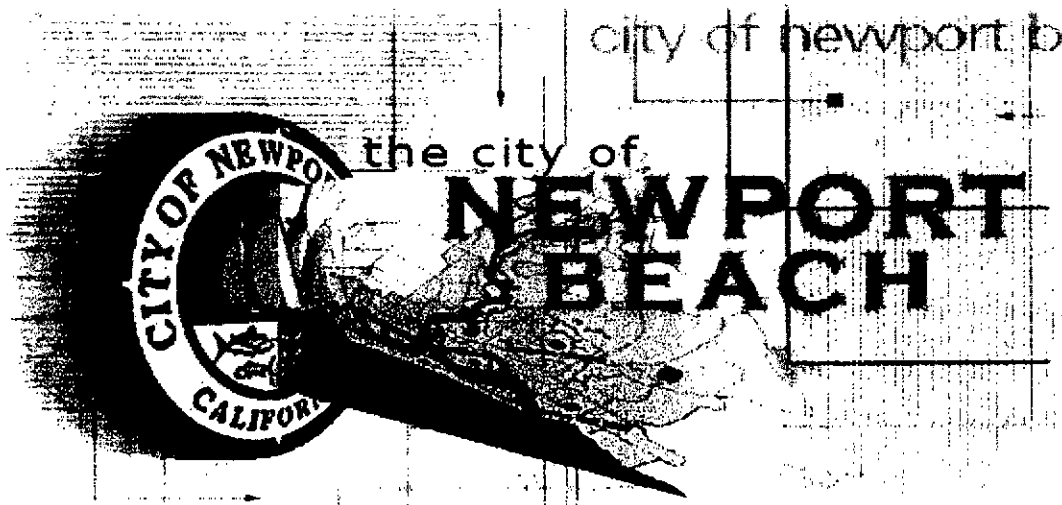


**FINAL ENGINEER'S REPORT
FOR
UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 82**



**CITY OF NEWPORT BEACH
COUNTY OF ORANGE, CALIFORNIA**

Prepared by:

Berryman & Henigar
2001 East First Street
Santa Ana, California 92705

June 26, 2001

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AGENCY: CITY OF NEWPORT BEACH
PROJECT: *ASSESSMENT DISTRICT No. 82*
TO: CITY COUNCIL

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

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area generally described as "Corona Del Mar, specifically where alleys bounded by Goldenrod Avenue, Ocean Boulevard, Heliotrope Avenue, and Bayview Drive". The proposed underground utility improvements will provide conversion to a more safe and reliable upgraded utility system and will improve neighborhood aesthetics.

The construction of these improvements will conform to existing City of Newport Beach, Southern California Edison, Pacific Bell Telephone Company and Comcast Cable standards. By virtue of such improvements, the proposed improvements will enhance the value of the parcels within the District. Therefore, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIIID of the State Constitution and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the CITY OF NEWPORT BEACH, State of California, in connection with the proceedings for *Assessment District No. 82* (hereinafter referred to as the "Assessment District"), I, K Dennis Klingelhofer, P.E., a Registered Professional Engineer and authorized representative of *Berryman & Henigar*, 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, 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 estimated 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 Assessments Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, as near as may be determined, of the parcels of land and the improvements which are proposed to be assessed.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF NEWPORT BEACH, and not otherwise reimbursed, resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

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, is 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

DATED this 5th day of June 2001

BERRYMAN & HENIGAR



K. DENNIS KLINGELHOFER, P.E.

R.C.E. No. 50256

ENGINEER OF WORK

CITY OF NEWPORT BEACH

STATE OF CALIFORNIA

Preliminary approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the 8TH day of MAY, 2001.



Lorraine M. Haskler
CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the 26TH day of JUNE, 2001.



Lorraine M. Haskler
CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Part I Plans and Specifications

The Plans and Specifications to construct the utility undergrounding improvements and any ancillary improvements thereof, for the area generally described as Assessment District No. 82, Corona Del Mar, specifically the alleys bounded by Goldenrod Avenue, Ocean Boulevard, Heliotrope Avenue, and Bayview Drive, which the Plans and Specifications 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.

The Plans and Specifications for the improvements are on file in the offices of the Superintendent of Streets.

