

Agenda Item #:



# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Cohen and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Jim Arndt, Director of Public Works

Steve Finton, City Engineer

Gilbert Gamboa, Senior Civil Engineer

**DATE:** December 1, 2009

**SUBJECT:** Presentation of Underground Utility Assessment District (UUAD) 09-13 and Consideration of Resolutions to Initiate District Formation Proceedings.

### RECOMMENDATION:

Staff recommends that the City Council:

- a) Adopt Resolution No. 6232 Establishing Proposed Boundary Map for UUAD 09-13
- b) Adopt Resolution No. 6233 of Intention for UUAD 09-13
- c) Adopt Resolution No. 6234 Approving Engineer's Report and Setting Public Hearing for the City Council Meeting of February 2, 2010 for UUAD 09-13

### FISCAL IMPLICATION:

There are no fiscal implications for the adoption of the subject Resolutions. If City Council does not ultimately adopt the recommended resolutions, City costs incurred to date will not be reimbursed.

### Design and Assessment Engineering Costs:

The City has incurred the following expenses related to UUAD 09-13:

	UUAD 09-13
Design Costs	\$225,178
Assessment Engineering Costs	\$38,000
<b>Total Costs</b>	<b>\$263,178</b>

The City would be reimbursed design and assessment engineering costs if UUAD 09-13 is ultimately formed by City Council after the Proposition 218 balloting process. If UUAD 09-13 is not formed, the City would not be reimbursed \$263,178 in design and assessment engineering costs.

## **BACKGROUND**

UUAD 09-13 is generally bounded by Marine, Rosecrans, Alma, and Highland Avenues (See Attachment A). In 2005, a petition drive conducted by proponents indicated more than 70% of property owners in the proposed District were in favor of utility undergrounding. In 2006, validation surveys were conducted by the City indicating that 61.2% of the property owners returning surveys were in favor of utility undergrounding (89% return rate).

The initial District in 2005 consisted of 278 parcels. In its current form, the District consists of 306 parcels. The additional parcels are the result of subdivisions adding condominium parcels and the necessity to add perimeter parcels that could only be served from the new underground system due to the potential removal of existing poles. All 306 parcels have been notified of the proceedings.

Design of UUAD 09-13 commenced after validation surveys were ratified and design funds appropriated by City Council on November 21, 2006. Designs were completed by December 2008 after a plan review meeting with residents. In July 2009, SCE, Verizon and Time Warner provided pricing for the proposed utility undergrounding improvements based on competitive bidding.

On February 5, 2008, City Council entered into an agreement in the amount of \$202,300 with Harris & Associates for assessment engineering services for five proposed UUADs including UUAD 09-13. To date, Harris and Associates has provided Assessment Engineering services for two districts including UUAD 09-13.

### October 6, 2009 City Council Actions

On October 6, 2009, resolutions to initiate UUAD 09-13 formation proceedings were presented for City Council consideration. At that meeting, City Council reviewed the proposed assessment methodology and deemed that benefit assignments ranged too greatly among similarly situated parcels. City Council directed staff and the Assessment Engineer to return with a revised assessment methodology that more accurately reflects the special benefits among similarly situated parcels within the legality of assessment creation and in compliance with Proposition 218.

The following public meetings have been conducted for the District:

- June 26, 2008 Plan Review Meeting
- October 1, 2009 Assessment Methodology Meeting (original methodology)
- November 19, 2009 Assessment Methodology Meeting (revised methodology)

## **DISCUSSION:**

Since the October 6, 2009 City Council meeting, staff and the Assessment Engineer have worked to develop an assessment methodology consistent with City Council's direction. The Engineer's Report for UUAD 09-13, including the revised assessment methodology, is complete and provided as Attachment F. Both the original and revised methodologies assign benefit in a parcel-specific manner in compliance with Proposition 218. The original methodology resulted in benefit assignments that varied from parcel to parcel based on the extent of overhead utilities being undergrounded adjacent to parcels and the amount of utility service to be provided from the new underground system. The revised methodology assigns benefit to parcels based on whether or not overhead utilities are being undergrounded adjacent to parcels and the amount of utility service to be provided from the new underground system. Both methodologies employ exceptions to accommodate boundary conditions at the end of pole lines and where riser poles will remain after the project. The revised methodology yields benefit assignments that treat similarly situated parcels

more appropriately.

The Engineer’s Report compiles all costs related to the district including design, construction, assessment engineering, City administrative costs, financing costs and contingencies. The Engineer’s Report also apportions district costs to each parcel receiving direct benefit from the utility undergrounding work. General benefits are estimated in the report and are not apportioned to individual parcels. UUAD 09-13 facts are provided below:

<b>Underground Utility Assessment District 09-13</b>	
<b>Linear Feet of Trench</b>	13,161
<b>Total Undergrounding Costs</b>	\$6,670,000
<b>Number of Assessable Parcels</b>	306
<b>Median Assessment (67% of parcels would pay this amount or less)</b>	\$21,314

District Formation Proceedings

Through the adoption of the subject Resolutions (Attachments B, C & D) the following will be accomplished:

- **Adopt Resolution Establishing the Proposed Boundary Map (UUAD 09-13):**  
This action formally establishes and approves the boundaries of the proposed Assessment District.
- **Adopt Resolution of Intention (UUAD 09-13):**  
This Jurisdictional Resolution is required under the “Municipal Improvement Act of 1913” (1913 Act) proceedings, declaring intent to finance improvements through the levy of assessments and the issuance of bonds.
- **Adopt Resolution Approving the Engineer’s Report And Setting Public Hearing (UUAD 09-13):**  
This action provides preliminary approval of the Engineer’s Report and sets the date, time, and place for a Public Hearing to count the votes and potentially form the district.

Pursuant to the provisions of the 1913 Act, the Engineer’s Report contains the following components:

- |                 |                        |
|-----------------|------------------------|
| -Plans          | -Assessment Roll       |
| -Specifications | -Assessment Diagram    |
| -Cost Estimate  | -Valuation Information |

Upon setting a date for the Public Hearing, a notice identifying the proposed assessment, the Proposition 218 ballot, and a notice of Public Hearing will be mailed to each affected property owner in the District (See sample ballot package, Attachment E). The Public Hearing is scheduled to be held after the expiration of a 45-day period from the mailing of the notice of proposed assessment. At the Public Hearing, scheduled for February 2, 2010, the City Council will hear public testimony either in support for or against the proposed District. Mailed ballot votes will be tabulated during the meeting to determine the percentage of property owners in favor or opposition

of the project. If at least 50% of the weighted returned ballots are in favor of the Assessment District, the District may proceed with its formation and construction may commence. Each vote returned is weighted according to the proportional financial obligation of the affected parcel. This means that, proportionately, ballots with higher assessment amounts have more voting power than ballots with lesser assessment amounts.

Should UUAD 09-13 be formed by City Council, property owners are given an opportunity to pay their assessment during a thirty-day cash collection period, which will commence upon voter approval of the District. Upon completion of the cash collection period, the City will immediately sell bonds representing the unpaid balance of the assessments. Bond proceeds and prepayments will finance the construction of the improvements. The property owners representing the unpaid balance of the assessments make annual assessment installments over the 20-year life of the bonds to pay for the bond debt service and District administrative costs.

Individual property assessments are available in the Preliminary Engineer's Report (Attachment F). In addition, upon setting the Public Hearing date, each record owner of real property within the affected District will be notified by mail regarding their individual assessments. The Public Works Department will conduct another public meeting after the ballots are mailed and before the ballot tabulation to discuss the individual assessments with property owners. Property owners may review their individual assessments and ask questions regarding the balloting or other aspects of the project.

If the District is approved by the property owners via the mailed ballot vote, the City will be reimbursed for its costs, including assessment engineering fees, utility design fees, and staff time. It is also important to note that the assessments identified in the Preliminary Engineer's report cover the cost of utility undergrounding work within the public right-of-way. The cost of work on private property required to connect to the new underground system is paid for separately by property owners and is in addition to the proposed assessment.

**SUMMARY:**

- Through the adoption of the proposed Resolutions, the City Council will be initiating the Underground Utility Assessment District formation process for the property owner vote on District 09-13.
- The Public Hearing for the vote will be set for the regularly scheduled City Council Meeting of February 2, 2010.
- Notices and ballots will be sent to each affected property owner within the District. In addition, an informal public meeting will be conducted prior to the Public Hearing.

**Attachments:**

- A. GIS Map UUAD 09-13
- B. Resolution No. 6232
- C. Resolution No. 6233
- D. Resolution No. 6234
- E. Sample Ballot Package
- F. Engineer's Report UUAD 09-13

xc: Robert V. Wadden, City Attorney  
Bruce Moe, Director of Finance



# City of Manhattan Beach Underground Utility Assessment District #13



**Attachments B, C & D**

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**Resolutions**

RESOLUTION NO. 6232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MANHATTAN BEACH, CALIFORNIA, APPROVING BOUNDARY MAP  
FOR UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 09-13

WHEREAS, petitions signed by at least sixty percent (60%) of the owners within the proposed Underground Utility Assessment District No. 09-13 ("UUAD 09-13", the "Assessment District") has been filed with the City of Manhattan Beach (the "City") for the formation of the Assessment District pursuant to the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (the "1913 Act") and Chapter 7.28 of the City's Municipal Code; and

WHEREAS, funding for the preliminary engineering and design of such Assessment District was approved by the City for UUAD 09-13 on November 21, 2006; and

WHEREAS, there has been filed with the City Clerk proposed boundary map entitled "Boundary Map, Proposed Boundaries of Underground Utility Assessment District No. 09-13, City of Manhattan Beach, County of Los Angeles, State of California," which map show the area to be assessed within the respective proposed Assessment District; and

WHEREAS, the City Council of the City (the "City Council") wishes to establish said map as the map of the proposed boundaries for the Assessment District (the "Boundary Map").

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City hereby approves the Boundary Map and adopts the boundaries shown on the Boundary Map as describing the extent of the territory included within the proposed Assessment District to be known as "City of Manhattan Beach Underground Utility Assessment District No. 09-13". The Boundary Map is now on file in the office of the City Clerk and open to public inspection. The office of the City Clerk is located at 1400 Highland Avenue, Manhattan Beach, California 90266.

SECTION 2. The City Council finds and determines that the Boundary Map contain the matters and are in the forms prescribed by Section 3110 of the California Streets and Highways Code.

SECTION 3. The City Council directs the City Clerk to certify the adoption of this Resolution on the face of the Boundary Map and to file a copy of the Boundary Map with the Los Angeles County Recorder for placement in the Book of Maps of Assessment and Community Facilities Districts.

SECTION 4. This Resolution shall take effect immediately.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution and enter it into the original records of the City. Thenceforth and thereafter the same shall be in full force and effect.

SECTION 6. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

PASSED, APPROVED and ADOPTED this 1st day of December, 2009.

Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By   
\_\_\_\_\_  
City Attorney



RESOLUTION NO. 6233

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DECLARING ITS INTENTION TO ORDER IMPROVEMENTS FOR PROPOSED UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 09-13 PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913, AND IN ACCORDANCE WITH ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND THE CITY MUNICIPAL CODE

WHEREAS, under the authority of the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (as amended, the "1913 Act") and Section 7.28 of its Municipal Code (as amended, the "Code"), the City of Manhattan Beach (the "City") intends to order public improvements consisting generally of the conversion of existing overhead and above-ground utility facilities to underground facilities, together with appurtenant work and improvements (the "Underground Project") within or immediately adjacent to the proposed boundaries of the assessment district; and

WHEREAS, the conversion of overhead electric utility distribution system facilities to underground, including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to undergrounding, is categorically exempt from the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA") and its implementing guidelines (14 California Code of Regulations Section 15000 *et seq.*) (the "Guidelines") pursuant to Section 15302(d) of the Guidelines; and

WHEREAS, the City Council of the City (the "City Council") finds that the land specially benefited by the Underground Project is the land shown within the proposed boundaries shown on the Boundary Map previously approved by the City Council and on file with the City Clerk (the "Boundary Map").

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE AND ORDER AS FOLLOWS:

**SECTION 1.** The City Council hereby finds that the public interest, necessity and convenience require formation of the proposed assessment district to finance the Underground Project and declares its intention to order such improvements pursuant to the 1913 Act, including the provisions of Sections 5896.1 through 5896.17, inclusive of the Streets and Highways Code, as incorporated into the 1913 Act by Section 10102.1 thereof, Article XIID of the California Constitution and the Code.

**SECTION 2.** The district of land to be benefited by the Underground Project, and to be specially assessed to pay the costs and expenses of such improvements, including incidental expenses, shall be referred to as "City of Manhattan Beach Underground Utility Assessment District No. 09-13," ("UAD 09-13, the "Assessment District").

**SECTION 3.** The improvements of the Underground Project generally consist of the conversion of existing overhead and above-ground utility facilities to underground facilities, together with appurtenant work and improvements within or immediately adjacent to the proposed boundaries of the Assessment District.

**SECTION 4.** In connection with such assessment district proceedings, the City Council hereby appoints and designates Harris & Associates, with an engineer registered pursuant to the Professional Engineers Act (Chapter 7, commencing with Section 670, of Division 3 of the Business and Professions Code), as the Assessment Engineer, appoints Stradling Yocca Carlson & Rauth as bond counsel and disclosure counsel for the purposes of such proceedings and rendering an approving opinion regarding the validity of the proceedings and any improvement bonds issued to represent unpaid assessments, appoints Gardener, Underwood & Bacon LLC, as the Financial Advisor and appoints Merrill Lynch as the underwriter for the purpose of such proceedings.

**SECTION 5.** The City Council hereby appoints and designates the City Engineer of the City to perform the duties and functions of the Superintendent of Streets in connection with such proceedings.

**SECTION 6.** The proposed Underground Project is hereby referred to the Assessment Engineer to make and file with the City Clerk of the City Council one or more report in writing in accordance with Article XIID, Section 4 of the California Constitution and Section 10204 of the 1913 Act (the "Engineer's Report").

**SECTION 7.** The City Council hereby determines that it is in the public interest and more economical to do work on private property to eliminate any disparity in level or size between the proposed Underground Project and private property than to adjust the work on public property to eliminate such disparity.

**SECTION 8.** The City Council hereby determines that the public interest will not be served by allowing owners of assessable lands to enter into a contract for the Underground Project as otherwise permitted in Section 20485 of the Public Contract Code.

**SECTION 9.** The City Council intends pursuant to Section 10204(f) of the 1913 Act to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred upon time to time by the City and not otherwise reimbursed to the City which result from the administration and collection of assessment installments or from administration or registration of the improvement bonds and the various funds and accounts pertaining thereto, subject to the limitation on the amount of such annual assessment as shall be prescribed in the Engineer's Report to be prepared.

**SECTION 10.** Provision is hereby made for the issuance of improvement bonds, in one or more series, pursuant to the Improvement Bond Act of 1915, Division 10 of the California Streets and Highways Code, commencing with Section 8500 (as amended, the "1915 Act").

**SECTION 11.** Notice is hereby given that serial bonds or term bonds or both to represent unpaid assessments, and to bear interest at the rate of not to exceed twelve percent (12%) per annum, payable semiannually, shall be issued hereunder in one or more series in the manner provided by the 1915 Act and the last installment of bonds shall mature a maximum of 39 years from the second day of September next succeeding 12 months from their date.

**SECTION 12.** Pursuant to Section 8769 of the 1915 Act, the City Council hereby determines and declares that the City will not obligate itself to advance available funds from the City treasury to cure any deficiency which may occur in the bond redemption fund.

