of an assessment district to underground existing overhead utilities.

Recorded in Official Records, County of Orange  
Tom Daly, Clerk-Recorder

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1);15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number. Class 2: Replacement and reconstruction; Section 15302.
- Statutory Exemptions. State code number: \_\_\_\_\_
- General Rule (Sec. 15061(b)(3))

NO FEE  
200385001348 02:39pm 10/17/03  
90 93 201  
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Reasons why project is exempt: The Secretary for Resources has found that conversion of overhead electric utility distribution system facilities to underground locations where the surface is restored to the condition prior to undergrounding does not have a significant effect on the environment.

Name of Public Agency Approving Project: City of Newport Beach

Date of Approval: \_\_\_\_\_

Name of Person or Agency Carrying Out Project: Newport Beach Public Works Department

Contact Person: Patrick L. Arciniega Title: Associate Engineer

Signature: [Signature] Tel.No. (949) 644-3311 Date: 10.17.03

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 75

(Balboa Business District)

ASSESSMENT ROLL

Asmt. No.	Assessor's Parcel No. (2002-03 Roll)	Total Assessed Value	Existing Liens	Land Use Code	Facilities To Be Constructed	Equivalent Front Footage	Preliminary Estimate		Confirmed Assessment		Value to Lien Ratio
							1st Bond Issue	1st & 2nd Bond Issues	1st Bond Issue	1st & 2nd Bond Issues	
1	048-121-20	\$426,221	\$0.00	38 Res	T,E,OLR	24.00	\$12,256.04	\$13,054.52	\$12,256.03	\$13,054.52	33
2	048-121-21	\$364,076	\$0.00	38 Res	T,OLR	16.00	\$8,170.69	\$8,703.01	\$8,170.69	\$8,703.01	42
3	048-122-01	\$454,654	\$0.00	15 Res	E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	31
4	048-122-02	\$40,639	\$0.00	29 Com'l	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	3
5	048-122-03	\$51,492	\$0.00	29 Com'l	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	4
6	048-122-04	\$99,579	\$0.00	128 Com'l	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	7
7	048-122-05	\$383,166	\$0.00	128 Com'l	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	26
8	048-122-06	\$610,194	\$0.00	129 Com'l	OLR	13.50	\$6,894.02	\$7,343.17	\$6,894.02	\$7,343.17	83
9	048-122-07	\$774,681	\$0.00	30 Com'l	T,OLR	38.00	\$19,405.39	\$20,669.65	\$19,405.39	\$20,669.65	37
10	048-123-01	\$518,277	\$0.00	126 Com'l	T,OLR	18.00	\$9,192.03	\$9,790.89	\$9,192.03	\$9,790.89	53
11	048-123-02	\$561,000	\$0.00	85 Com'l	OLR	13.50	\$6,894.02	\$7,343.17	\$6,894.02	\$7,343.17	76
12	048-123-03	\$306,000	\$0.00	126 Com'l	OLR	9.00	\$4,596.01	\$4,895.44	\$4,596.01	\$4,895.44	63
13A	932-160-35	\$249,645	\$0.00	34 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
13B	932-160-36	\$321,555	\$0.00	34 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
14	048-123-11	\$385,870	\$0.00	32 Com'l	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
15A	932-160-31	\$326,633	\$0.00	34 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
15B	932-160-32	\$386,580	\$0.00	34 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
15C	932-160-33	\$321,647	\$0.00	34 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
15D	932-160-34	\$370,000	\$0.00	34 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
16A	932-160-01	\$71,860	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	73
16B	932-160-02	\$102,546	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	105
16C	932-160-03	\$277,121	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	283
16D	932-160-04	\$252,605	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	258
16E	932-160-05	\$113,686	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	116
16F	932-160-06	\$75,234	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	77
16G	932-160-07	\$98,237	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	100
16H	932-160-08	\$45,731	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	47
16I	932-160-09	\$402,900	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	412

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 75

(Balboa Business District)