**Part II
 Cost Estimate**

	Estimated Costs	
	Preliminary	Confirmed
CONSTRUCTION COSTS (1)		
Utility Construction		
Southern California Edison	\$ 134,614.74	\$ 134,614.74
Pacific Bell	\$ 82,500.00	\$ 82,500.00
Subtotal Construction Costs	\$ 217,114.74	\$ 217,114.74
Contingency (10%)	\$ 21,717.47	\$ 21,717.47
Total Construction Costs	\$ 238,832.21	\$ 238,832.21
INCIDENTAL EXPENSES		
Edison Design Engineering	\$ 5,000.00	\$ 5,000.00
Pac Bell Design Engineering	\$ 4,000.00	\$ 4,000.00
Assessment Engineering	\$ 22,000.00	\$ 22,000.00
Contract Inspection	\$ 1,000.00	\$ 1,000.00
City Administration	\$ 3,000.00	\$ 3,000.00
Filing Fees	\$ 500.00	\$ 500.00
Total Incidental Expenses:	\$ 35,500.00	\$ 35,500.00
Total Construction Costs	\$ 238,832.21	\$ 238,832.21
Subtotal Incidental & Construction	\$ 274,332.21	\$ 274,332.21
FINANCIAL COSTS (1st Bond Issue)		
Bond Counsel	\$ 10,000.00	\$ 10,000.00
Bond Discount 2.50%	\$ 8,000.00	\$ 8,000.00
Bond Reserve 5.00%	\$ 16,000.00	\$ 16,000.00
Paying Agent	\$ 2,500.00	\$ 2,500.00
Subtotal & Financial Costs	\$ 36,500.00	\$ 36,500.00
DISTRICT FORMATION AMOUNT TO ASSESSMENT	\$ 310,832.21	\$ 310,832.21
FEDERAL INCOME TAX COMPONENT OF CONTRIBUTION (ITCC)		
(2nd Bond Issue) (2)		
Federal Tax Component	\$ 47,489.41	\$ 47,489.41
Bond Discount 2.50%	\$ 1,000.00	\$ 1,000.00
Bond Reserve 5.00%	\$ 3,000.00	\$ 3,000.00
Capitalized Interest 6 months 6.00%	\$ 2,000.00	\$ 2,000.00
Paying Agent	\$ 2,500.00	\$ 2,500.00
TOTAL FEDERAL TAX AND FINANCING COSTS	\$ 55,989.41	\$ 55,989.41
TOTAL AMOUNT TO ASSESSMENT (3)	\$ 366,821.62	\$ 366,821.62
Notes:		
(1) Comcast Cable is required to pay for undergrounding through the Franchise Agreement with the City.		
(2) 2nd Bond Issue for Federal Income Tax Component of Contribution (34%) will only be issued if the Federal Government requests payment of the tax.		
(3) Estimated Costs provided by City of Newport Beach.		

Part III Assessment Roll and Method of Assessment Spread

WHEREAS, on May 8, 2001 the City Council of the CITY OF NEWPORT BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. 2001-30, 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. 82*(hereinafter referred to as the "Assessment District" or "District").

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, K. Dennis Klingelhofer P.E., the authorized representative of *BERRYMAN & HENIGAR*, 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 estimated 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 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.

This part shows the proposed assessment of the total estimated costs of the works of improvements, shown in Exhibit 1, to be levied upon each parcel of land within the Assessment District. Assessments have been levied in proportion to the estimated special benefit which each parcel will receive from the construction of the improvements to be financed by the Assessment District based upon the method and formula of assessment as presented herein. A listing of each parcel of land and the current owner of each parcel as shown on the recent equalized tax roll is included in Appendix A.

EXHIBIT 1
City of Newport Beach
Assessment District No. 82
Total Amount of Assessment

Funding Description	As Preliminarily Approved	As Confirmed
Estimated Cost of Construction	\$ 238,832.21	\$ 238,832.21
Estimated Incidental Expenses	\$ 35,500.00	\$ 35,500.00
Estimated Financial Costs	\$ 36,500.00	\$ 36,500.00
Estimated Federal Tax & Financing Costs	\$ 55,989.41	\$ 55,989.41
Estimated Total To Assessment	\$ 366,821.62	\$ 366,821.62

For particulars as to the individual assessments and their descriptions, reference is made to Appendix "A" attached hereto.