**SECTION 13.** The City Council hereby determines that the principal amount of bonds maturing or becoming subject to mandatory prior redemption in each year shall be other than an amount equal to an even annual proportion of the aggregate principal amount of the bonds, and the amount of principal maturing or becoming subject to mandatory prior redemption in each year plus the amount of interest payable in that year shall be an aggregate amount that is substantially equal each year, except for the moneys falling due on the first maturity or mandatory prior redemption date of the bonds which shall be adjusted to reflect the amount of interest earned from the date when the bonds bear interest to the date when the first interest is payable on the bonds.

**SECTION 14.** With respect to the procedures for collection of assessments and the advance retirement of bonds in connection with the proposed Assessment District, the City Council proposes to proceed under the provisions of Part 11.1 of the 1915 Act.

**SECTION 15.** The City Council hereby designates the Finance Director, or the designated agent of the Finance Director, to collect and receive the assessments.

**SECTION 16.** Any surplus moneys remaining in the improvement fund after the completion of the proposed Underground Project and the payment of all claims from the improvement fund shall be disposed of in accordance with California Streets and Highways Code Section 10427.

SECTION 17. The City Council hereby declares its intention to enter into an agreement with any other public agency, regulated public utility or mutual water company pursuant to Chapter 2 of the 1913 Act (commencing with Section 10100) if any of the works, acquisitions or improvements of the Underground Project are to be owned, managed or controlled by any other public agency, regulated public utility or mutual water company.

SECTION 18. Pursuant to Section 15302(d) of the Guidelines, the undergrounding of the Improvements will have no significant effect on the environment and is categorically exempt from CEQA. The City Clerk is directed to cause a notice of exemption to be posted as required by law.

SECTION 19. This Resolution shall take effect immediately.

SECTION 20. The City Clerk shall certify to the adoption of this Resolution and enter it into the original records of the City. Thenceforth and thereafter the same shall be in full force and effect.

SECTION 21. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

PASSED, APPROVED and ADOPTED this 1st day of December, 2009.

Ayes:  
Noes:  
Absent:  
Abstain:

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Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM.

By   
\_\_\_\_\_  
City Attorney

RESOLUTION NO. 6234

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, PRELIMINARILY APPROVING A REPORT OF THE ENGINEER IN CONNECTION WITH PROPOSED UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 09-13 AND SETTING A TIME AND PLACE FOR HEARING PROTESTS

WHEREAS, at the direction of the City Council (the "City Council") of the City of Manhattan Beach (the "City") by resolution adopted on December 1, 2009, Harris & Associates, as Assessment Engineer (the "Assessment Engineer") for improvement proceedings in the Underground Utility Assessment District No. 09-13 ("UAD 09-13" the "Assessment District"), has filed with the City Clerk for the Assessment District the report (the "Engineer's Report") described in Section 10204 of the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (as amended, the "1913 Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for the City Council to preliminarily approve the Engineer's Report and to schedule a public hearing of protests respecting the Engineer's Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds as follows:

- a. the neighborhood in the proposed district consists primarily of similarly situated properties which are primarily single family residential with narrow streets, similar proximity to existing overhead utilities and a narrow range of sizes and configurations;
- b. the special benefit calculations for the district should accurately reflect the fact that the majority of properties are similarly situated;
- c. The assessment benefit methodology in the current version of the Engineer's Report more accurately reflects the characteristics of the neighborhood in the district than prior methodologies which were considered because it focuses on the actual benefits received and factors in more precisely the similarities as well as the differences between properties;
- d. the special benefit formula in the Engineer's Report allows for an accurate allocation of special benefits based on a realistic analysis of the impacts of the proposed project on each individual property within the proposed district.

SECTION 2. The Engineer's Report has been considered by the City Council, and the Engineer's Report is hereby preliminarily approved as filed. Said Engineer's Report shall stand as the report for the purpose of all subsequent proceedings under the 1913 Act and Article XIID, except that they may be confirmed, modified or corrected as provided in the 1913 Act.

SECTION 3. The City Council hereby appoints February 2, 2010, at 6:30 p.m., or as soon thereafter as the matters may be heard, in the Council Chambers, 1400 Highland Avenue, Manhattan Beach, California 90266, as the time and place for hearing protests to the proposed public improvements, the proposed levy of assessments, the amount of the individual assessments, and related matters as set forth in the Engineer's Report, and any interested person may appear and object to said public improvements, or to the extent of the Assessment District or to said proposed assessments.

SECTION 4. The City Clerk is hereby directed to give notice of such hearing by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753 of the California Government Code, and upon the completion of the mailing of said notices and assessment ballots, the City Clerk is hereby directed to file with the City Council an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

SECTION 5. The City Council hereby designates the City Engineer, telephone number (310) 802-5353, to answer inquiries regarding the assessment proceedings.

SECTION 6. This Resolution shall take effect immediately.

SECTION 7. The City Clerk shall certify to the adoption of this Resolution and enter it into the original records of the City. Thenceforth and thereafter the same shall be in full force and effect.

SECTION 8. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

PASSED, APPROVED and ADOPTED this 1st day of December, 2009.

Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By   
\_\_\_\_\_  
City Attorney



**Attachment E**

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**Sample Ballot Package**



City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795  
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 546-3501

December 18, 2009

**Re: City of Manhattan Beach  
Proposed Underground Utility Assessment District No. 09-13**

Dear Property Owner:

**PACKAGE CONTENTS**

Enclosed in this package you will find the following documents to assist you as the record owner in exercising your right to submit an assessment ballot regarding this proposed assessment:

1. Notice of Public Hearing
2. Official Assessment Ballot (This is NOT a sample but the **OFFICIAL BALLOT**)
3. Self-addressed Return Envelope

**DRAFT**

1-Dec-09

The City of Manhattan Beach works cooperatively with property owners who wish to form special assessment districts to create improvement projects in their neighborhoods. At the request of the majority of property owners within your neighborhood, the City Council of the City of Manhattan Beach has initiated proceedings to consider the formation of an assessment district, designated as Utility Underground Assessment District No. 09-13 (the "Assessment District") to finance the conversion of the overhead electrical and communication facilities to underground locations, together with appurtenant work in connection therewith. These improvements will specially benefit the properties within the boundaries of the proposed Assessment District.

As part of these proceedings, the City Council will hold a public hearing and conduct an assessment ballot procedure on the formation of the Assessment District. If the Assessment District is formed and assessments levied, the Assessment District will finance the conversion of the overhead electrical and communication facilities to underground locations (the "Project"). Construction bids have been received and, in the event the Assessment District is approved, the project will proceed.

Property owned by you is specially benefited by the improvements and is within the boundaries of the Assessment District. The amount of the proposed assessment for your property is shown on the enclosed ballot (the yellow piece of paper). If the Assessment District is formed, you will be given the opportunity to pay your assessment as a lump sum by March 8, 2010, or annually plus interest over a twenty-year period. **Please note that the assessment amount does NOT include the undergrounding work necessary to connect the utilities from the public right-of-way to your home or structure.** You will be responsible for such cost in addition to the assessment amount. For additional information regarding property owner connection responsibilities, please refer to the City's website at [www.citymb.info](http://www.citymb.info) under City Government / Public Works / Utility Undergrounding / Costs and Financing / Homeowner Costs. Item 2, under Homeowner Costs, is "Private Property Expenses."

The City Council has scheduled a public hearing to receive testimony either in favor of or in opposition to the proposed Assessment and the designation of the Assessment District area as an underground utilities district. The public hearing will be held at the City Council Chambers, 1400 Highland Avenue, Manhattan Beach, California, on Tuesday, February 2, 2010 at 6:30 p.m. in the City Council Chambers.

Fire Department Address: 400 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5201  
Police Department Address: 420 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5101  
Public Works Department Address: 3621 Bell Avenue, Manhattan Beach, CA 90266 FAX (310) 802-5301  
City of Manhattan Beach Web Site: <http://www.citymb.info>

**DRAFT**  
1-Dec-09

**PUBLIC HEARING**

**February 2, 2010**  
**6:30 p.m.**

City Council Chambers  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**BALLOTS MUST BE  
RETURNED TO**

City Clerk  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**and  
RECEIVED BY**

**February 2, 2010,**  
prior to the close of the  
Public Hearing

**INFORMAL PUBLIC  
MEETING**

Joslyn Community Center  
Auditorium  
1601 Valley Drive  
Manhattan Beach, CA 90266

**Wednesday**  
**January 13, 2010**  
6:30 p.m. – 9:00 p.m.

Enclosed with this letter you will find a copy of the formal legal notice for this public hearing. This notice contains important information regarding the rights of the record owners of property within the proposed Assessment District to be heard regarding the formation of the proposed Assessment District and imposition of assessments, and to register their support for or opposition to the assessments. **It is recommended that you read the notice carefully.**

In addition to the public hearing, the record owners of property subject to the imposition of an assessment also have the right to express their support of or opposition to the proposed assessment through an assessment ballot procedure. In order to comply with this assessment ballot procedure, an OFFICIAL ASSESSMENT BALLOT and other materials are being sent to you as one of the record owners within the Assessment District to give you the opportunity to submit your ballot on the proposed assessment. **The enclosed Notice of Public Hearing contains important information regarding the procedure for submitting an assessment ballot.**

The Assessment Ballot, which is the yellow piece of paper with your name and address on it, shows the maximum assessment amount proposed for your property.

The City will be authorized to form the Assessment District and impose the assessments only if a simple majority or more of the assessment ballots submitted are in favor of the levy of the assessments. The Assessment Ballots will be weighted based upon the amount of the assessment proposed to be levied against individual parcels. *Therefore, whether you are in favor of or in opposition to the Assessment District, it is extremely important that all record owners complete and submit their Assessment Ballots to the City so that your support of or opposition to the Assessment District will be tabulated.*

In order for your assessment ballot to be tabulated, it must be completed as described on the official ballot and **RECEIVED** either by mail or in person at the address of the City Clerk, on or prior to 5:00 p.m. on February 2, 2010, or at any time prior to the conclusion of the Public Hearing to be held on February 2, 2010.

**PLEASE NOTE THAT POSTMARKS ARE NOT ACCEPTED.**

The Public Works Department and the public utilities companies have scheduled an informal public meeting at which time detailed questions may be asked about the assessment calculations, the project in general or about your specific property.

If you have questions regarding this information, please call Gilbert Gamboa, Senior Civil Engineer of the City, at (310) 802-5356, Monday through Friday, 8:00 a.m. – 5:00 p.m. Questions may also be e-mailed to [GGamboa@citymb.info](mailto:GGamboa@citymb.info)

Thank you for your consideration of this issue.

**DRAFT**

1-Dec-09

**Notice to Property Owners and Assessment Ballot  
for the proposed City of Manhattan Beach  
Underground Utility Assessment District No. 09-13**

**I. Notice**

This notice informs you, as a record owner of property within the proposed Assessment District, that on December 1, 2009, the City Council of the City of Manhattan Beach adopted a Resolution of Intention in which it declared its intention to form Underground Utility Assessment District No. 09-13 and has scheduled a Public Hearing concerning the proposed Assessment District.

The Public Hearing will be held during a regular meeting of the City of Manhattan Beach City Council on

**February 2, 2010, at 6:30 p.m.**

or as soon thereafter as the matter may be heard, in the City Council Chambers located at 1400 Highland Avenue, Manhattan Beach, California. All interested persons are invited to attend the Public Hearing and express opinions on the matter of the proposed Assessment.

Persons who wish to submit an assessment ballot should mail or personally deliver it to the address shown below and in accordance with the directions provided on the back of the ballot shown as: "Summary of Assessment Ballot Procedures."

- **Mail Delivery:** If by mail, place the ballot in the mail in sufficient time to be received no later than February 2, 2010. If your ballot is not received by this time, the ballot will not be counted.
  - Please mail the ballot to the City Clerk at 1400 Highland Avenue, Manhattan Beach, CA 90266.
  - **Please note that postmarks will not be accepted.**
- **Personal Delivery:** The ballot can be delivered to the City Clerk on or before the close of the Public Hearing on February 2, 2010. Please deliver the ballot to the City Clerk at 1400 Highland Avenue, Manhattan Beach, California.

**II. Assessment Information**

1. **Name of Assessment:** Underground Utility Assessment District No. 09-13
2. **The Total Proposed Assessment for the Whole Assessment District:** \$6,670,000.
3. **Your Proposed Total Assessment:** The proposed maximum assessment on your property is shown on the enclosed yellow ballot.

The proposed assessment upon each parcel also includes an amount to pay the annual administrative costs of the Assessment District incurred by the City and not otherwise reimbursed. The maximum annual assessment for administrative costs shall not exceed ten percent (10%) of the annual debt service requirement per individual parcel per year. Approval of the Assessment District by the ballot procedure will also approve the administrative cost assessment.
4. **Duration of the Proposed Assessment:** If the assessments are confirmed, you will be given a separate notice that you have the option to pay all or part of the assessment in cash for at least 30 days. This will allow you to save certain bond costs and clear the property of the assessment without any interest or penalty. If left unpaid, the assessments will continue to be collected in annual installments against the properties in the Assessment District on the property tax bills as long as needed to pay installments of principal and interest on the proposed assessment bonds, but not to exceed 20 years.

The proceedings for the formation of the Assessment District, the levy of assessments, and the designation of the Assessment District area as an underground utilities district are being undertaken pursuant to the "Municipal Improvement Act of 1913" (Division 12 of the California Streets and Highways Code), Article XIID of the Constitution of the State of California, and the Proposition 218 Omnibus Implementation Act (section 53750 et seq. of the California Government Code) and ordinances of the City of Manhattan Beach. The bonds to be issued will represent unpaid assessments in accordance with the "Improvement Bond Act of 1915" (Division 10 of the California Streets and Highways Code). The assessments will be collected in installments over time. If the City Council approves the formation of the Assessment District and the levy of assessments, a thirty (30) day cash collection period will follow, and, thereafter, bonds will be issued to represent the unpaid assessments. The interest rate on the bonds, not to exceed 12% per annum, shall be determined at the time of their sale.
5. **Reason for the Assessment:** The City of Manhattan Beach is proposing to levy assessments for the conversion of existing overhead electrical and communication facilities to underground locations within the area generally bounded by Rosecrans Avenue, Alma Avenue, Marine Avenue and Highland Avenue, together with appurtenances and appurtenant work thereto, all to serve and specially benefit the properties within Underground Utility Assessment District No. 09-13.
6. **Calculation of the Assessment:** The assessment is proposed on all parcels that receive direct and special benefit from the undergrounding of overhead utilities.

The amount of each proposed assessment was calculated based upon the proportional special benefit received by each parcel to be assessed. The exact method and formula of spreading the assessment is set forth in the Assessment Engineer's Report for the Assessment District, a copy of which is on file with the City Clerk, available for inspection, and on the City's website at: [www.citymb.info](http://www.citymb.info).

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

- **Improved Aesthetics Benefit.** This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles. The removal of guy wires and other support structures related to the overhead facilities are included in the definition of improved aesthetics. Properties that are adjacent to 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. In addition, emergency personnel will not cross a downed power line nor set up equipment if an overhead utility line is in the way. Properties immediately adjacent to the facilities usually have a greater risk. Properties that are adjacent to overhead facilities receive a safety benefit.
- **Enhanced Reliability 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 reliability 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.

### **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.

For the purposes of this report, "street" is defined as a street, alley or pedestrian walkway.

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 for either residential or commercial uses. 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 10 square feet (sf), which accounts for any minor area calculation inconsistencies.

The area of a condominium is calculated by taking the area of the base parcel and dividing by the number of condominiums. All benefits are attributed to the base parcel.

The special benefits from undergrounding the overhead utilities are segregated into three (3) distinct categories, which are discussed above. All parcels within the District, except for the exceptions identified below, receive 3 of 3 benefits, which is a Benefit 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 exceptions for parcels whose benefits do not fit the above methodology, as explained below:

1. When a parcel has all of the utilities available to it, it is considered to receive Reliability Benefits. If the property has no utilities being undergrounded adjacent to the parcel, then the parcel receives 1 of 3 benefits and its rounded property area is multiplied by a factor of 1/3.