ASSESSMENT ROLL

Asmt. No.	Assessor's Parcel No. (2002-03 Roll)	Total Assessed Value	Existing Liens	Land Use Code	Facilities To Be Constructed	Equivalent Front Footage	Preliminary Estimate		Confirmed Assessment		Value to Lien Ratio
							1st Bond Issue	1st & 2nd Bond Issues	1st Bond Issue	1st & 2nd Bond Issues	
16J	932-160-10	\$286,646	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	293
16K	932-160-11	\$303,965	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	310
16L	932-160-12	\$325,109	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	332
16M	932-160-13	\$104,796	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	107
16N	932-160-14	\$335,166	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	342
16O	932-160-15	\$330,276	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	337
16P	932-160-16	\$343,332	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	351
16Q	932-160-17	\$73,636	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	75
16R	932-160-18	\$318,363	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	325
16S	932-160-19	\$304,565	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	311
16T	932-160-20	\$387,549	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	396
16U	932-160-21	\$371,826	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	380
16V	932-160-22	\$377,400	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	385
16W	932-160-23	\$100,808	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	103
16X	932-160-24	\$322,524	\$0.00	34 Res	OLR	1.80	\$919.20	\$979.09	\$919.20	\$979.09	329
17	048-122-08	\$279,766	\$0.00	128 Com <sup>1</sup>	E,OLR	57.00	\$29,108.08	\$31,004.48	\$29,108.08	\$31,004.48	9
18	048-122-16	\$771,615	\$0.00	38 Res	T,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	53
19	048-122-15	\$832,271	\$0.00	38 Res	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	57
20	048-122-10	\$647,848	\$0.00	38 Res	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	44
21	048-122-11	\$608,977	\$0.00	38 Res	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	41
22	048-122-13	\$485,886	\$0.00	128 Com <sup>1</sup>	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	33
23	048-122-14	\$425,455	\$0.00	38 Res	T,E,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	29
24	048-121-09	\$303,102	\$0.00	135 Res	T,E,OLR	24.00	\$12,256.04	\$13,054.52	\$12,256.03	\$13,054.52	23
25	048-135-05	\$168,154	\$0.00	32 Com <sup>1</sup>	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
26	048-135-04	\$96,865	\$0.00	110 Com <sup>1</sup>	T	9.00	\$4,596.01	\$4,895.44	\$4,596.01	\$4,895.44	20
27	048-135-03	\$243,405	\$0.00	128 Com <sup>1</sup>	OLR	9.00	\$4,596.01	\$4,895.44	\$4,596.01	\$4,895.44	50
28	048-135-02	\$509,379	\$0.00	133 Rec	T,OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	35
29	048-135-09	\$247,149	\$0.00	128 Com <sup>1</sup>	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 75

(Balboa Business District)

ASSESSMENT ROLL

Asmt. No.	Assessor's Parcel No. (2002-03 Roll)	Total Assessed Value	Existing Liens	Land Use Code	Facilities To Be Constructed	Equivalent Front Footage	Preliminary Estimate		Confirmed Assessment		Value to Lien to Ratio
							1st Bond Issue	1st & 2nd Bond Issues	1st Bond Issue	1st & 2nd Bond Issues	
30	048-132-19	\$1,560,600	\$0.00	110 Com'l	T, OLR	60.00	\$30,640.09	\$32,636.30	\$30,640.09	\$32,636.30	48
31	048-132-02	\$353,736	\$0.00	126 Com'l	T, OLR	18.00	\$9,192.03	\$9,790.89	\$9,192.03	\$9,790.89	36
32	048-132-01	\$586,064	\$0.00	122 Res	T, OLR	18.00	\$9,192.03	\$9,790.89	\$9,192.03	\$9,790.89	60
33	048-132-15	\$486,326	\$0.00	122 Res	T, E, OLR	33.00	\$16,852.05	\$17,949.96	\$16,852.05	\$17,949.96	27
34	048-132-14	\$636,724	\$0.00	122 Res	T, OLR	18.00	\$9,192.03	\$9,790.89	\$9,192.03	\$9,790.89	65
35	048-132-13	\$315,468	\$0.00	38 Res	T, E, OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	21
36	048-132-12	\$672,023	\$0.00	38 Res	T, E, OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	46
37A	936-520-40	\$775,000	\$0.00	34 Res	T, OLR	14.40	\$7,353.62	\$7,832.71	\$7,353.62	\$7,832.71	99
37B	936-520-41	\$775,000	\$0.00	34 Res	T, OLR	14.40	\$7,353.62	\$7,832.71	\$7,353.62	\$7,832.71	99
38A	936-520-31	\$410,000	\$0.00	34 Res	T, E, OLR	21.60	\$11,030.43	\$11,749.07	\$11,030.43	\$11,749.07	35
38B	936-520-32	\$695,000	\$0.00	34 Res	T, E, OLR	21.60	\$11,030.43	\$11,749.07	\$11,030.43	\$11,749.07	59
39	048-132-07	\$342,960	\$0.00	110 Com'l	T, OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	32
40	048-132-08	\$61,437	\$0.00	126 Com'l	T, OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	6
41	048-132-09	\$121,473	\$0.00	110 Com'l	T, OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	11
42	048-135-07	\$4,352,671	\$0.00	52 Com'l	T, OLR	27.00	\$13,788.04	\$14,686.33	\$13,788.04	\$14,686.33	296
43	048-135-11	\$269,966	\$0.00	38 Res	OLR	9.00	\$4,596.01	\$4,895.44	\$4,596.01	\$4,895.44	55
44	048-135-10	\$102,279	\$0.00	38 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
45	048-135-12	\$708,457	\$0.00	38 Res	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
46	048-133-05	\$322,594	\$0.00	126 Com'l	OLR	6.67	\$3,406.16	\$3,628.07	\$3,406.16	\$3,628.07	89
47	048-133-06	\$76,338	\$0.00	126 Com'l	OLR	10.00	\$5,106.68	\$5,439.38	\$5,106.68	\$5,439.38	14
48	048-133-07	\$317,143	\$0.00	126 Com'l	T, OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	29
49	048-133-08	\$303,876	\$0.00	88 Com'l	OLR	5.00	\$2,553.34	\$2,719.69	\$2,553.34	\$2,719.69	112
50	048-133-15	\$622,453	\$0.00	126 Com'l	T, OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	57
51	048-133-17	\$1,686,807	\$0.00	128 Com'l	T, OLR	46.67	\$23,832.88	\$25,385.60	\$23,832.88	\$25,385.60	66
52	048-133-10	\$66,402	\$0.00	128 Com'l	T, OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	6
53	048-133-04	\$959,344	\$0.00	110 Com'l	T, OLR	93.33	\$47,660.66	\$50,765.76	\$47,660.66	\$50,765.76	19
54	048-133-03	\$77,257	\$0.00	29 Com'l	OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	7
55	048-133-02	\$83,210	\$0.00	29 Com'l	E, OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	8