DEBT LIMIT VALUATION

A.	Estimate Balance to Assessment	\$ 366,821.62
B.	Unpaid Special Assessments*	\$0.00
	Total A & B	\$ 366,821.62
C.	True Value of Parcels**	\$ 16,048,203.00
D.	Average Value to Lien Ratio	44:1

*Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than the instant proceedings.

**True Value of Parcels means the total value of the land and improvements as estimated and shown on the last equalized roll of the County

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

CERTIFICATION

I, the undersigned Assessment Engineer, do hereby certify that; 1.) the proposed assessment upon any parcel does not exceed one-half (1/2) of the true value of the parcel and 2.) the total amount of the principal sum of the special assessments proposed to be levied, together with the principal amount of previously levied special assessments, as set forth above, does not exceed one-half (1/2) the total true value of the parcels proposed to be assessed.

EXECUTED this 5th day of June 2001

BERRYMAN & HENIGAR



K DENNIS KLINGELHOFER, P.E.
R.C.E. No. 50255
ENGINEER OF WORK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

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 XIIID of the State Constitution require that assessments must be based on the estimated special benefit that the properties receive from the works of improvement. In addition, Article XIIID, Section 4 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 requires that publicly owned property, which specially benefit from the improvements be assessed. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special and direct 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 estimated special benefits received by each parcel within the Assessment District. Ballot tabulation will be made at that time and, if a majority of the ballots submitted, weighted by assessment amount, are in opposition to the Assessment District, then the District must be abandoned. If this is not the case, then the City Council may form the Assessment District and levy the special assessment against the parcels therein.

Recognizing the special benefit the properties receive from the removal of overhead utility lines and poles, the property owners submitted a petition, signed by 84% of the property owners of the original twenty-two (22) parcels in the District, to the City of Newport Beach to form and establish an Underground Utility Assessment District.

The following sections set forth the methodology used to apportion the costs of the improvements to each parcel.

Special Benefit

In further making the analysis, it is necessary that the properties receive a special and direct 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. These facilities are the direct source of service to the properties within the District. There are no main transmission or trunk facilities within the District.

The proposed replacement of existing overhead utility facilities (power, telephone and cable facilities) with underground facilities will provide a special benefit to the parcels who will be served by the new distribution facilities as a result of enhanced service reliability and capacity, as well as improved safety.

In this District, 100% of the cost allocation for the improvements is special benefit to the parcels within the District and there is no general benefit. By virtue of such benefits, the proposed improvements will provide a higher level of service, increase the desirability 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.

Method of Apportionment

Based upon the findings described above, the special benefit received by the properties within the boundaries of the District is the conversion from an overhead to an underground utility system resulting in improved safety, reliability, and a higher level of service to all properties serviced.

Based on these conditions, it is our conclusion that the improvement benefits all properties in the District. As all properties in the District are zoned residential, it is also our conclusion that the benefit should be distributed equally to each parcel on a per parcel basis.

Land Use Classification

- All of the buildable parcels within the District are residential.
- All of the parcels are zoned R-1 as single family residential.

The assessment for the Assessment District has been spread in direct accordance with the estimated special benefit that each parcel receives from the works of improvements.

Below is a table that lists the proposed assessment within the District.

Assessment Spread	Preliminary	Final
Estimated District Formation Assessment without Income Tax Component (1st Bond Issue)	\$11,955.09	\$11,955.09
Estimated District Formation Assessment with Income Tax Component (1st & 2nd Bond Issue)	\$14,108.52	\$14,108.52
Estimated Annual Assessment 1st Bond Issue (5% Admin Fee included)*	\$1,139.25	\$1,139.25

*Assumes a 20 year bond issue at 6.50% + 5% administration Fee

The Assessment in this District has two components. The first component, and issuance of the first series of bonds, is for the District Formation Assessment to underground the utilities. The second component is the Income Tax Component of Contribution (ITCC) and is assessed to cover any tax liability incurred by Southern California Edison as a result of an Internal Revenue Service determination that the utility conversion is a taxable event. If in the future, Southern California Edison is taxed, a second series of bonds will be issued. The Federal Income Tax Contribution Component is predicated on the issuance of a second series of bonds not being issued immediately for investor-owned utility tax liabilities. The total assessment lien on each parcel will be the estimated Total Assessment for District Formation and the Income Tax Component of Contribution.

Incidental and Financial Costs have been assessed on a prorata basis relative to total construction costs allocation.

For particulars as to the assessment roll, reference is made to in the Appendix A.