2. When a parcel will have only 2 of 3 utilities available to it, it is considered to receive 2/3 Reliability Benefits. If the property has no utilities being undergrounded adjacent to the parcel, then the parcel receives 2/3 of 3 benefits and its rounded property area is multiplied by a factor of 2/9.
3. When a parcel has a pole directly adjacent to it with no overhead distribution wires along the street frontage adjacent to the property (meaning that the pole is the last pole to be removed and that pole is at the corner of the property) the parcel is considered to receive 1/2 Aesthetics Benefits and 1/2 Safety Benefits. Assuming the parcel will have all the utilities available to it, the parcel receives 2 of 3 benefits and its rounded property area is multiplied by a factor of 2/3.
4. When a parcel has 2 poles directly adjacent to it with no overhead distribution wires along the street frontage adjacent to the property (meaning that the poles are the last pole to be removed and that pole are at the corners of the property) the parcel is considered to receive 2 x 1/2 (or 1) Aesthetics Benefits and 2 x 1/2 (or 1) Safety Benefits. Assuming the parcel will have all the utilities available to it, the parcel receives 3 of 3 benefits and its rounded property area is multiplied by a factor of 1.
5. When the last pole to be undergrounded is the last pole of the system lateral and is located in the middle of a property, the parcel is considered to receive full Aesthetics Benefits and full Safety Benefits. Assuming the parcel will have all the utilities available to it, the parcel receives 3 of 3 benefits and its rounded property area is multiplied by a factor of 1.
6. When a parcel has a pole directly adjacent to it with no overhead distribution wires along the street frontage adjacent to the property (meaning that the pole is the last pole to be removed and that pole is at the corner of the property) and the parcel has poles and wires along a property line that will be removed, that parcel is considered to receive 1/2 Aesthetics Benefits for the pole at the property line located at the street, and full Safety Benefits (1/2 for the pole at the property line located in the street and 1/2 for the poles and wires being removed along the property line, as there are no potential access impediments). Assuming the parcel will have all the utilities available to it, the parcel receives 2-1/2 of 3 benefits and its rounded property area is multiplied by a factor of 5/6.
7. When a parcel has wires and poles being removed along one property line or almost the entirety of one property line, but with no wires or poles adjacent to it within a street, the parcel is considered to receive 0 Aesthetics Benefits and 1/2 Safety Benefits as there are no potential access impediments. Assuming the parcel will have all the utilities available to it, the parcel receives 1-1/2 of 3 benefits and its rounded property area is multiplied by a factor of 1/2.
8. When a parcel has a pole directly adjacent to it at an interior property line with no overhead distribution wires adjacent to it, that parcel is considered to receive 0 Aesthetics Benefits and 1/4 Safety Benefits. Assuming the parcel will have 3 of 3 utilities available to it, the parcel receives 1-1/4 of 3 benefits and its rounded property area is multiplied by a factor of 5/12.
9. When the riser pole is adjacent to the property, such that some portion of the frontage is undergrounded and some portion will remain with overhead wires, the parcel is considered to receive no Aesthetics Benefits along the street with a pole and some overhead wires remaining. If more than half of the street frontage is to be undergrounded, then the property is considered to receive 1/2 Safety Benefits. Assuming the parcel will have none of the utilities available to it, the parcel receives 1/2 of 3 benefits and its rounded property area is multiplied by a factor of 1/6.
10. When the riser pole is at the property line, such that all of the frontage is undergrounded and no portion will remain with overhead wires, the parcel is considered to receive 1/2 Aesthetics Benefits and 1/2 Safety Benefits, which takes into consideration that the pole is remaining. Assuming the parcel will have none of the utilities available to it, the parcel receives 1 of 3 benefits and its rounded property area is multiplied by a factor of 1/3.
11. When the riser pole is at the property line, such that all of the frontage is undergrounded and no portion will remain with overhead wires, the parcel is considered to receive 1/2 Aesthetics Benefits and 1/2 Safety Benefits, which takes into consideration that the pole is remaining. Assuming the parcel will have 3 of 3 utilities available to it, the parcel receives 2 of 3 benefits and its rounded property area is multiplied by a factor of 1/3.
12. When a parcel has wires and poles being removed adjacent to it, but with no utilities available to it, that parcel receives 1 Aesthetics and 1 Safety Benefits but 0 Reliability Benefits. Therefore, the parcel receives 2 of 3 benefits and its rounded property area is multiplied by a factor of 2/3.

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

The assessment shown on the ballot is the maximum amount that can be assessed. The assessment may be reduced by the bond issuance amount of approximately 18% if the property owner decides to prepay the assessment prior to the bond sale.

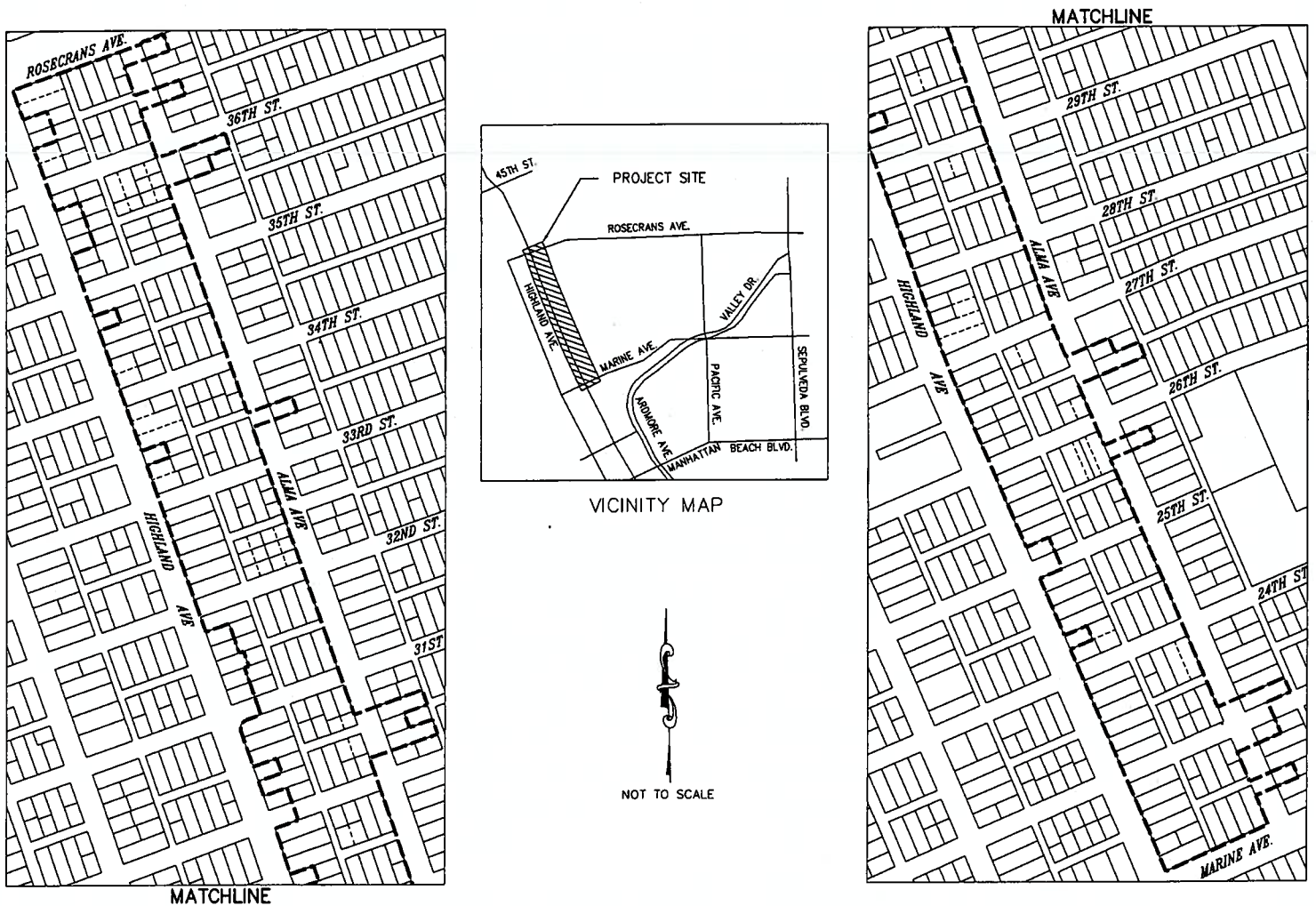
**DRAFT**  
1-Dec-09

7. **Assessment Balloting Results:** Assessment ballots are weighted proportionally by each parcel's proposed assessment amount. If a majority of the weighted ballots returned oppose the Assessment District, then a majority protest exists and the assessment will not be imposed and the utility undergrounding will not occur. If a majority protest does not exist, then the Assessment District may be established, and the assessment amount shown on the enclosed ballot may be imposed.

### III. Questions Regarding These Proceedings

If you have any questions about the proposed Assessment or this process, please call Gilbert Gamboa, Senior Civil Engineer of the City, at (310) 802-5356, Monday through Friday, 8:00 a.m. – 5:00 p.m. Questions may also be e-mailed to [GGamboa@citymb.info](mailto:GGamboa@citymb.info)

### Underground Utility Assessment District No. 09-13 Boundary Map





City Clerk  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**OFFICIAL ASSESSMENT BALLOT**  
**City of Manhattan Beach**  
**Underground Utility Assessment District No. 09-13**

**DRAFT**  
1-Dec-09

Record owner information:

«OWNER»  
«MSTREET»  
«MCITYSTZIP»

Assessment Number: «ASMT\_NO»  
Assessor's Parcel Number: «APN»  
Parcel Address: «SADD»

**The proposed Maximum Assessment: \$«MAX\_ASMT»**

This assessment ballot is for the use of the property owner of the parcel identified herein, which parcel is subject to the proposed Underground Utility Assessment. The ballot may be used to express either support for or opposition to the assessment. In order to be counted, this ballot must be signed in the space provided below.

The person completing and submitting this assessment ballot must be the record owner of the property identified above or the representative of the record owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the record owner. Please see "Summary of Assessment Balloting Procedures" on the back of this ballot for assistance in filling out the ballot. If there are two or more property owners, only one needs to sign and return the ballot.

**Assessment Ballots Received without a signature will not be counted.**

Upon completion, fold the assessment ballot, place it in the return envelope and seal the envelope. Mail or hand deliver the assessment ballot to the City Clerk, at 1400 Highland Avenue, Manhattan Beach, CA 90266, with sufficient time to be received no later than February 2, 2010. If your ballot is not received on this date, it will not be counted.

**Please see the "Summary of Assessment Ballot Procedures" on the back of this sheet.**

For additional information about Underground Utility Assessment District No. 09-13, please see the enclosed legal notice.

**THIS IS NOT A BILL.**

✂ Please cut along this line, fold the ballot, seal in the provided envelope, and return to the City Clerk ✂

**OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT**

Assessor's Parcel Number: «APN»

Assessment Number: «ASMT\_NO»

Record Owner Name: «OWNER»

Proposed Maximum Assessment for this Parcel: \$«MAX\_ASMT»

- Yes, I am **IN FAVOR** of Underground Utility Assessment District No. 09-13 and the levying of the Proposed Assessment and the annual administrative cost assessment
- No, I am **OPPOSED** to Underground Utility Assessment District No. 09-13 and the levying of the Proposed Assessment and the annual administrative cost assessment

***The undersigned certifies under penalty of perjury that the undersigned is entitled to complete and submit this assessment ballot.***

**BALLOT**

\_\_\_\_\_  
Signature of person completing assessment ballot

\_\_\_\_\_  
Print name of person completing assessment ballot

**Mail or Hand Deliver to: City Clerk, 1400 Highland Avenue, Manhattan Beach, CA 90266**



## SUMMARY OF ASSESSMENT BALLOT PROCEDURES

If you are the owner of the property described on the enclosed ballot, or the authorized representative of the record owner, you may submit the enclosed ballot to the City to support or oppose the Assessment District. Please follow the instructions below to complete and return your ballot.

1. Mark "yes" or "no" on the enclosed ballot in favor or against the proposed Assessment District by placing an "X" in the corresponding box.
2. Mark and sign your ballot. (Assessment Ballots received without a signature will not be counted.)
3. Fold your ballot and place it into the provided return envelope, and seal the envelope. State law requires that the ballots remain unopened until the public hearing is closed, at which time all ballots received will be opened and tallied.
4. Mail or personally deliver your ballot to the City Clerk of the City of Manhattan Beach, 1400 Highland Avenue, Manhattan Beach, CA 90266. The City **must** receive mailed assessment ballots by February 2, 2010. **Postmarks will not be accepted.**
5. Assessment Ballots must be received by the City Clerk prior to the close of the Public Hearing concerning the proposed Assessment District on Tuesday, February 2, 2010, at the City of Manhattan Beach Council Chambers. You may withdraw your ballot, and change your vote at any time up to the close of the public hearing. Any ballots received after the close of the Public Hearing cannot legally be counted.
6. Following the close of the Public Hearing on the Assessment District, the City Clerk or designee will open and tabulate the assessment ballots received. The ballots are weighted by the proposed assessment amount for each property.
7. If more than one owner wishes to cast a ballot, then a Multiple Owner Ballot must be requested of the City Clerk within two (2) weeks of the public hearing. The names and addresses of all property owners shall be provided as well as percent of ownership of the property. If more than one owner returns a ballot, each ballot shall be weighed in accordance with the proportional ownership interests of the property.
8. The Assessment District may be confirmed unless a majority protest exists. A majority protest exists if, upon the close of the February 2, 2010 Public Hearing, the monetary value of the ballots submitted in opposition to the Assessment District exceeds the monetary value of the ballots submitted in favor of the Assessment District.
9. If a majority protest exists based upon the value of the ballots received by the City Clerk, prior to the close of the February 2, 2010 Public Hearing, the Assessment District will not occur and the improvements will not be constructed.
10. Once opened for tabulation following the close of the public hearing, your assessment ballot is a public record and is subject to public disclosure.

*The information in this notice and the accompanying materials were compiled and are distributed at public expense by the City of Manhattan Beach in compliance with Proposition 218. This information is presented in the public interest. It is not intended to influence or attempt to influence the actions of the property owners to mark "yes" or "no" on the enclosed ballot.*

**DRAFT**

1-Dec-09

<<Asmt No.>>

Assessment Ballot Enclosed

**Do Not Open**

until after the Public Hearing  
(Assessment District No. 09-13)

Place  
stamp  
here

CITY CLERK  
CITY OF MANHATTAN BEACH  
1400 HIGHLAND AVENUE  
MANHATTAN BEACH, CA 90266

No. 9 Return Envelope

**DRAFT**  
1-Dec-09



**Attachment F**

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**Preliminary Engineer's Report**



**Harris & Associates**<sup>SM</sup>

SHAPING THE FUTURE ONE PROJECT AT A TIME<sup>SM</sup>

# **Preliminary Engineer's Report**

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for

## **Underground Utility Assessment District No. 09-13**

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

For the

**City of Manhattan Beach**  
County of Los Angeles, California

**December 1, 2009**

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**AGENCY: CITY OF MANHATTAN BEACH**

**PROJECT: ASSESSMENT DISTRICT NO. 09-13**

**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 Rosecrans Avenue, Alma Avenue, Marine Avenue and Highland Avenue. 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 Manhattan Beach, Southern California Edison, Verizon 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 MANHATTAN BEACH, State of California, in connection with the proceedings for Assessment District No. 09-13 (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 MANHATTAN 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 November 23, 2009.

HARRIS & ASSOCIATES



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

Preliminary approval by the CITY COUNCIL of the CITY OF MANHATTAN BEACH, CALIFORNIA, on the \_\_\_\_ day of \_\_\_\_\_, 2009.