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 75

(Balboa Business District)

ASSESSMENT ROLL

Asmt. No.	Assessor's Parcel No. (2002-03 Roll)	Total Assessed Value	Existing Liens	Land Use Code	Facilities To Be Constructed	Equivalent Front Footage	Preliminary Estimate		Confirmed Assessment		Value to Lien Ratio
							1st Bond Issue	1st & 2nd Bond Issues	1st Bond Issue	1st & 2nd Bond Issues	
56	048-133-01	\$49,786	\$0.00	31 Com'l	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	5
57	048-131-06	\$733,661	\$0.00	128 Com'l	T,OLR	40.00	\$20,426.73	\$21,757.53	\$20,426.72	\$21,757.53	34
58	048-131-05	\$68,305	\$0.00	29 Com'l	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	6
59	048-131-07	\$313,873	\$0.00	126 Com'l	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	29
60A	936-520-26	\$456,319	\$0.00	34 Res	T,OLR	16.52	\$8,436.24	\$8,985.86	\$8,436.24	\$8,985.86	51
60B	936-520-27	\$632,400	\$0.00	34 Res	T,OLR	16.52	\$8,436.24	\$8,985.86	\$8,436.24	\$8,985.86	70
61	048-131-03	\$805,837	\$0.00	38 Res	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	74
62A	936-520-28	\$105,610	\$0.00	34 Res	T,OLR	16.00	\$8,170.69	\$8,703.01	\$8,170.69	\$8,703.01	12
62B	936-520-29	\$162,328	\$0.00	34 Res	T,OLR	16.00	\$8,170.69	\$8,703.01	\$8,170.69	\$8,703.01	19
63	048-131-01	\$203,351	\$0.00	38 Res	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	19
64	048-131-10	\$550,800	\$0.00	110 Com'l	T,OLR	23.10	\$11,796.43	\$12,564.97	\$11,796.43	\$12,564.97	44
65	048-131-08	\$54,810	\$0.00	85 Com'l	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	5
66	048-131-09	\$556,739	\$0.00	128 Com'l	T	10.79	\$5,510.12	\$5,869.09	\$5,510.12	\$5,869.09	95
67	048-134-01	\$667,276	\$0.00	126 Com'l	OLR	10.00	\$5,106.69	\$5,439.38	\$5,106.69	\$5,439.38	123
68	048-134-02	\$979,207	\$0.00	126 Com'l	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
69	048-134-05	\$138,587	\$0.00	32 Com'l	OLR	16.67	\$8,512.84	\$9,067.45	\$8,512.84	\$9,067.45	15
70	048-134-04	\$184,764	\$0.00	125 Com'l	T,OLR	10.00	\$5,106.69	\$5,439.38	\$5,106.69	\$5,439.38	34
71	048-134-03	\$205,873	\$0.00	127 Com'l	T	10.02	\$5,116.90	\$5,450.26	\$5,116.90	\$5,450.26	38
72	048-112-18	\$149,117	\$0.00	32 Com'l	T	9.33	\$4,764.54	\$5,074.94	\$4,764.54	\$5,074.94	29
73	048-112-19	\$979,778	\$0.00	32 Com'l	T	21.67	\$11,066.18	\$11,787.14	\$11,066.18	\$11,787.14	83
74	048-112-22	\$3,142,725	\$0.00	32 Com'l	OLR	34.88	\$22,127.25	\$23,568.85	\$17,812.10	\$18,972.57	166
75	048-112-21	\$674,251	\$0.00	32 Com'l	OLR	8.45	\$11,745.37	\$12,510.58	\$4,315.15	\$4,596.28	147
76	048-112-09	\$241,045	\$0.00	29 Com'l	OLR	9.67	\$4,938.17	\$5,259.88	\$4,938.17	\$5,259.88	46
77	048-112-23	\$521,889	\$0.00	32 Com'l	OLR	20.00	\$20,426.73	\$21,757.53	\$10,213.36	\$10,878.77	48
78	048-112-13	\$87,811	\$0.00	32 Com'l	---	0.00	\$0.00	\$0.00	\$0.00	\$0.00	---
79	048-112-20	\$5,142,565	\$0.00	14 Rec	OLR	70.67	\$40,853.45	\$43,515.06	\$36,087.21	\$38,438.31	134
80	048-116-05	\$261,246	\$0.00	88 Com'l	E,OLR	10.00	\$5,106.69	\$5,439.38	\$5,106.69	\$5,439.38	48
81	048-116-04	\$851,962	\$0.00	121 Com'l	T,E,OLR	100.00	\$51,066.81	\$54,393.83	\$51,066.81	\$54,393.83	16