A detailed itemization of improvement costs may be found in Part II 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 benefit that each parcel receives from the works of the improvement.

DATED: June 5, 2001

Berryman & Henigar

By 

Dennis K. Klingelhofe

R.C.E. No 50255

Assessment Engineer

CITY OF NEWPORT BEACH

STATE OF CALIFORNIA

I, LaVonne M. Harkless, as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the 27TH day of JUNE, 2001.

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



I, LaVonne M. Harkless, as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF NEWPORT BEACH, CALIFORNIA, on the 8TH day of MAY, 2001.

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



I, LaVonne M. Harkless, as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the 26TH day of JUNE, 2001.

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



I, RICHARD HOFFSTADT, as SUPERINTENDENT OF STREETS of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the 27TH day of JUNE, 2001.

Richard Hoffstadt
SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

Part IV Annual Administrative Assessment

An annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the City of Newport Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments, or both from the administration or registration of any bonds and reserve or other related funds. The annual administrative assessment is authorized pursuant to the provisions of Section 10204 of the Streets and Highways Code and shall not exceed five percent (5.0%) of the annual assessment per individual assessment parcel per year.

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 Boundary Map and Diagram of Assessment

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

As required by the Act, the Assessment Diagram shows the exterior boundaries of the assessment district and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Appendix A. The Assessor's parcel number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Orange for the boundaries and dimensions of each parcel of land.