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CITY CLERK  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF MANHATTAN BEACH, CALIFORNIA, on the \_\_\_\_ day of \_\_\_\_\_, 2010.

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CITY CLERK  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA



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## Part I Plans and Specifications

The plans and specifications to construct the utility undergrounding improvements, and any ancillary improvements thereof, for the area generally described as Assessment District No. 09-13, Rosecrans Avenue, Alma Avenue, Marine Avenue and Highland Avenue, 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
<b>DESIGN COSTS</b>		
Electrical Design Costs	\$100,000	
Telephone Design Costs	\$138,548	
Cable Design Costs	\$38,060	
<b>Total Design Costs:</b>	<b>\$276,608</b>	
<b>CONSTRUCTION COSTS</b>		
Electrical Substructure	\$935,513	
Electrical Cabling	\$1,272,059	
Telephone Substructure	\$1,075,376	
Telephone Cabling	\$1,037,529	
Cable Substructure	\$506,878	
Cable Cabling	\$148,649	
<b>Subtotal Construction Costs:</b>	<b>\$4,976,004</b>	
Construction Contingency (10%)	\$497,600	
Estimated Utility Contribution for Equivalent Overhead System	(\$686,788)	
<b>Total Construction Costs:</b>	<b>\$4,786,816</b>	
<b>Total Design and Construction Costs:</b>	<b>\$5,063,424</b>	
<b>INCIDENTAL EXPENSES</b>		
Assessment Engineering	\$50,000	
Contract Inspection	\$75,000	
City Administration	\$150,000	
Bond Counsel	\$30,000	
Disclosure Counsel	\$25,000	
Financial Advisor	\$25,000	
Filing Fees	\$5,000	
Paying Agent	\$3,000	
Dissemination Agent	\$3,000	
Financial Printing, Registration and Servicing	\$10,000	
Incidental Contingencies	\$29,576	
<b>Total Incidental Expenses:</b>	<b>\$405,576</b>	
<b>Total Design, Construction and Incidental Expenses:</b>	<b>\$5,469,000</b>	
<b>FINANCING COSTS</b>		
Underwriter's Discount	1.50%	\$100,000
Bond Reserve	9.50%	\$634,000
Funded Interest @ 12 months @ 7.00%		\$467,000
<b>Total Financial Costs:</b>		<b>\$1,201,000</b>
<b>TOTAL AMOUNT TO ASSESSMENT:</b>		<b>\$6,670,000</b>

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

WHEREAS, on \_\_\_\_\_ the City Council of the CITY OF MANHATTAN BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. \_\_\_\_\_, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 09-13 (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:	\$276,608	
Estimated Cost of Construction:	\$4,786,816	
Estimated Incidental Expenses:	\$405,576	
Estimated Financial Costs:	\$1,201,000	
<b>Estimated Total to Assessment:</b>	<b>\$6,670,000</b>	

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

6. The Method of Spread of Assessment is as set forth in the exhibit identified as Part III (Exhibit 1), which is attached hereto, referenced and so incorporated.

**Table 1**  
**Assessment Roll**

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
1	4175016027	\$1,754,813	\$0.00	\$85,257.43		21
2	4175016016	\$789,831	\$0.00	\$21,314.36		37
3	4175016023	\$1,332,470	\$0.00	\$21,314.36		63
4	4175016024	\$1,758,952	\$0.00	\$28,419.14		62
5	4175016019	\$981,200	\$0.00	\$21,314.36		46
6	4175016021	\$1,214,486	\$0.00	\$21,314.36		57
7	4175016005	\$115,339	\$0.00	\$32,885.01		4
8	4175016004	\$1,397,423	\$0.00	\$32,885.01		42
9	4175016003	\$482,652	\$0.00	\$32,885.01		15
10	4175016001	\$233,519	\$0.00	\$18,269.45		13
11	4175016002	\$884,366	\$0.00	\$9,743.71		91
12	4175015007	\$182,750	\$0.00	\$4,039.58		45
13	4175016006	\$175,981	\$0.00	\$16,442.50		11
14	4175016007	\$176,792	\$0.00	\$16,442.50		11
15	4175016025	\$651,302	\$0.00	\$16,442.50		40
16	4175016026	\$860,385	\$0.00	\$16,442.50		52
17	4175016009	\$411,593	\$0.00	\$32,885.01		13
18	4175016010	\$509,559	\$0.00	\$10,961.67		46
19	4175016011	\$1,395,600	\$0.00	\$5,480.83		255
20	4175015021	\$155,322	\$0.00	\$7,104.79		22
21	4175017007	\$367,264	\$0.00	\$14,209.57		26
22	4175017008	\$1,135,900	\$0.00	\$21,314.36		53
23	4175017010	\$87,162	\$0.00	\$21,314.36		4
24	4175017012	\$1,352,519	\$0.00	\$21,314.36		63
25	4175017014	\$1,122,400	\$0.00	\$21,314.36		53
26	4175017015	\$67,545	\$0.00	\$7,104.79		10
27	4175017017	\$1,881,100	\$0.00	\$19,487.41		97
28	4175017030	\$454,822	\$0.00	\$20,339.99		22
29	4175017031	\$463,918	\$0.00	\$20,339.99		23
30	4175017005	\$494,847	\$0.00	\$43,846.68		11
31	4175017001	\$613,816	\$0.00	\$14,615.56		42
32	4175017002	\$1,093,036	\$0.00	\$21,923.34		50
33	4175017025	\$880,000	\$0.00	\$21,923.34		40
34	4175017003	\$158,747	\$0.00	\$21,923.34		7
35	4175014020	\$590,631	\$0.00	\$7,104.79		83
36	4175014021	\$510,310	\$0.00	\$7,104.79		72
37	4175014009	\$917,400	\$0.00	\$22,288.73		41
38	4175017019	\$676,515	\$0.00	\$21,923.34		31
39	4175017022	\$98,011	\$0.00	\$14,615.56		7
40	4175017020	\$1,362,900	\$0.00	\$21,923.34		62
41	4175017023	\$1,191,400	\$0.00	\$7,307.78		163
42	4175017021	\$620,504	\$0.00	\$21,923.34		28
43	4175017024	\$565,523	\$0.00	\$21,923.34		26
44	4175018029	\$645,019	\$0.00	\$14,250.17		45
45	4175018030	\$1,031,700	\$0.00	\$14,250.17		72



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	4175018031	\$751,402	\$0.00	\$14,250		53
47	4175018012	\$280,188	\$0.00	\$22,289		13
48	4175018013	\$1,221,748	\$0.00	\$42,629		29
49	4175018014	\$1,529,578	\$0.00	\$42,629		36
50	4175018019	\$1,136,658	\$0.00	\$14,210		80
51	4175018016	\$692,901	\$0.00	\$21,314		33
52	4175018018	\$228,631	\$0.00	\$21,314		11
53	4175018004	\$107,718	\$0.00	\$16,443		7
54	4175018005	\$100,101	\$0.00	\$16,443		6
55	4175018003	\$692,241	\$0.00	\$32,885		21
56	4175018002	\$311,152	\$0.00	\$32,885		9
57	4175018033	\$1,492,900	\$0.00	\$16,443		91
58	4175018034	\$1,398,600	\$0.00	\$16,443		85
59	4175018006	\$944,475	\$0.00	\$13,398		70
60	4175018007	\$1,244,000	\$0.00	\$19,487		64
61	4175018028	\$374,184	\$0.00	\$32,885		11
62	4175018027	\$205,290	\$0.00	\$32,885		6
63	4175018024	\$413,016	\$0.00	\$21,923		19
64	4175019013	\$760,580	\$0.00	\$21,314		36
65	4175019028	\$1,790,294	\$0.00	\$106,572		17
66	4175019020	\$620,867	\$0.00	\$21,314		29
67	4175019022	\$546,082	\$0.00	\$15,225		36
68	4175019021	\$316,581	\$0.00	\$21,314		15
69	4175019023	\$916,598	\$0.00	\$18,269		50
70	4175019006	\$1,004,348	\$0.00	\$16,443		61
71	4175019004	\$455,304	\$0.00	\$16,443		28
72	4175019027	\$863,826	\$0.00	\$16,443		53
73	4175019001	\$2,100,000	\$0.00	\$12,423		169
74	4175019007	\$753,737	\$0.00	\$16,443		46
75	4175019005	\$309,931	\$0.00	\$16,443		19
76	4175019026	\$729,607	\$0.00	\$16,443		44
77	4175019002	\$518,541	\$0.00	\$9,500		55
78	4175019008	\$414,049	\$0.00	\$16,443		25
79	4175019009	\$224,149	\$0.00	\$16,443		14
80	4175019029	\$1,795,200	\$0.00	\$16,443		109
81	4175019030	\$1,628,700	\$0.00	\$16,443		99
82	4175019011	\$142,947	\$0.00	\$32,885		4
83	4175019012	\$180,835	\$0.00	\$32,885		5
84	4175012009	\$786,905	\$0.00	\$7,024		112
85	4175020014	\$2,546,899	\$0.00	\$42,629		60
86	4175020015	\$952,160	\$0.00	\$42,629		22
87	4175020016	\$1,002,437	\$0.00	\$42,629		24
88	4175020017	\$229,191	\$0.00	\$42,629		5
89	4175020026	\$716,113	\$0.00	\$14,250		50
90	4175020027	\$1,194,800	\$0.00	\$14,250		84
91	4175020028	\$540,518	\$0.00	\$14,250		38
92	4175020030	\$1,939,800	\$0.00	\$21,314		91



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	4175020031	\$2,257,000	\$0.00	\$21,314.36		106
94	4175020023	\$703,119	\$0.00	\$16,442.50		43
95	4175020024	\$577,824	\$0.00	\$16,442.50		35
96	4175020005	\$92,110	\$0.00	\$16,442.50		6
97	4175020006	\$612,952	\$0.00	\$16,442.50		37
98	4175020004	\$572,925	\$0.00	\$32,885.01		17
99	4175020001	\$102,007	\$0.00	\$10,961.67		9
100	4175020002	\$362,972	\$0.00	\$3,653.89		99
101	4175020003	\$333,529	\$0.00	\$3,653.89		91
102	4175020009	\$707,430	\$0.00	\$21,923.34		32
103	4175020011	\$93,342	\$0.00	\$14,615.56		6
104	4175020020	\$946,423	\$0.00	\$21,923.34		43
105	4175020012	\$1,378,400	\$0.00	\$7,307.78		189
106	4175020021	\$373,730	\$0.00	\$21,923.34		17
107	4175020013	\$623,287	\$0.00	\$7,307.78		85
108	4176016031	\$2,191,601	\$0.00	\$21,314.36		103
109	4176016032	\$2,260,700	\$0.00	\$21,314.36		106
110	4176016006	\$139,021	\$0.00	\$21,314.36		7
111	4176016009	\$1,350,000	\$0.00	\$21,314.36		63
112	4176016010	\$679,797	\$0.00	\$17,295.08		39
113	4176016013	\$934,926	\$0.00	\$21,314.36		44
114	4176016020	\$488,970	\$0.00	\$21,314.36		23
115	4176016004	\$156,273	\$0.00	\$32,885.01		5
116	4176016003	\$771,192	\$0.00	\$32,885.01		23
117	4176016002	\$511,625	\$0.00	\$32,885.01		16
118	4176016001	\$1,972,400	\$0.00	\$21,923.34		90
119	4176016023	\$660,216	\$0.00	\$16,442.50		40
120	4176016024	\$742,726	\$0.00	\$16,442.50		45
121	4176016016	\$2,002,498	\$0.00	\$32,885.01		61
122	4176016025	\$1,490,000	\$0.00	\$16,442.50		91
123	4176016026	\$842,489	\$0.00	\$16,442.50		51
124	4176016028	\$1,817,600	\$0.00	\$16,442.50		111
125	4176016029	\$1,795,200	\$0.00	\$16,442.50		109
126	4176017029	\$1,799,300	\$0.00	\$21,314.36		84
127	4176017030	\$1,377,746	\$0.00	\$21,314.36		65
128	4176017031	\$1,632,600	\$0.00	\$21,314.36		77
129	4176017032	\$984,074	\$0.00	\$21,314.36		46
130	4176017009	\$360,036	\$0.00	\$42,628.71		8
131	4176017021	\$712,171	\$0.00	\$21,314.36		33
132	4176017011	\$2,100,000	\$0.00	\$42,628.71		49
133	4176017013	\$766,437	\$0.00	\$21,314.36		36
134	4176017022	\$499,604	\$0.00	\$16,442.50		30
135	4176017024	\$855,886	\$0.00	\$16,442.50		52
136	4176017003	\$465,674	\$0.00	\$21,923.34		21
137	4176017002	\$165,027	\$0.00	\$14,615.56		11
138	4176017025	\$428,892	\$0.00	\$16,442.50		26

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	4176017026	\$716,114	\$0.00	\$16,442.50		44
140	4176017001	\$928,637	\$0.00	\$21,923.34		42
141	4176017014	\$1,038,367	\$0.00	\$32,885.01		32
142	4176017015	\$1,287,137	\$0.00	\$32,885.01		39
143	4176017018	\$883,263	\$0.00	\$32,885.01		27
144	4176017016	\$39,369	\$0.00	\$5,480.83		7
145	4176017019	\$879,000	\$0.00	\$5,480.83		160
146	4176014010	\$996,508	\$0.00	\$14,209.57		70
147	4176014012	\$106,007	\$0.00	\$7,104.79		15
148	4176014013	\$700,955	\$0.00	\$14,209.57		49
149	4176018024	\$1,398,693	\$0.00	\$21,314.36		66
150	4176018025	\$1,326,618	\$0.00	\$21,314.36		62
151	4176018008	\$507,172	\$0.00	\$42,628.71		12
152	4176018009	\$216,629	\$0.00	\$42,628.71		5
153	4176018011	\$344,865	\$0.00	\$21,314.36		16
154	4176018030	\$1,960,200	\$0.00	\$21,314.36		92
155	4176018031	\$2,535,000	\$0.00	\$21,314.36		119
156	4176018028	\$2,171,200	\$0.00	\$21,314.36		102
157	4176018029	\$2,663,400	\$0.00	\$21,314.36		125
158	4176018005	\$1,052,433	\$0.00	\$16,442.50		64
159	4176018004	\$590,458	\$0.00	\$5,480.83		108
160	4176018002	\$124,674	\$0.00	\$32,885.01		4
161	4176018001	\$156,273	\$0.00	\$21,923.34		7
162	4176018006	\$131,901	\$0.00	\$32,885.01		4
163	4176018014	\$1,040,733	\$0.00	\$32,885.01		32
164	4176018015	\$1,491,610	\$0.00	\$32,885.01		45
165	4176018016	\$386,938	\$0.00	\$32,885.01		12
166	4176018021	\$128,473	\$0.00	\$10,961.67		12
167	4176018022	\$128,473	\$0.00	\$5,480.83		23
168	4176019006	\$745,663	\$0.00	\$14,209.57		52
169	4176019005	\$122,956	\$0.00	\$21,314.36		6
170	4176019008	\$208,086	\$0.00	\$21,314.36		10
171	4176019009	\$965,762	\$0.00	\$42,628.71		23
172	4176019010	\$1,376,619	\$0.00	\$42,628.71		32
173	4176019024	\$1,788,221	\$0.00	\$22,288.73		80
174	4176019017	\$1,097,758	\$0.00	\$42,628.71		26
175	4176019018	\$1,187,897	\$0.00	\$32,885.01		36
176	4176019002	\$800,021	\$0.00	\$32,885.01		24
177	4176019001	\$1,237,159	\$0.00	\$21,923.34		56
178	4176019028	\$1,700,000	\$0.00	\$16,442.50		103
179	4176019029	\$1,595,000	\$0.00	\$16,442.50		97
180	4176019011	\$741,769	\$0.00	\$32,885.01		23
181	4176019020	\$1,835,000	\$0.00	\$16,442.50		112
182	4176019021	\$1,508,000	\$0.00	\$16,442.50		92
183	4176019013	\$1,445,225	\$0.00	\$32,885.01		44
184	4176019026	\$1,800,000	\$0.00	\$10,961.67		164