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 75

(Balboa Business District)

ASSESSMENT ROLL

Asmt. No.	Assessor's Parcel No. (2002-03 Roll)	Total Assessed Value	Existing Liens	Land Use Code	Facilities To Be Constructed	Equivalent Front Footage	Preliminary Estimate		Confirmed Assessment		Value to Lien Ratio	
							1st Bond Issue	1st & 2nd Bond Issues	1st Bond Issue	1st & 2nd Bond Issues		
82	048-116-06	\$925,560	\$0.00	39 Misc	T,E,OLR	47.50	\$24,256.74	\$25,837.07	\$24,256.74	\$25,837.07	36	
83	048-115-04	\$723,342	\$0.00	110 Com'l	T,E,OLR	75.00	\$38,300.11	\$40,795.37	\$38,300.11	\$40,795.37	18	
84	048-115-03	\$124,727	\$0.00	15 Res	T,E,OLR	60.00	\$30,640.09	\$32,636.30	\$30,640.09	\$32,636.30	4	
85	048-115-02	\$234,708	\$0.00	31 Com'l	T,E,OLR	30.00	\$15,320.04	\$16,318.15	\$15,320.04	\$16,318.15	14	
86	048-115-01	\$86,085	\$0.00	38 Res	T,E,OLR	30.00	\$15,320.04	\$16,318.15	\$15,320.04	\$16,318.15	5	
87	048-115-12	\$476,359	\$0.00	126 Com'l	T,E,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	44	
88	048-115-11	\$661,492	\$0.00	127 Com'l	T,E,OLR	50.00	\$25,533.41	\$27,196.91	\$25,533.41	\$27,196.91	24	
89	048-115-09	\$528,099	\$0.00	38 Res	OLR	10.00	\$5,106.69	\$5,439.38	\$5,106.69	\$5,439.38	97	
90	048-115-14	\$541,152	\$0.00	38 Res	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	50	
91	048-115-13	\$417,213	\$0.00	38 Res	T,OLR	20.00	\$10,213.36	\$10,878.77	\$10,213.36	\$10,878.77	38	
92	048-115-07	\$381,459	\$0.00	127 Com'l	E,OLR	33.67	\$17,194.20	\$18,314.40	\$17,194.20	\$18,314.40	21	
93	048-133-16	\$59,713	\$0.00	32 Com'l	T	10.00	\$5,106.69	\$5,439.39	\$5,106.69	\$5,439.39	11	
							2,225.33	\$1,163,128.38	\$1,238,906.47	\$1,136,403.37	\$1,210,440.38	50

Legend

- T = Telephone Service
- E = Electric Service
- OLR = Overhead Line(s) & Poles Removed