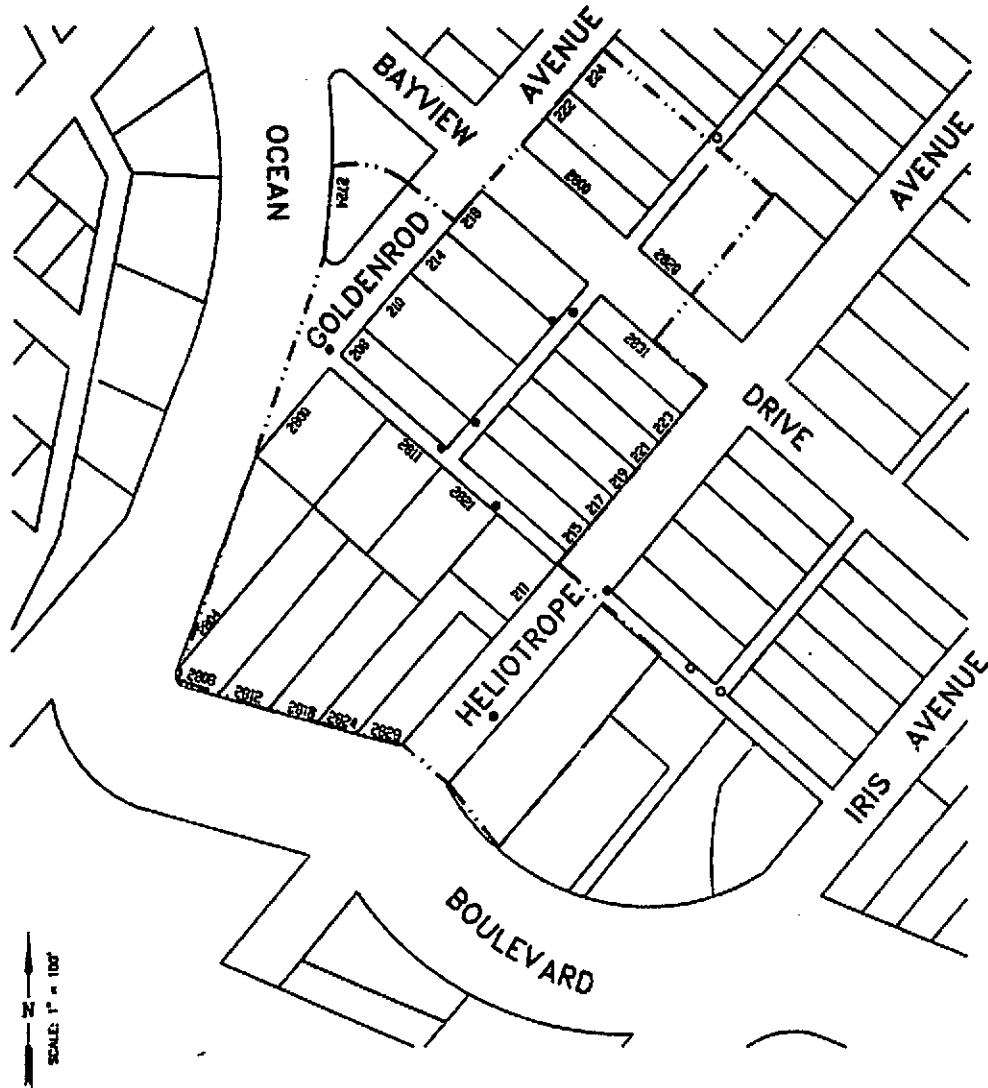
Boundary Map

See Next Page

PROPOSED BOUNDARIES FOR UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 82 (GOLDENROD, OCEAN, HELIOTROPE, AND BAYVIEW) CITY OF NEWPORT BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA

FILE # _____ DOCUMENT _____ FILED THIS DAY OF _____ 200__ AT THE OFFICE OF _____ CLERK OF THE COUNTY OF ORANGE AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY OF ORANGE



SCALE: 1" = 100'

LEGEND

- DISTRICT BOUNDARY
PARCEL LINE
POLE TO BE REMOVED
POLE TO REMAIN

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES OF THE ASSESSMENT DISTRICT NO. 82-A, CITY OF NEWPORT BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF 2001, BY ITS RESOLUTION NO.

CITY CLERK, CITY OF NEWPORT BEACH

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF NEWPORT BEACH STATE OF CALIFORNIA ON THE DAY OF 2001

FOR CITY CLERK, CITY OF NEWPORT

ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY: FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ORANGE COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK _____ PAGES _____ AND _____ AND BOOK _____ PAGE _____ OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

Assessment Diagram

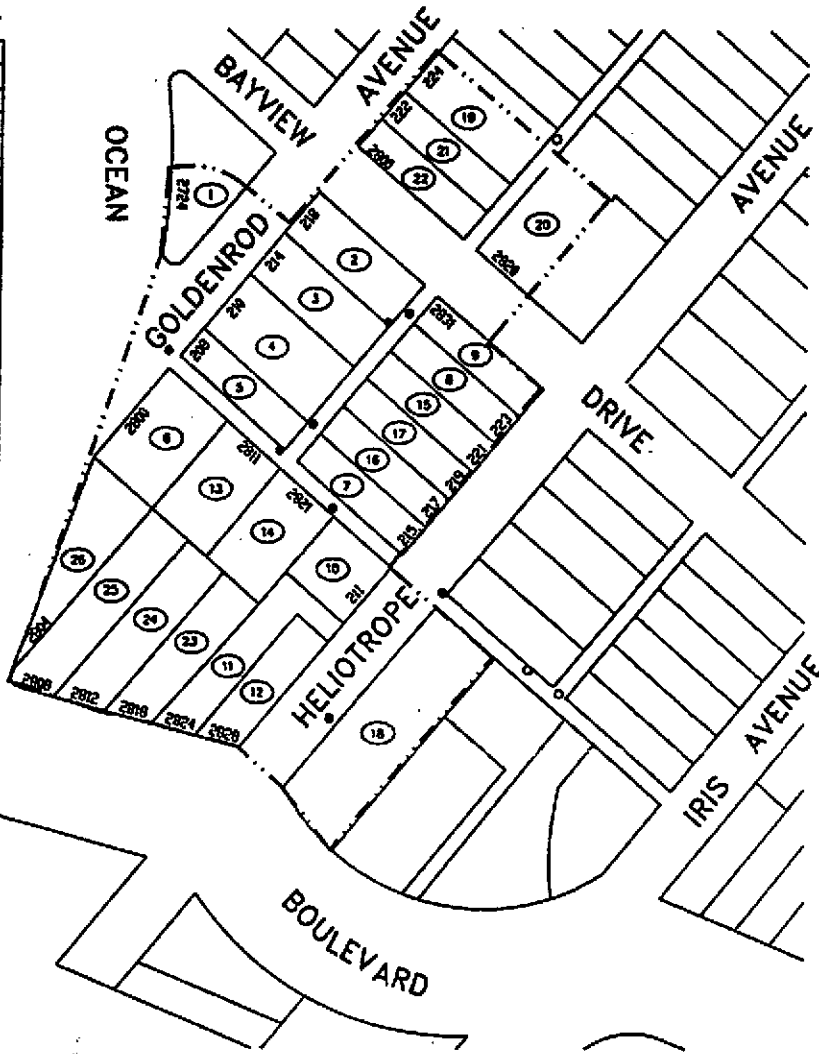
See Next Page

**ASSESSMENT DIAGRAM
FOR
UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 82
(GOLDENROD, OCEAN, HELIOTROPE, AND BAYVIEW)
CITY OF NEWPORT BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA**