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	4176019027	\$1,602,000	\$0.00	\$10,961.67		146
186	4176020015	\$1,725,900	\$0.00	\$19,243.82		90
187	4176020016	\$1,635,900	\$0.00	\$19,243.82		85
188	4176020010	\$709,517	\$5,062.49	\$8,018.26		54
189	4176020013	\$95,539	\$0.00	\$6,414.61		15
190	4176020012	\$348,765	\$0.00	\$119,482.35		3
191	4176020004	\$1,450,900	\$0.00	\$26,916.99		54
192	4176020003	\$633,708	\$0.00	\$13,275.80		48
193	4176020002	\$404,020	\$0.00	\$13,093.11		31
194	4176020001	\$108,099	\$0.00	\$8,606.94		13
195	4176020005	\$1,963,233	\$0.00	\$27,038.78		73
196	4176020006	\$1,088,217	\$0.00	\$13,336.70		82
197	4176020007	\$603,098	\$0.00	\$13,154.00		46
198	4176020008	\$168,836	\$0.00	\$8,647.54		20
199	4177014030	\$1,837,400	\$0.00	\$21,314.36		86
200	4177014031	\$1,445,451	\$0.00	\$21,314.36		68
201	4177014005	\$2,006,500	\$0.00	\$4,736.52		424
202	4177014004	\$149,039	\$0.00	\$21,314.36		7
203	4177014006	\$173,411	\$0.00	\$28,419.14		6
204	4177014008	\$1,319,373	\$0.00	\$4,736.52		279
205	4177014010	\$307,612	\$0.00	\$4,736.52		65
206	4177014007	\$567,537	\$0.00	\$21,314.36		27
207	4177014009	\$678,670	\$0.00	\$21,314.36		32
208	4177014012	\$128,480	\$0.00	\$7,104.79		18
209	4177014011	\$1,324,843	\$0.00	\$21,314.36		62
210	4177014017	\$1,312,880	\$0.00	\$32,885.01		40
211	4177014025	\$732,527	\$0.00	\$16,442.50		45
212	4177014026	\$1,450,000	\$0.00	\$16,442.50		88
213	4177014027	\$1,336,500	\$0.00	\$16,442.50		81
214	4177014028	\$740,445	\$0.00	\$16,442.50		45
215	4177014018	\$490,499	\$0.00	\$16,442.50		30
216	4177014016	\$1,351,500	\$0.00	\$16,442.50		82
217	4177014013	\$426,340	\$0.00	\$32,885.01		13
218	4177014014	\$2,082,141	\$0.00	\$32,885.01		63
219	4177014022	\$633,041	\$0.00	\$18,269.45		35
220	4177014023	\$533,171	\$0.00	\$18,269.45		29
221	4177014020	\$654,695	\$0.00	\$10,961.67		60
222	4177013016	\$318,998	\$0.00	\$6,780.00		47
223	4177013008	\$277,606	\$0.00	\$14,209.57		20
224	4177015024	\$913,176	\$0.00	\$21,314.36		43
225	4177015025	\$1,862,400	\$0.00	\$21,314.36		87
226	4177015030	\$303,205	\$0.00	\$21,314.36		14
227	4177015031	\$889,063	\$0.00	\$21,314.36		42
228	4177015026	\$757,192	\$0.00	\$14,371.97		53
229	4177015027	\$545,570	\$0.00	\$14,371.97		38
230	4177015028	\$543,838	\$0.00	\$14,371.97		38

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
231	4177015009	\$1,061,281	\$0.00	\$42,628.71		25
232	4177015010	\$865,941	\$0.00	\$42,628.71		20
233	4177015021	\$233,049	\$0.00	\$21,314.36		11
234	4177015005	\$3,212,800	\$0.00	\$32,885.01		98
235	4177015019	\$1,542,444	\$0.00	\$49,327.51		31
236	4177015018	\$3,267,060	\$0.00	\$49,327.51		66
237	4177015012	\$630,539	\$0.00	\$16,442.50		38
238	4177015013	\$122,220	\$0.00	\$16,442.50		7
239	4177015014	\$530,926	\$0.00	\$32,885.01		16
240	4177015015	\$106,957	\$0.00	\$32,885.01		3
241	4177015016	\$116,579	\$0.00	\$16,442.50		7
242	4177015017	\$483,629	\$0.00	\$5,480.83		88
243	4177011003	\$1,185,000	\$0.00	\$7,104.79		167
244	4177016005	\$214,157	\$0.00	\$42,628.71		5
245	4177016024	\$1,563,000	\$0.00	\$21,314.36		73
246	4177016025	\$1,680,500	\$0.00	\$21,314.36		79
247	4177016021	\$1,358,017	\$0.00	\$21,314.36		64
248	4177016022	\$1,304,693	\$0.00	\$21,314.36		61
249	4177016009	\$243,089	\$0.00	\$42,628.71		6
250	4177016011	\$191,687	\$0.00	\$41,045.36		5
251	4177016012	\$222,343	\$0.00	\$15,265.14		15
252	4177016004	\$249,143	\$0.00	\$32,885.01		8
253	4177016003	\$805,376	\$0.00	\$32,885.01		24
254	4177016002	\$2,200,000	\$0.00	\$21,923.34		100
255	4177016001	\$1,184,151	\$0.00	\$10,961.67		108
256	4177016018	\$1,535,400	\$0.00	\$16,442.50		93
257	4177016019	\$1,060,131	\$0.00	\$16,442.50		64
258	4177016027	\$1,543,200	\$0.00	\$16,442.50		94
259	4177016028	\$1,520,400	\$0.00	\$16,442.50		92
260	4177016030	\$1,710,900	\$0.00	\$10,961.67		156
261	4177016031	\$1,453,200	\$0.00	\$10,961.67		133
262	4177016016	\$1,331,586	\$0.00	\$10,961.67		121
263	4177017005	\$289,293	\$3,298.99	\$42,628.71		6
264	4177017021	\$1,197,924	\$0.00	\$21,314.36		56
265	4177017022	\$502,575	\$0.00	\$21,314.36		24
266	4177017007	\$250,134	\$3,298.99	\$42,628.71		5
267	4177017008	\$206,533	\$0.00	\$42,628.71		5
268	4177017024	\$1,415,600	\$0.00	\$21,314.36		66
269	4177017025	\$1,719,900	\$0.00	\$21,314.36		81
270	4177017010	\$420,829	\$0.00	\$42,628.71		10
271	4177017003	\$801,001	\$0.00	\$16,442.50		49
272	4177017004	\$819,303	\$0.00	\$16,442.50		50
273	4177017002	\$96,871	\$0.00	\$10,961.67		9
274	4177017001	\$194,733	\$0.00	\$21,923.34		9
275	4177017019	\$524,230	\$0.00	\$16,442.50		32
276	4177017020	\$509,536	\$0.00	\$16,442.50		31





Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
277	4177017012	\$518,743	\$0.00	\$5,480.83		95
278	4177017013	\$141,042	\$0.00	\$16,442.50		9
279	4177017014	\$184,054	\$0.00	\$5,480.83		34
280	4177017015	\$316,982	\$0.00	\$16,442.50		19
281	4177017016	\$162,748	\$0.00	\$32,885.01		5
282	4177009063	\$1,687,037	\$0.00	\$3,552.39		475
283	4177009064	\$1,758,600	\$0.00	\$3,552.39		495
284	4177018006	\$267,847	\$3,298.99	\$42,628.71		6
285	4177018007	\$1,491,912	\$0.00	\$42,628.71		35
286	4177018008	\$345,834	\$0.00	\$42,628.71		8
287	4177018022	\$1,401,700	\$0.00	\$21,314.36		66
288	4177018023	\$1,197,794	\$0.00	\$21,314.36		56
289	4177018016	\$106,193	\$0.00	\$21,679.75		5
290	4177018011	\$1,096,279	\$0.00	\$28,419.14		39
291	4177018004	\$2,045,300	\$0.00	\$16,442.50		124
292	4177018005	\$631,370	\$0.00	\$16,442.50		38
293	4177018019	\$739,875	\$0.00	\$16,442.50		45
294	4177018020	\$700,569	\$0.00	\$16,442.50		43
295	4177018002	\$177,401	\$0.00	\$32,885.01		5
296	4177018017	\$642,108	\$0.00	\$18,269.45		35
297	4177018018	\$130,577	\$0.00	\$9,743.71		13
298	4177018012	\$1,987,341	\$0.00	\$32,885.01		60
299	4177018013	\$250,403	\$0.00	\$32,885.01		8
300	4177018014	\$169,027	\$0.00	\$32,885.01		5
301	4177018015	\$136,657	\$0.00	\$21,923.34		6
302	4177008027	\$1,611,200	\$0.00	\$14,209.57		113
303	4177008025	\$1,588,800	\$0.00	\$6,617.60		240
304	4176019007	\$837,993	\$0.00	\$7,104.79		118
305	4176019023	\$1,800,900	\$0.00	\$6,780.00		266
306	4177018010	\$149,796	\$0.00	\$4,655.33		32
		\$270,315,850	\$14,959.46	\$6,670,000.00		40

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

A. ESTIMATED BALANCE TO ASSESSMENT	\$6,670,000
B. UNPAID SPECIAL ASSESSMENTS	\$14,959 *
TOTAL A & B	\$6,684,959
C. TRUE VALUE OF PARCELS	\$270,315,850 **
AVERAGE VALUE TO LIEN RATIO	40 :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.

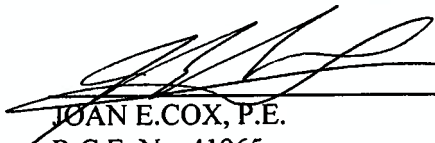
This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

**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 November 23, 2009.

HARRIS & ASSOCIATES



JOAN E. COX, P.E.  
R.C.E. No. 41965  
ASSESSMENT ENGINEER  
CITY OF MANHATTAN BEACH  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

## Exhibit 1 Method and Formula of Assessment Spread

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

The District was proposed by property owners who petitioned the City to form a District to underground the utility services.

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 restoration of affected portions of streets, alleys and pedestrian walkways within the District. These facilities are the direct source of service to most of 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 the facilities as follows:

- **Improved Aesthetics Benefit.** This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles. The removal of guy wires and other support structures related to the overhead facilities are included in the definition of improved aesthetics. Properties that are adjacent to 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. In addition, emergency personnel will not cross a downed power line nor set up equipment if an overhead utility line is in the way. Properties immediately adjacent to the facilities usually have a greater risk. Properties that are adjacent to overhead facilities receive a safety benefit.
- **Enhanced Reliability 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 reliability 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.

The opportunity to enhance views is one of several reasons that motivate property owners to consider undergrounding utilities. However, views are not a protected right in the City of Manhattan Beach and are subject to change based on surrounding development. For this reason, the assessment methodology considers lasting factors such as safety, reliability and streetscape aesthetic enhancements rather than views in allocating costs among parcels in the district.

## 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, alleys and pedestrian walkways along which the existing overhead utility facilities are being undergrounded function as local streets, with the exception of a small segment of Rosecrans Avenue that is designated as a Major Arterial in the City's General Plan Circulation Element. This segment of Rosecrans Avenue is approximately 224 feet in length, of the approximate 11,800 feet of roadways and alleys associated with this undergrounding project, which is approximately two percent (2%) of the total length. No other roadways are designated as an arterial or collector according to the 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 streets for such purposes. Under these circumstances, any use of the streets within the assessment district as "through" streets is incidental.

The properties situated within the assessment district are zoned residential and commercial and the undergrounding is almost exclusively located on local streets, walkway streets and alleys. 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, walkways and alleys, with only incidental impacts on those who visit the properties 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 public in general from traveling in cars, on bikes or on foot along the portion of the project that is on the major arterial roadway are quantified as fifty percent (50%) of that portion of the project on the Major Arterial, or approximately one percent (1%), which is the percentage of half the length of the work on the Major Arterial roadway in comparison to the total length of the roadways within this undergrounding project. In addition, the undergrounding project crosses Alma Avenue in five places, thereby eliminating the possibility of having the overhead wires fall and obstruct traffic on this street. There are approximately 282 feet of overhead wires crossing Alma, which is approximately two percent (2%) of the total length, which is therefore equated to be the general benefits to the public from traveling along this street.

The utility company contributions equal 11.9% of the total design and construction cost, and therefore offset any general benefits associated with the Major Arterial roadway segment and the utility crossings on Alma Avenue.

Further, 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, walkways 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 cost. This general benefit portion of the cost is more than offset by the remaining portion of the utility company contributions not identified for the Major Arterial and Alma Avenue general benefits.

Therefore, only the net amount of \$5,063,424, out of the \$5,750,212 total project design and construction costs, has been assessed as special benefit.



## 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.

For the purposes of this report, "street" is defined as a street, alley or pedestrian walkway.

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 for either residential or commercial uses. 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 10 square feet (sf), which accounts for any minor area calculation inconsistencies.

The area of a condominium is calculated by taking the area of the base parcel and dividing by the number of condominiums. All benefits are attributed to the base parcel.

The special benefits from undergrounding the overhead utilities are segregated into three (3) distinct categories, which are discussed above. All parcels within the District, except for the exceptions identified below, receive 3 of 3 benefits, which is a Benefit 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. When a parcel has all of the utilities available to it, it is considered to receive Reliability Benefits. If the property has no utilities being undergrounded adjacent to the parcel, then the parcel receives 1 of 3 benefits and its rounded property area is multiplied by a factor of 1/3. This relates to Asmt Nos. 19, 20, 26, 41, 50, 67, 84, 100, 101, 105, 107, 145 through 148, 159, 167, 189, 194, 198, 208, 221 through 223, 242, 243, 255, 262, 273, 274, 277, 279, 303, 304 and 305.
2. When a parcel will have only 2 of 3 utilities available to it, it is considered to receive 2/3 Reliability Benefits. If the property has no utilities being undergrounded adjacent to the parcel, then the parcel receives 2/3 of 3 benefits and its rounded property area is multiplied by a factor of 2/9. This relates to Asmt Nos. 201, 204, 205, and 306.