FEE \$ _____ DOCUMENT _____ FILED THIS
DAY OF _____ 2001
AT THE HOUR OF _____ O'CLOCK _____ IN BOOK
PAGE _____ OF MAPS OF ASSESSMENT
AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE RECORDER OF THE COUNTY OF ORANGE, STATE
OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY OF ORANGE _____

ASSESSMENT NUMBER	ASSESSOR PARCEL NUMBER
1	05206102
2	05206101
3	05206102
4	05206103
5	05206104
6	05206105
7	05206111
8	05206113
9	05206114
10	05206115
11	05206116
12	05206117
13	05206120
14	05206122
15	05206127
16	05206129
17	05206130
18	05206222
19	05207205
20	05207207
21	05207218
22	05207219
23	05206121
24	05206125
25	05206126
26	05206105



N
SCALE: 1" = 100'

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH STATE OF CALIFORNIA, ON THE PARCELS OF LAND SHOWN IN THIS ASSESSMENT DIAGRAM, SAID ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____ 2001. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF SAID CITY ON THE _____ DAY OF _____ 2001. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, FOR THE AMOUNT OF EACH ASSESSMENT LEVIED ON THE PARCELS OF LAND AS SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK, CITY OF NEWPORT BEACH _____

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF NEWPORT BEACH THIS _____ DAY OF _____ 2001.

SUPERINTENDENT OF STREETS, CITY OF NEWPORT _____

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF NEWPORT BEACH STATE OF CALIFORNIA ON THE _____ DAY OF _____ 2001.

CITY CLERK, CITY OF NEWPORT _____

- LEGEND**
- DISTRICT BOUNDARY
 - PARCEL LINE
 - POLE TO BE REMOVED
 - POLE TO REMAIN
 - ② ASSESSOR PARCEL NUMBER

ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY: FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ORANGE COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 032 PAGES 040, 061, 082, 072 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

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 constructed, installed, maintained, repaired or improved. For the general location of the improvements to be constructed reference 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. 82.

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

The improvements will be designed by the Southern California Edison Company, Pacific Bell Telephone Company and Comcast Cable. The City of Newport Beach will inspect the work to ensure conformance to city standards and specifications were applicable.

Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, Pacific Bell Telephone Company and Comcast Cable.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his property necessary to connect facilities constructed by the public utilities in the public streets 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.

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 ORANGE
CITY OF NEWPORT BEACH

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all times herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed SUPERINTENDENT OF STREETS of the CITY OF NEWPORT BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, as amended, for the construction of certain public improvements in a special assessment district known and designated as *ASSESSMENT DISTRICT NO. 82* (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 constructed within public rights-of-way, land, or easements owned by or licensed to the CITY OF NEWPORT BEACH, County of Orange, State of California, at the time of the construction of the Works of Improvement, and the undersigned hereby further certifies that all rights-of-way necessary for the Works of Improvements will be obtained and in possession of the City, County, or State prior to the commencement of any construction by the CITY OF NEWPORT BEACH.

EXECUTED this 11TH day of JUNE, 2001, at City of Newport Beach, California.

Superintendent Of Streets
City Of Newport Beach
State Of California

By: Richard J. Henigar

CERTIFICATION OF COMPLETION OF ENVIRONMENTAL PROCEEDINGS

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF NEWPORT BEACH

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

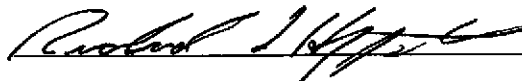
1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as *ASSESSMENT DISTRICT NO. 82* (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 reconstruction)

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 11TH day of June, 2001 at Newport Beach, California.



CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

APPENDIX "A"
ASSESSMENT ROLL

APPENDIX A
 City of Newport Beach
 Assessment District No. 82
 Assessment Roll

Asmt NO.	APN	PROPERTY OWNER NAME	SITUS ADDRESS	MAILING ADDRESS	TOTAL VALUATION	Asmt Benefit Unit Per Parcel	Preliminary District Formation 1st Bond Issue	Preliminary Total Asmt (1st & 2nd Bond Issue)	Final District Formation 1st Bond Issue	Final Total Asmt (1st & 2nd Bond Issue)	Value to Lien Ratio
1	052 040 02	Andrew & Susan Phillips	2724 Ocean Blvd	Corona Del Mar	CA 92625 \$ 1,570,000	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	111
2	052 061 01	H Yale & Lynn McAlister	218 Goldenrod Ave	Corona Del Mar	CA 92625 \$ 1,010,378	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	72
3	052 061 02	Charles M. Sayers	214 Goldenrod Ave	Corona Del Mar	CA 92625 \$ 1,16,882	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	8
4	052 061 03	Franklin I. Renner	210 Goldenrod Ave	Corona Del Mar	CA 92625 \$ 153,285	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	11
		Thon C/O Angelo									
5	052 061 04	Carl Lighting	208 Goldenrod Ave	Corona Del Mar	CA 90670 \$ 85,160	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	6
6	052 061 05	Clifford L. Jones	2800 Ocean Blvd	Corona Del Mar	CA 92679 \$ 920,744	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	65
7	052 061 11	Charles William Clifford Jr.	215 Heliotrope Ave	Corona Del Mar	CA 92625 \$ 90,939	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	6
8	052 061 13	Dorothy R. Campbell	223 Heliotrope Ave	Corona Del Mar	CA 91108 \$ 84,808	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	6
9	052 061 14	Edward M & Paul Hagner	2831 Bayview Dr	Corona Del Mar	CA 92625 \$ 957,538	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	68
10	052 061 15	Charles M. Sayers	211 Heliotrope Ave	Corona Del Mar	CA 92625 \$ 120,058	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	9
11	052 061 16	Ysabel F. Tr. Smith	2824 Ocean Blvd	Corona Del Mar	CA 92625 \$ 157,584	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	11
12	052 061 17	Ruth C. Edwards	2828 Ocean Blvd	Corona Del Mar	CA 92625 \$ 124,009	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	9
13	052 061 20	Joan F. Campbell	2811 Ocean Ln	Corona Del Mar	CA 92625 \$ 178,257	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	13
14	052 061 22	John M. Silva	2821 Ocean Ln	Corona Del Mar	CA 92625 \$ 298,578	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	17
15	052 061 23	William Marsden	221 Heliotrope Ave	Corona Del Mar	CA 91602 \$ 182,252	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	13
16	052 061 30	Harlan E. Blanch	217 Heliotrope Ave	Corona Del Mar	CA 92625 \$ 700,280	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	50
17	052 062 22	Lewis I. Schainuck	2900 Ocean Blvd	Corona Del Mar	CA 92625 \$ 182,252	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	68
18	052 072 07	Joel P & Ann D. Moskowitz	224 Goldenrod Ave	Corona Del Mar	CA 92625 \$ 3,691,572	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	276
19	052 072 05	Lila I. Schwab	2820 Ocean Blvd	Corona Del Mar	CA 92625 \$ 1275,000	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	90
20	052 072 07	Arda M. Newton	2820 Bayview Dr	Corona Del Mar	CA 92625 \$ 274,180	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	9
21	052 072 18	Gany G. Newton	222 Goldenrod Ave	Corona Del Mar	NV 89110 \$ 528,677	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	37
22	052 072 19	Richard L. Ardis	2800 Bayview Dr	Corona Del Mar	CA 92625 \$ 809,809	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	57
23	052 061 24	Donald H. Hoatson	2818 Ocean Blvd	Corona Del Mar	CA 92625 \$ 167,185	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	12
24	052 061 25	Thomas G. Roman J. Tr	2812 Ocean Blvd	Corona Del Mar	CA 92625 \$ 1,275,000	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	80
25	052 061 26	Thomas G. Roman J. Tr	2808 Ocean Blvd	Corona Del Mar	CA 92625 \$ 150,178	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	11
26	052 061 06	Zweber	2804 Ocean Blvd	Corona Del Mar	CA 92625 \$ 176,888	1	\$ 11,955.09	\$ 14,108.52	\$ 11,955.09	\$ 14,108.52	13
Total	26				\$ 16,048,203	26	\$ 310,832.21	\$ 366,821.82	\$ 310,832.21	\$ 366,821.82	44