3. When a parcel has a pole directly adjacent to it with no overhead distribution wires along the street frontage adjacent to the property (meaning that the pole is the last pole to be removed and that pole is at the corner of the property) the parcel is considered to receive 1/2 Aesthetics Benefits and 1/2 Safety Benefits. Assuming the parcel will have all the utilities available to it, the parcel receives 2 of 3 benefits and its rounded property area is multiplied by a factor of 2/3. This relates to Asmt Nos. 4, 11, 18, 21, 39, 63, 73, 77, 103, 118, 137, 161, 166, 168, 177, 184, 185, 254, 260, 261, 290, 297 and 301.
4. When a parcel has 2 poles directly adjacent to it with no overhead distribution wires along the street frontage adjacent to the property (meaning that the poles are the last pole to be removed and that pole are at the corners of the property) the parcel is considered to receive 2 x 1/2 (or 1) Aesthetics Benefits and 2 x 1/2 (or 1) Safety Benefits. Assuming the parcel will have all the utilities available to it, the parcel receives 3 of 3 benefits and its rounded property area is multiplied by a factor of 1. This relates to Asmt Nos. 34, 124, and 125.
5. When the last pole to be undergrounded is the last pole of the system lateral and is located in the middle of a property, the parcel is considered to receive full Aesthetics Benefits and full Safety Benefits. Assuming the parcel will have all the utilities available to it, the parcel receives 3 of 3 benefits and its rounded property area is multiplied by a factor of 1. This relates to Asmt Nos. 1, 211 through 214, 219 and 220.
6. When a parcel has a pole directly adjacent to it with no overhead distribution wires along the street frontage adjacent to the property (meaning that the pole is the last pole to be removed and that pole is at the corner of the property) and the parcel has poles and wires along a property line that will be removed, that parcel is considered to receive 1/2 Aesthetics Benefits for the pole at the property line located at the street, and full Safety Benefits (1/2 for the pole at the property line located in the street and 1/2 for the poles and wires being removed along the property line, as there are no potential access impediments). Assuming the parcel will have all the utilities available to it, the parcel receives 2-1/2 of 3 benefits and its rounded property area is multiplied by a factor of 5/6. This relates to Asmt No. 27.
7. When a parcel has wires and poles being removed along one property line or almost the entirety of one property line, but with no wires or poles adjacent to it within a street, the parcel is considered to receive 0 Aesthetics Benefits and 1/2 Safety Benefits as there are no potential access impediments. Assuming the parcel will have all the utilities available to it, the parcel receives 1-1/2 of 3 benefits and its rounded property area is multiplied by a factor of 1/2. This relates to Asmt Nos. 192, 193, 196 and 197.
8. When a parcel has a pole directly adjacent to it at an interior property line with no overhead distribution wires adjacent to it, that parcel is considered to receive 0 Aesthetics Benefits and 1/4 Safety Benefits. Assuming the parcel will have 3 of 3 utilities available to it, the parcel receives 1-1/4 of 3 benefits and its rounded property area is multiplied by a factor of 5/12. This relates to Asmt No. 188.
9. When the riser pole is adjacent to the property, such that some portion of the frontage is undergrounded and some portion will remain with overhead wires, the parcel is considered to receive no Aesthetics Benefits along the street with a pole and some overhead wires remaining. If more than half of the street frontage is to be undergrounded, then the property is considered to receive 1/2 Safety Benefits. Assuming the parcel will have none of the utilities available to it, the

- parcel receives 1/2 of 3 benefits and its rounded property area is multiplied by a factor of 1/6. This relates to Asmt Nos. 12, 282 and 283.
10. When the riser pole is at the property line, such that all of the frontage is undergrounded and no portion will remain with overhead wires, the parcel is considered to receive 1/2 Aesthetics Benefits and 1/2 Safety Benefits, which takes into consideration that the pole is remaining. Assuming the parcel will have none of the utilities available to it, the parcel receives 1 of 3 benefits and its rounded property area is multiplied by a factor of 1/3. This relates to Asmt Nos. 35 and 36.
  11. When the riser pole is at the property line, such that all of the frontage is undergrounded and no portion will remain with overhead wires, the parcel is considered to receive 1/2 Aesthetics Benefits and 1/2 Safety Benefits, which takes into consideration that the pole is remaining. Assuming the parcel will have 3 of 3 utilities available to it, the parcel receives 2 of 3 benefits and its rounded property area is multiplied by a factor of 1/3. This relates to Asmt No. 31.
  12. When a parcel has wires and poles being removed adjacent to it, but with no utilities available to it, that parcel receives 1 Aesthetics and 1 Safety Benefits but 0 Reliability Benefits. Therefore, the parcel receives 2 of 3 benefits and its rounded property area is multiplied by a factor of 2/3. This relates to Asmt Nos. 251 and 302.

#### ASSESSMENT APPORTIONMENT

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

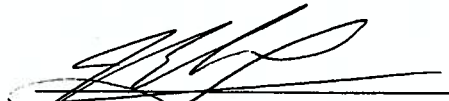
The individual assessment calculations are provided in the Appendix. For particulars to the Assessment Roll, reference is made to Table 1 in Part III of this report.

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: November 23, 2009

HARRIS & ASSOCIATES



  
\_\_\_\_\_  
JOAN E COX, P.E.  
R.C.E. No. 41965  
ASSESSMENT ENGINEER  
CITY OF MANHATTAN BEACH  
COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
CITY CLERK  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK of the CITY OF MANHATTAN 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 MANHATTAN BEACH, CALIFORNIA, on the \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
CITY CLERK  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
CITY CLERK  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
SUPERINTENDENT OF STREETS  
CITY OF MANHATTAN 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 MANHATTAN 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 ten percent (10%) of the annual debt service requirement per individual parcel per year. 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 Manhattan 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 Los Angeles for the boundaries and dimensions of each parcel of land.



ASSESSMENT DIAGRAM FOR  
 UNDERGROUND UTILITY ASSESSMENT DISTRICT No. 09-13  
 CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT THE  
 HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF  
 MAPS OF ASSESSMENTS AND COMMUNITY  
 FACILITIES DISTRICTS AT PAGE \_\_\_\_\_ IN THE  
 OFFICE OF THE COUNTY RECORDER, IN THE  
 COUNTY OF LOS ANGELES, STATE OF  
 CALIFORNIA.

COUNTY RECORDER  
 COUNTY OF LOS ANGELES

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

SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY  
 COUNCIL ON THE LOTS, PIECES AND PARCELS  
 OF LAND SHOWN ON THIS ASSESSMENT  
 DIAGRAM. SAID ASSESSMENT WAS LEVIED ON  
 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 REFERENCE IS MADE TO THE ASSESSMENT  
 ROLL RECORDED IN THE OFFICE OF THE  
 SUPERINTENDENT OF STREETS FOR THE EXACT  
 AMOUNT OF EACH ASSESSMENT LEVIED  
 AGAINST THE PARCELS SHOWN ON THIS  
 ASSESSMENT DIAGRAM.

CITY CLERK

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

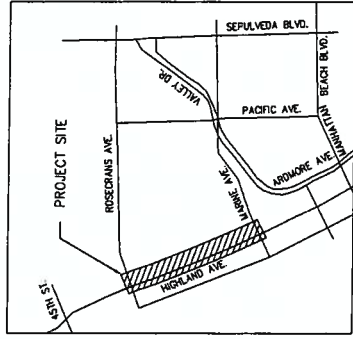
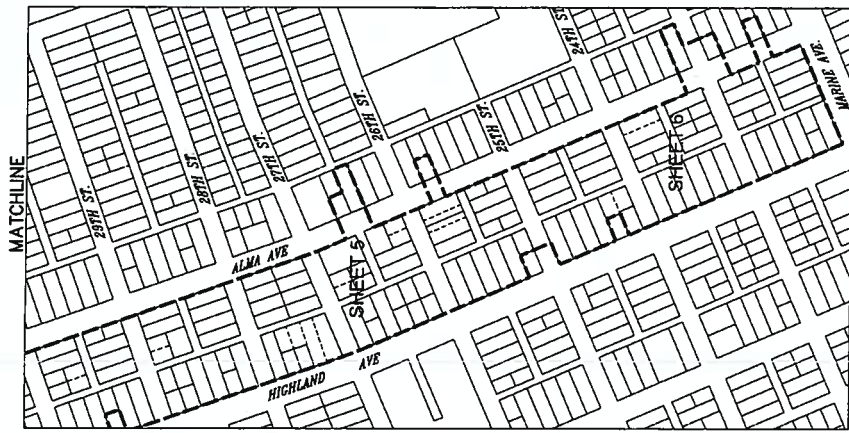
CITY CLERK

LEGEND:

- ASSESSOR'S PARCEL LINE
- - - - - LOT LINE
- - - - - ASSESSMENT DISTRICT BOUNDARY

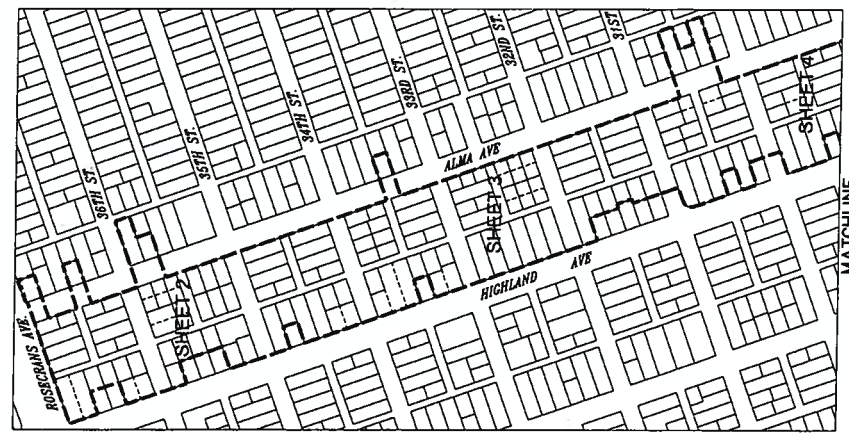
Harris & Associates  
 PROGRAM MANAGERS  
 CIVIL ENGINEERS  
 34 EXECUTIVE PARK, SUITE 150, IRVINE, CA 92614-4705  
 (949) 632-3900

DATE 09/30/09 SHEET 1 OF 5

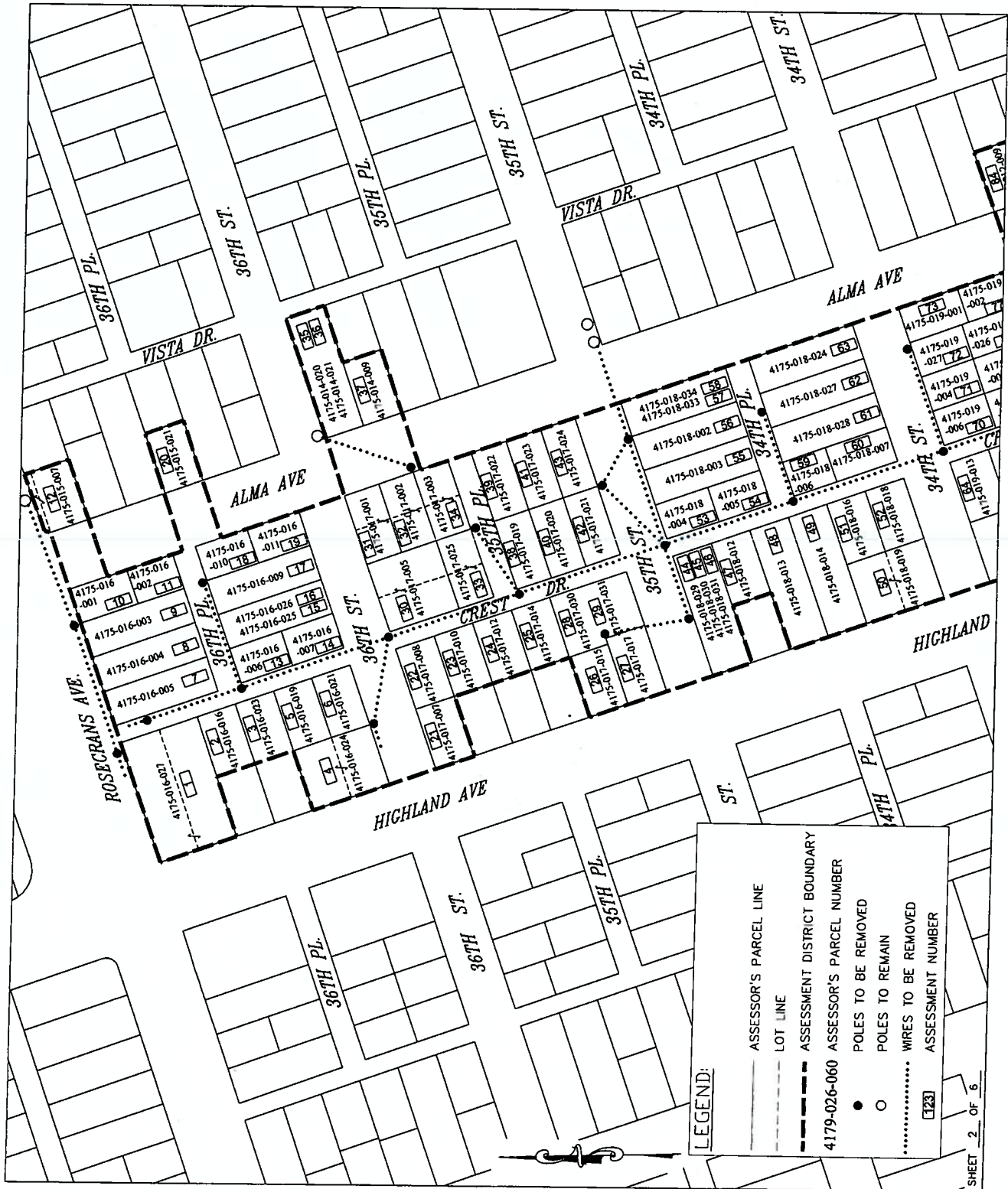


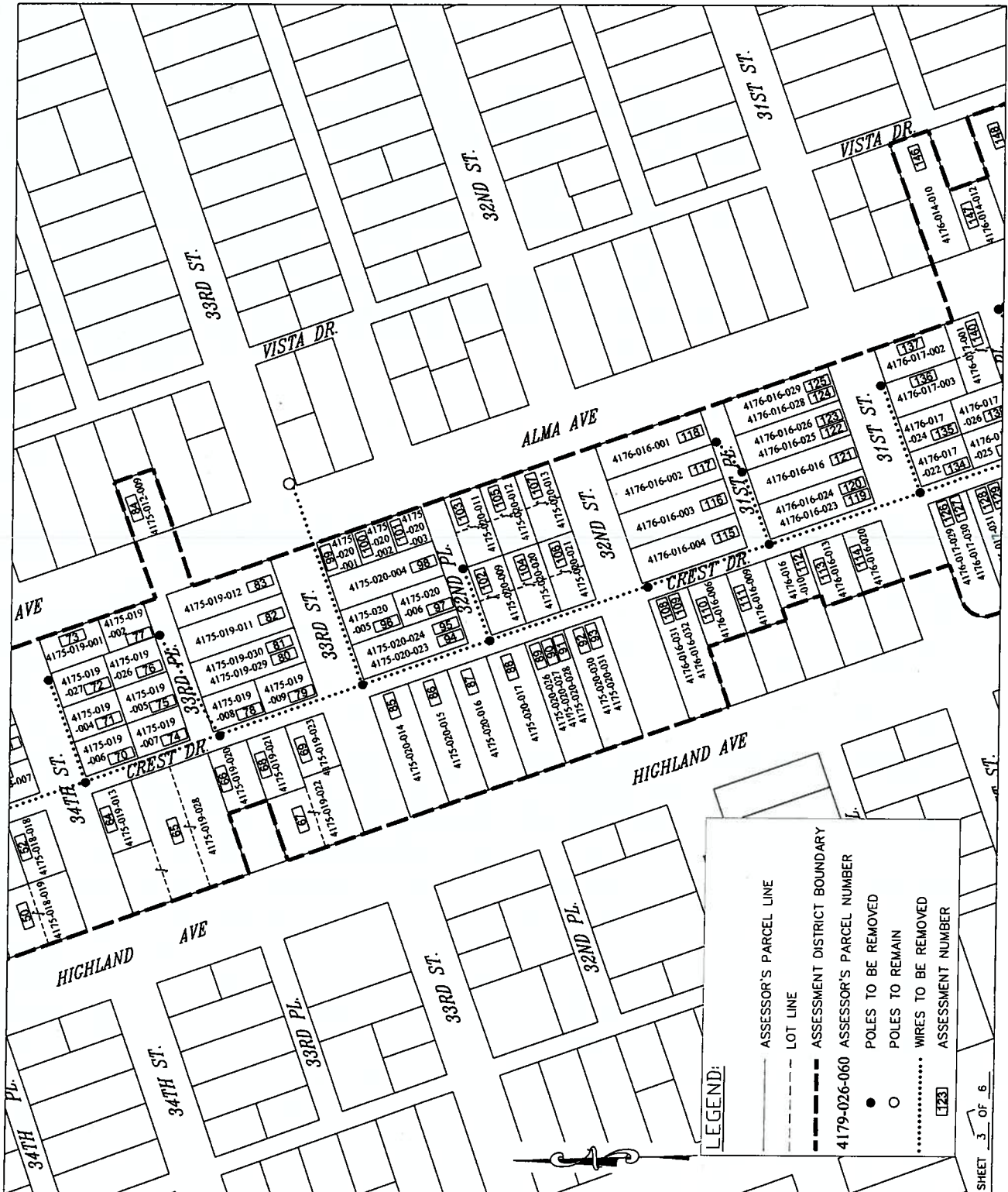
VICINITY MAP

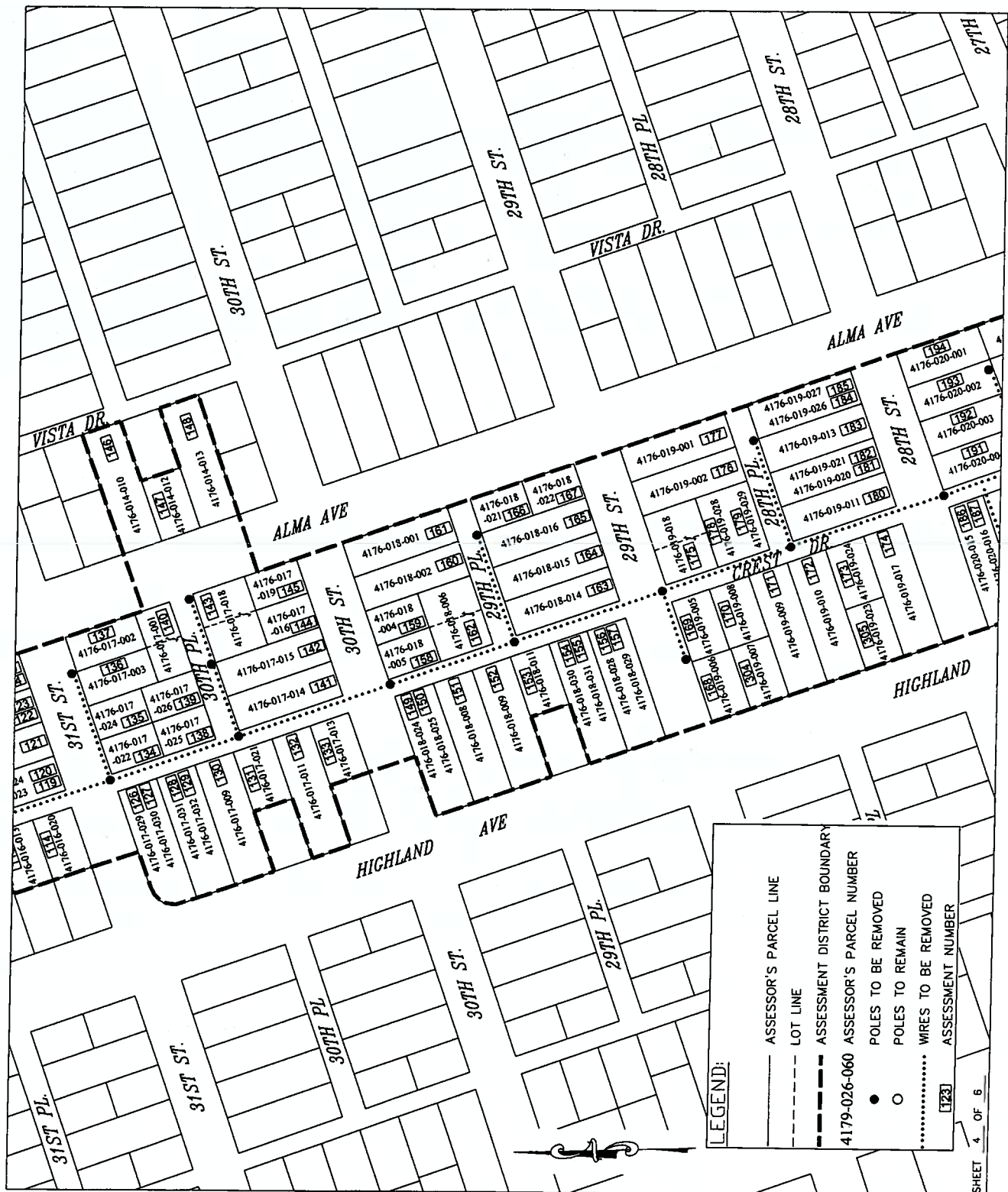
NOT TO SCALE



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT CONCORDS WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY  
 SHOWN ON THE MAPS OF THE LOS ANGELES COUNTY ASSESSOR'S OFFICE. REFERENCE IS MADE TO THE  
 MAPS OF THE LOS ANGELES COUNTY ASSESSOR'S OFFICE, VOLUME 14, PAGES 14, 18-20,  
 & BOOK 4177 PAGES 8, 9, 11, 13-18. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.













SHEET 6 OF 6





## 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. 09-13.

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

The improvements have been designed by the Southern California Edison Company, Verizon and Time Warner Cable. The City of Manhattan 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, Verizon, 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. Overhead facilities cannot be removed until all overhead service has been discontinued.

## Right-of-Way Certificate

**STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF MANHATTAN 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 MANHATTAN 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. 09-13 (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

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

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010, at CITY OF MANHATTAN BEACH, California.

SUPERINTENDENT OF STREETS  
CITY OF MANHATTAN BEACH  
State of California

By: \_\_\_\_\_  
Steve Finton

## Certificate of Completion of Environmental Proceedings

**STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF MANHATTAN 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. 09-13 (hereinafter referred to as the "Assessment District").
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

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

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

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010, at CITY OF MANHATTAN BEACH, California.

By: \_\_\_\_\_

Steve Finton  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA

Property Address	Asmt No.	Assessor's Parcel No. (APN)	Parcel Size (sf) Rounded	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Total Benefit Factor	Assessed Parcel Area	Total Assessment Amount
312 ROSECRANS AVE	1	4175016027	7,000	1.00	+ 1.00	+ 1.00	= 1.00	7,000.00	\$85,257.43
3615 CREST DR	2	4175016016	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3607 CREST DR	3	4175016023	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3600 HIGHLAND AVE	4	4175016024	3,500	0.50	+ 0.50	+ 1.00	= 0.67	2,333.33	\$28,419.14
3605 CREST DR	5	4175016019	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3601 CREST DR	6	4175016021	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
316 ROSECRANS AVE	7	4175016005	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
320 ROSECRANS AVE	8	4175016004	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
324 ROSECRANS AVE	9	4175016003	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
328 ROSECRANS AVE	10	4175016001	1,500	1.00	+ 1.00	+ 1.00	= 1.00	1,500.00	\$18,269.45
3611 ALMA AVE	11	4175016002	1,200	0.50	+ 0.50	+ 1.00	= 0.67	800.00	\$9,743.71
3620 ALMA AVE	12	4175015007	1,990	0.00	+ 0.50	+ 0.00	= 0.17	331.67	\$4,039.58
3608 CREST DR	13	4175016006	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 36TH ST	14	4175016007	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 36TH ST UNIT A	15	4175016025	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 36TH ST UNIT B	16	4175016026	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
323 36TH ST	17	4175016009	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
3607 ALMA AVE	18	4175016010	1,350	0.50	+ 0.50	+ 1.00	= 0.67	900.00	\$10,961.67
327 36TH ST	19	4175016011	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
3608 ALMA AVE	20	4175015021	1,750	0.00	+ 0.00	+ 1.00	= 0.33	583.33	\$7,104.79
3520 HIGHLAND AVE	21	4175017007	1,750	0.50	+ 0.50	+ 1.00	= 0.67	1,166.67	\$14,209.57
310 36TH ST	22	4175017008	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3517 CREST DR	23	4175017010	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3513 CREST DR	24	4175017012	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3509 CREST DR	25	4175017014	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3504 HIGHLAND AVE	26	4175017015	1,750	0.00	+ 0.00	+ 1.00	= 0.33	583.33	\$7,104.79
301 35TH ST	27	4175017017	1,920	0.50	+ 1.00	+ 1.00	= 0.83	1,600.00	\$19,487.41
3505 CREST DR UNIT A	28	4175017030	1,670	1.00	+ 1.00	+ 1.00	= 1.00	1,670.00	\$20,339.99
3505 CREST DR UNIT B	29	4175017031	1,670	1.00	+ 1.00	+ 1.00	= 1.00	1,670.00	\$20,339.99
316 36TH ST	30	4175017005	3,600	1.00	+ 1.00	+ 1.00	= 1.00	3,600.00	\$43,846.68
324 36TH ST	31	4175017001	1,800	0.50	+ 0.50	+ 1.00	= 0.67	1,200.00	\$14,615.56
3515 ALMA AVE	32	4175017002	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3514 CREST DR	33	4175017025	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3513 ALMA AVE	34	4175017003	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3520 ALMA AVE	35	4175014020	1,750	0.50	+ 0.50	+ 0.00	= 0.33	583.33	\$7,104.79
412 36TH ST	36	4175014021	1,750	0.50	+ 0.50	+ 0.00	= 0.33	583.33	\$7,104.79
3516 ALMA AVE	37	4175014009	1,830	1.00	+ 1.00	+ 1.00	= 1.00	1,830.00	\$22,288.73
3508 CREST DR	38	4175017019	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3509 ALMA AVE	39	4175017022	1,800	0.50	+ 0.50	+ 1.00	= 0.67	1,200.00	\$14,615.56
3504 CREST DR	40	4175017020	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3505 ALMA AVE	41	4175017023	1,800	0.00	+ 0.00	+ 1.00	= 0.33	600.00	\$7,307.78
315 35TH ST	42	4175017021	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
323 35TH ST	43	4175017024	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
300 35TH ST	44	4175018029	1,170	1.00	+ 1.00	+ 1.00	= 1.00	1,170.00	\$14,250.17
302 35TH ST	45	4175018030	1,170	1.00	+ 1.00	+ 1.00	= 1.00	1,170.00	\$14,250.17
304 35TH ST	46	4175018031	1,170	1.00	+ 1.00	+ 1.00	= 1.00	1,170.00	\$14,250.17
3417 CREST DR	47	4175018012	1,830	1.00	+ 1.00	+ 1.00	= 1.00	1,830.00	\$22,288.73
3414 HIGHLAND AVE	48	4175018013	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
3408 HIGHLAND AVE	49	4175018014	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
3400 HIGHLAND AVE	50	4175018019	3,500	0.00	+ 0.00	+ 1.00	= 0.33	1,166.67	\$14,209.57
3405 CREST DR	51	4175018016	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3401 CREST DR	52	4175018018	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
316 35TH ST	53	4175018004	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3412 CREST DR	54	4175018005	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 35TH ST	55	4175018003	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
324 35TH ST	56	4175018002	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
3421 ALMA AVE	57	4175018033	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3417 ALMA AVE	58	4175018034	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3408 CREST DR	59	4175018006	1,100	1.00	+ 1.00	+ 1.00	= 1.00	1,100.00	\$13,397.60
315 34TH ST	60	4175018007	1,600	1.00	+ 1.00	+ 1.00	= 1.00	1,600.00	\$19,487.41





Property Address	Asmt No.	Assessor's Parcel No. (APN)	Parcel Size (sf) Rounded	Aesthetics Benefit Factor	Safety + Benefit Factor	Reliability + Benefit Factor	Total = Benefit Factor	Assessed Parcel Area	Total Assessment Amount
319 34TH ST	61	4175018028	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
323 34TH ST	62	4175018027	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
330 34TH PL	63	4175018024	2,700	0.50	+ 0.50	+ 1.00	= 0.67	1,800.00	\$21,923.34
312 34TH ST	64	4175019013	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3315 CREST DR	65	4175019028	8,750	1.00	+ 1.00	+ 1.00	= 1.00	8,750.00	\$106,571.79
3309 CREST DR	66	4175019020	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
305 33RD ST	67	4175019022	3,750	0.00	+ 0.00	+ 1.00	= 0.33	1,250.00	\$15,224.54
3305 CREST DR	68	4175019021	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3301 CREST DR	69	4175019023	1,500	1.00	+ 1.00	+ 1.00	= 1.00	1,500.00	\$18,269.45
316 34TH ST	70	4175019006	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 34TH ST	71	4175019004	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
324 34TH ST	72	4175019027	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3315 ALMA AVE	73	4175019001	1,530	0.50	+ 0.50	+ 1.00	= 0.67	1,020.00	\$12,423.23
3316 CREST DR	74	4175019007	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
321 33RD PL	75	4175019005	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
325 33RD PL	76	4175019026	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3311 ALMA AVE	77	4175019002	1,170	0.50	+ 0.50	+ 1.00	= 0.67	780.00	\$9,500.11
316 33RD PL	78	4175019008	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 33RD ST	79	4175019009	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 33RD ST	80	4175019029	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 33RD PL	81	4175019030	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
323 33RD ST	82	4175019011	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
327 33RD ST	83	4175019012	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
3308 ALMA AVE	84	4175012009	1,730	0.00	+ 0.00	+ 1.00	= 0.33	576.67	\$7,023.59
3221 CREST DR	85	4175020014	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
3216 HIGHLAND AVE	86	4175020015	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
3212 HIGHLAND AVE	87	4175020016	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
3208 HIGHLAND AVE	88	4175020017	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
3204 HIGHLAND AVE	89	4175020026	1,170	1.00	+ 1.00	+ 1.00	= 1.00	1,170.00	\$14,250.17
3207 CREST DR	90	4175020027	1,170	1.00	+ 1.00	+ 1.00	= 1.00	1,170.00	\$14,250.17
3205 CREST DR	91	4175020028	1,170	1.00	+ 1.00	+ 1.00	= 1.00	1,170.00	\$14,250.17
309 32ND ST	92	4175020030	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
311 32ND ST	93	4175020031	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3220 CREST DR	94	4175020023	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3216 CREST DR	95	4175020024	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 33RD ST	96	4175020005	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 32ND PL	97	4175020006	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
324 33RD ST	98	4175020004	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
3221 ALMA AVE	99	4175020001	900	1.00	+ 1.00	+ 1.00	= 1.00	900.00	\$10,961.67
3217 ALMA AVE	100	4175020002	900	0.00	+ 0.00	+ 1.00	= 0.33	300.00	\$3,653.89
3213 ALMA AVE	101	4175020003	900	0.00	+ 0.00	+ 1.00	= 0.33	300.00	\$3,653.89
3206 CREST DR	102	4175020009	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3209 ALMA AVE	103	4175020011	1,800	0.50	+ 0.50	+ 1.00	= 0.67	1,200.00	\$14,615.56
3204 CREST DR	104	4175020020	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3205 ALMA AVE	105	4175020012	1,800	0.00	+ 0.00	+ 1.00	= 0.33	600.00	\$7,307.78
3200 CREST DR	106	4175020021	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
3201 ALMA AVE	107	4175020013	1,800	0.00	+ 0.00	+ 1.00	= 0.33	600.00	\$7,307.78
310 32ND ST	108	4176016031	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
314 32ND ST	109	4176016032	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3117 CREST DR	110	4176016006	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3113 CREST DR	111	4176016009	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3109 CREST DR	112	4176016010	1,420	1.00	+ 1.00	+ 1.00	= 1.00	1,420.00	\$17,295.08
3105 CREST DR	113	4176016013	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
309 31ST ST	114	4176016020	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
316 32ND ST	115	4176016004	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
320 32ND ST	116	4176016003	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
324 32ND ST	117	4176016002	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
3121 ALMA AVE	118	4176016001	2,700	0.50	+ 0.50	+ 1.00	= 0.67	1,800.00	\$21,923.34
317 31ST ST	119	4176016023	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
316 31ST PL	120	4176016024	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50





Property Address	Asmt No.	Assessor's Parcel No. (APN)	Parcel Size (sf) Rounded	Aesthetics Benefit Factor	Safety Benefit + Factor	Reliability Benefit + Factor	Total Benefit = Factor	Assessed Parcel Area	Total Assessment Amount
319 31ST ST	121	4176016016	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
323 31ST ST	122	4176016025	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
325 31ST ST	123	4176016026	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3101 ALMA AVE	124	4176016028	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3105 ALMA AVE	125	4176016029	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3020 HIGHLAND AVE	126	4176017029	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3021 CREST DR	127	4176017030	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3016 HIGHLAND AVE	128	4176017031	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3017 CREST DR	129	4176017032	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3013 CREST DR	130	4176017009	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
3009 CREST DR	131	4176017021	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
3004 HIGHLAND AVE	132	4176017011	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
309 30TH ST	133	4176017013	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
316 31ST ST UNIT A	134	4176017022	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 31ST ST UNIT A	135	4176017024	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
324 31ST ST	136	4176017003	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
328 31ST ST	137	4176017002	1,800	0.50	+ 0.50	+ 1.00	= 0.67	1,200.00	\$14,615.56
317 30TH PL	138	4176017025	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
321 30TH PL	139	4176017026	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
3015 ALMA AVE	140	4176017001	1,800	1.00	+ 1.00	+ 1.00	= 1.00	1,800.00	\$21,923.34
315 30TH ST	141	4176017014	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
319 30TH ST	142	4176017015	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
3007 ALMA AVE	143	4176017018	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
323 30TH ST	144	4176017016	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
327 30TH ST	145	4176017019	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
3012 ALMA AVE	146	4176014010	3,500	0.00	+ 0.00	+ 1.00	= 0.33	1,166.67	\$14,209.57
3008 ALMA AVE	147	4176014012	1,750	0.00	+ 0.00	+ 1.00	= 0.33	583.33	\$7,104.79
3004 ALMA AVE	148	4176014013	3,500	0.00	+ 0.00	+ 1.00	= 0.33	1,166.67	\$14,209.57
300 30TH ST	149	4176018024	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
304 30TH ST	150	4176018025	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2916 HIGHLAND AVE	151	4176018008	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2912 HIGHLAND AVE	152	4176018009	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2907 CREST DR	153	4176018011	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2904 HIGHLAND AVE	154	4176018030	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2905 CREST DR	155	4176018031	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
301 29TH ST	156	4176018028	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
305 29TH ST	157	4176018029	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
316 30TH ST	158	4176018005	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 30TH ST	159	4176018004	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
323 29TH PL	160	4176018002	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
2915 ALMA AVE	161	4176018001	2,700	0.50	+ 0.50	+ 1.00	= 0.67	1,800.00	\$21,923.34
315 29TH PL	162	4176018006	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
313 29TH ST	163	4176018014	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
319 29TH ST	164	4176018015	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
323 29TH ST	165	4176018016	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
327 29TH ST	166	4176018021	1,350	0.50	+ 0.50	+ 1.00	= 0.67	900.00	\$10,961.67
327 29TH ST	167	4176018022	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
2820 HIGHLAND AVE	168	4176019006	1,750	0.50	+ 0.50	+ 1.00	= 0.67	1,166.67	\$14,209.57
2821 CREST DR	169	4176019005	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2817 CREST DR	170	4176019008	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2815 CREST DR	171	4176019009	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2809 CREST DR	172	4176019010	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2805 CREST DR	173	4176019024	1,830	1.00	+ 1.00	+ 1.00	= 1.00	1,830.00	\$22,288.73
301 28TH ST	174	4176019017	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
316 29TH ST	175	4176019018	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
324 29TH ST	176	4176019002	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
2821 ALMA AVE	177	4176019001	2,700	0.50	+ 0.50	+ 1.00	= 0.67	1,800.00	\$21,923.34
2816 CREST DR	178	4176019028	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 28TH PL	179	4176019029	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 28TH ST	180	4176019011	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01



Property Address	Asmt No.	Assessor's Parcel No. (APN)	Parcel Size (sf) Rounded	Aesthetics Benefit Factor	Safety Benefit Factor	Reliability Benefit Factor	Total Benefit Factor	Assessed Parcel Area	Total Assessment Amount
319 28TH ST	181	4176019020	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 28TH PL	182	4176019021	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
324 28TH PL	183	4176019013	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
2801 ALMA AVE	184	4176019026	1,350	0.50	+ 0.50	+ 1.00	= 0.67	900.00	\$10,961.67
2803 ALMA AVE	185	4176019027	1,350	0.50	+ 0.50	+ 1.00	= 0.67	900.00	\$10,961.67
300 28TH ST	186	4176020015	1,580	1.00	+ 1.00	+ 1.00	= 1.00	1,580.00	\$19,243.82
306 28TH ST	187	4176020016	1,580	1.00	+ 1.00	+ 1.00	= 1.00	1,580.00	\$19,243.82
2716 HIGHLAND AVE	188	4176020010	1,580	0.00	+ 0.25	+ 1.00	= 0.42	658.33	\$8,018.26
2712 HIGHLAND AVE	189	4176020013	1,580	0.00	+ 0.00	+ 1.00	= 0.33	526.67	\$6,414.61
2700 HIGHLAND AVE	190	4176020012	9,810	1.00	+ 1.00	+ 1.00	= 1.00	9,810.00	\$119,482.35
316 28TH ST	191	4176020004	2,210	1.00	+ 1.00	+ 1.00	= 1.00	2,210.00	\$26,916.99
320 28TH ST	192	4176020003	2,180	0.00	+ 0.50	+ 1.00	= 0.50	1,090.00	\$13,275.80
326 28TH ST	193	4176020002	2,150	0.00	+ 0.50	+ 1.00	= 0.50	1,075.00	\$13,093.11
328 28TH ST	194	4176020001	2,120	0.00	+ 0.00	+ 1.00	= 0.33	706.67	\$8,606.94
315 27TH ST	195	4176020005	2,220	1.00	+ 1.00	+ 1.00	= 1.00	2,220.00	\$27,038.78
317 27TH ST	196	4176020006	2,190	0.00	+ 0.50	+ 1.00	= 0.50	1,095.00	\$13,336.70
323 27TH ST	197	4176020007	2,160	0.00	+ 0.50	+ 1.00	= 0.50	1,080.00	\$13,154.00
327 27TH ST	198	4176020008	2,130	0.00	+ 0.00	+ 1.00	= 0.33	710.00	\$8,647.54
304 27TH ST	199	4177014030	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
308 27TH ST	200	4177014031	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2616 HIGHLAND AVE	201	4177014005	1,750	0.00	+ 0.00	+ 0.67	= 0.22	388.89	\$4,736.52
2615 CREST DR	202	4177014004	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2613 CREST DR	203	4177014006	3,500	1.00	+ 1.00	+ 0.00	= 0.67	2,333.33	\$28,419.14
2608 HIGHLAND AVE	204	4177014008	1,750	0.00	+ 0.00	+ 0.67	= 0.22	388.89	\$4,736.52
2604 HIGHLAND AVE	205	4177014010	1,750	0.00	+ 0.00	+ 0.67	= 0.22	388.89	\$4,736.52
2609 CREST DR	206	4177014007	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2605 CREST DR	207	4177014009	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2600 HIGHLAND AVE	208	4177014012	1,750	0.00	+ 0.00	+ 1.00	= 0.33	583.33	\$7,104.79
311 26TH ST	209	4177014011	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
316 27TH ST	210	4177014017	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
2615 ALMA AVE UNIT 1	211	4177014025	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
2613 ALMA AVE UNIT 2	212	4177014026	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
2611 ALMA AVE UNIT 3	213	4177014027	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
2609 ALMA AVE UNIT 4	214	4177014028	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 26TH PL	215	4177014018	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 26TH PL	216	4177014016	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 26TH ST	217	4177014013	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
319 26TH ST	218	4177014014	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
2605 ALMA AVE UNIT 1	219	4177014022	1,500	1.00	+ 1.00	+ 1.00	= 1.00	1,500.00	\$18,269.45
2605 ALMA AVE UNIT 2	220	4177014023	1,500	1.00	+ 1.00	+ 1.00	= 1.00	1,500.00	\$18,269.45
2601 ALMA AVE	221	4177014020	2,700	0.00	+ 0.00	+ 1.00	= 0.33	900.00	\$10,961.67
2612 ALMA AVE	222	4177013016	1,670	0.00	+ 0.00	+ 1.00	= 0.33	556.67	\$6,780.00
2608 ALMA AVE	223	4177013008	3,500	0.00	+ 0.00	+ 1.00	= 0.33	1,166.67	\$14,209.57
2520 HIGHLAND AVE	224	4177015024	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2519 CREST DR	225	4177015025	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2516 HIGHLAND AVE	226	4177015030	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2517 CREST DR	227	4177015031	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2514 HIGHLAND AVE	228	4177015026	1,180	1.00	+ 1.00	+ 1.00	= 1.00	1,180.00	\$14,371.97
2513 CREST DR UNIT A	229	4177015027	1,180	1.00	+ 1.00	+ 1.00	= 1.00	1,180.00	\$14,371.97
2513 CREST DR UNIT B	230	4177015028	1,180	1.00	+ 1.00	+ 1.00	= 1.00	1,180.00	\$14,371.97
2508 HIGHLAND AVE	231	4177015009	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2505 CREST DR	232	4177015010	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2501 CREST DR	233	4177015021	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
316 26TH ST	234	4177015005	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
320 26TH ST	235	4177015019	4,050	1.00	+ 1.00	+ 1.00	= 1.00	4,050.00	\$49,327.51
2521 ALMA AVE	236	4177015018	4,050	1.00	+ 1.00	+ 1.00	= 1.00	4,050.00	\$49,327.51
316 25TH PL	237	4177015012	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 25TH ST	238	4177015013	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 25TH ST	239	4177015014	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
323 25TH ST	240	4177015015	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01



Property Address	Assmt No.	Assessor's Parcel No. (APN)	Parcel Size (sf) Rounded	Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	Assessed Parcel Area	Total Assessment Amount
328 25TH PL	241	4177015016	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
327 25TH ST	242	4177015017	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
2516 ALMA AVE	243	4177011003	1,750	0.00	+ 0.00	+ 1.00	= 0.33	583.33	\$7,104.79
2420 HIGHLAND AVE	244	4177016005	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2416 HIGHLAND AVE	245	4177016024	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2417 CREST DR	246	4177016025	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2412 HIGHLAND AVE	247	4177016021	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2415 CREST DR	248	4177016022	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2408 HIGHLAND AVE	249	4177016009	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2405 CREST DR	250	4177016011	3,370	1.00	+ 1.00	+ 1.00	= 1.00	3,370.00	\$41,045.36
305 24TH ST	251	4177016012	1,880	1.00	+ 1.00	+ 0.00	= 0.67	1,253.33	\$15,265.14
316 25TH ST	252	4177016004	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
320 25TH ST	253	4177016003	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
324 25TH ST	254	4177016002	2,700	0.50	+ 0.50	+ 1.00	= 0.67	1,800.00	\$21,923.34
2417 ALMA AVE	255	4177016001	2,700	0.00	+ 0.00	+ 1.00	= 0.33	900.00	\$10,961.67
315 24TH ST	256	4177016018	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
316 24TH PL	257	4177016019	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 24TH ST	258	4177016027	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 24TH PL	259	4177016028	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
323 24TH ST	260	4177016030	1,350	0.50	+ 0.50	+ 1.00	= 0.67	900.00	\$10,961.67
324 24TH PL	261	4177016031	1,350	0.50	+ 0.50	+ 1.00	= 0.67	900.00	\$10,961.67
2401 ALMA AVE	262	4177016016	2,700	0.00	+ 0.00	+ 1.00	= 0.33	900.00	\$10,961.67
2320 HIGHLAND AVE	263	4177017005	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2316 HIGHLAND AVE	264	4177017021	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2317 CREST DR	265	4177017022	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2315 CREST DR	266	4177017007	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2307 CREST DR	267	4177017008	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2304 HIGHLAND AVE	268	4177017024	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2305 CREST DR	269	4177017025	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
301 23RD ST	270	4177017010	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
316 24TH ST	271	4177017003	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
317 23RD PL	272	4177017004	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
319 23RD PL	273	4177017002	2,700	0.00	+ 0.00	+ 1.00	= 0.33	900.00	\$10,961.67
2315 ALMA AVE	274	4177017001	5,400	0.00	+ 0.00	+ 1.00	= 0.33	1,800.00	\$21,923.34
315 23RD ST UNIT B	275	4177017019	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 23RD ST UNIT A	276	4177017020	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 23RD PL	277	4177017012	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
319 23RD ST	278	4177017013	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
324 23RD PL	279	4177017014	1,350	0.00	+ 0.00	+ 1.00	= 0.33	450.00	\$5,480.83
323 23RD ST	280	4177017015	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
2301 ALMA AVE	281	4177017016	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
2300 ALMA AVE	282	4177009063	1,750	0.00	+ 0.50	+ 0.00	= 0.17	291.67	\$3,552.39
2301 VISTA DRIVE	283	4177009064	1,750	0.00	+ 0.50	+ 0.00	= 0.17	291.67	\$3,552.39
2220 HIGHLAND AVE	284	4177018006	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2217 CREST DR	285	4177018007	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2213 CREST DR	286	4177018008	3,500	1.00	+ 1.00	+ 1.00	= 1.00	3,500.00	\$42,628.71
2208 HIGHLAND AVE	287	4177018022	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2209 CREST DR	288	4177018023	1,750	1.00	+ 1.00	+ 1.00	= 1.00	1,750.00	\$21,314.36
2201 CREST DR	289	4177018016	1,780	1.00	+ 1.00	+ 1.00	= 1.00	1,780.00	\$21,679.75
2200 HIGHLAND AVE	290	4177018011	3,500	0.50	+ 0.50	+ 1.00	= 0.67	2,333.33	\$28,419.14
316 23RD ST	291	4177018004	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
315 MARINE PL	292	4177018005	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
320 23RD ST	293	4177018019	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
321 MARINE PL	294	4177018020	1,350	1.00	+ 1.00	+ 1.00	= 1.00	1,350.00	\$16,442.50
324 23RD ST	295	4177018002	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
2215 ALMA AVE	296	4177018017	1,500	1.00	+ 1.00	+ 1.00	= 1.00	1,500.00	\$18,269.45
2213 ALMA AVE	297	4177018018	1,200	0.50	+ 0.50	+ 1.00	= 0.67	800.00	\$9,743.71
315 MARINE AVE	298	4177018012	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
319 MARINE AVE	299	4177018013	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01
323 MARINE AVE	300	4177018014	2,700	1.00	+ 1.00	+ 1.00	= 1.00	2,700.00	\$32,885.01



Property Address	Asmt No.	Assessor's Parcel No. (APN)	Parcel Size (sf) Rounded	Aesthetics Benefit Factor	+ Safety Benefit Factor	+ Reliability Benefit Factor	= Total Benefit Factor	Assessed Parcel Area	Total Assessment Amount
2201 ALMA AVE	301	4177018015	2,700	0.50	+ 0.50	+ 1.00	= 0.67	1,800.00	\$21,923.34
2220 ALMA AVE	302	4177008027	1,750	1.00	+ 1.00	+ 0.00	= 0.67	1,166.67	\$14,209.57
ALMA AVE	303	4177008025	1,630	0.00	+ 0.00	+ 1.00	= 0.33	543.33	\$6,617.60
HIGHLAND AVE	304	4176019007	1,750	0.00	+ 0.00	+ 1.00	= 0.33	583.33	\$7,104.79
HIGHLAND AVE	305	4176019023	1,670	0.00	+ 0.00	+ 1.00	= 0.33	556.67	\$6,780.00
2204 HIGHLAND AVE	306	4177018010	1,720	0.00	+ 0.00	+ 0.67	= 0.22	382.22	\$4,655.33
								547,635.56	\$6,670,000.00