

**ENGINEER'S REPORT**  
for  
**UTILITY UNDERGROUNDING**  
**ASSESSMENT DISTRICT NO. 78**  
*(Little Balboa Island)*  
for the  
**CITY OF NEWPORT BEACH**

Preliminary: May 23, 2000  
Revised and Confirmed: July 11, 2000

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The revision to this Engineer's Report involves the deletion of the assessment for the lot designated as Assessment No. 163 and the related revisions to the Cost Estimate, the Assessment Roll, the 1931 Act Table of Values, the Method and Formula of Assessment Spread, and the Assessment Spread.

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**AGENCY: CITY OF NEWPORT BEACH**

**PROJECT: UTILITY UNDERGROUNDING  
ASSESSMENT DISTRICT NO. 78  
(Little Balboa Island)**

**TO: CITY COUNCIL**

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

Pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of said Streets and Highways Code, and Article XIID of the Constitution of the State of California, and in accordance with the Resolution of Intention, being Resolution No. 2000-43, adopted by the CITY COUNCIL of the CITY OF NEWPORT BEACH, STATE OF CALIFORNIA, in connection with the proceedings for ASSESSMENT DISTRICT NO. 78, (Little Balboa Island) (hereinafter referred to as the "Assessment District"), I, JOHN A. FRIEDRICH, authorized representative of GFB-FRIEDRICH & ASSOC., INC., the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" for the Assessment District, consisting of five (5) parts as follows:

**PART I**

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

**PART II**

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

**PART III**

This Part shall consist of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated benefits to be received by such subdivisions from said improvements.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District.

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

PART IV

A diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention.

PART V

This Part consists of the following information:

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

Dated this 9th day of May, 2000.



GFB-FRIEDRICH & ASSOC., INC.

  
JOHN A. FRIEDRICH, P.E.  
ASSESSMENT ENGINEER

Preliminary Approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, California,  
on the 23rd day of May, 2000.

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

Final Approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, California, on the  
11th day of July, 2000.

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



**ENGINEER'S "REPORT"**

**PART I**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 78**

*(Little Balboa Island)*

**PLANS AND SPECIFICATIONS**

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

**ENGINEER'S "REPORT"**  
**PART II**  
**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT NO. 78**  
*(Little Balboa Island)*  
**COST ESTIMATE**

Costs	Preliminary Estimate	Confirmed Assessment
<b>A. CONSTRUCTION COSTS</b>		
1. <b>Southern California Edison</b>		
SCE Relocation Cost Invoice	\$1,228,004.72	\$1,228,004.72
Previous Installation of Conduit by City of Newport Beach	<u>20,469.00</u>	<u>20,469.00</u>
Subtotal, Southern California Edison Costs	\$1,248,473.72	\$1,248,473.72
2. <b>Pacific Bell</b>		
Contractor Final Cost Estimate	\$431,431.65	\$431,431.65
Previous Work Performed by City of Newport Beach	13,496.35	13,496.35
Pac Bell Conduit Design and Inspection	<u>8,840.00</u>	<u>8,840.00</u>
Subtotal, Pacific Bell Costs	<u>\$453,768.00</u>	<u>\$453,768.00</u>
Subtotal, Construction	\$1,702,241.72	\$1,702,241.72
Construction Contingencies	<u>165,944.00</u>	<u>157,356.18</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$1,868,185.72</b>	<b>\$1,859,597.90</b>
<b>B. INCIDENTAL COSTS</b>		
1. Design Engineering (SCE)	\$5,000.00	\$5,000.00
2. Design Engineering (Pac Bell)	22,315.00	22,315.00
3. Assessment Engineering	30,000.00	30,000.00
4. Construction Inspection	1,000.00	1,000.00
5. City Administration	5,000.00	5,000.00
6. Printing, Advertising, Notices	2,000.00	2,000.00
7. Bond Printing, Registration & Servicing	2,000.00	2,000.00
8. Filing Fees	500.00	500.00
9. Bond Counsel	26,000.00	26,000.00
10. Paying Agent	2,500.00	2,500.00
11. Contingencies	<u>10,700.00</u>	<u>10,700.00</u>
Subtotal, Incidentals	\$107,015.00	\$107,015.00
Subtotal, Construction & Incidentals	\$1,975,200.72	\$1,966,612.90

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**ENGINEER'S "REPORT"**  
**PART II**  
**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT NO. 78**  
*(Little Balboa Island)*  
**COST ESTIMATE**

Costs	Preliminary Estimate	Confirmed Assessment
Subtotal Forward, Construction & Incidentals	\$1,975,200.72	\$1,966,612.90
<b>C. FINANCING COSTS</b>		
1. Bond Discount (2%)	\$42,477.44	\$42,292.75
2. Bond Reserve (5%)	106,193.59	105,731.88
3. Capitalized Interest (None)	0.00	0.00
Subtotal, Financing Costs	\$148,671.03	\$148,024.63
<b>TOTAL DISTRICT COSTS</b>	<u>\$2,123,871.75</u>	<u>\$2,114,637.53</u>
<b>D. CASH CONTRIBUTION</b>	<u>\$0.00</u>	<u>\$0.00</u>
<b>E. BALANCE TO ASSESSMENT</b>	<b>\$2,123,871.75</b>	<b>\$2,114,637.53</b>

**ENGINEER'S "REPORT"**

**PART III**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 78**

*(Little Balboa Island)*

**ASSESSMENT ROLL**

WHEREAS, on May 23, 2000, the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, did, pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, and as amended, the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of said Streets and Highways Code, and Article XIID of the Constitution of the State of California, adopt its Resolution of Intention No. 2000-43, for the construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 78 (Little Balboa Island) (hereinafter referred to as the "Assessment District"); and,

WHEREAS, said Resolution of Intention, as required by law, did direct the appointed Director of Public Works to make and file a "Report", consisting of the following:

- a. Plans;
- b. Specifications;
- c. Cost estimate;
- d. Assessment Diagram showing the Assessment District and the subdivisions of land contained therein; and
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels and lots of land within the boundaries of the Assessment District.

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

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



1. I, pursuant to the provisions of law and the Resolution of Intention, have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto.
2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in said Assessment Roll.
3. The subdivisions and parcels of land with numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, and the last installment of said bonds shall mature a maximum of FOURTEEN (14) YEARS from the 2nd of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913" and the requirements contained in Article XIID, and by further direction and order of the City Council, I hereby make the following assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

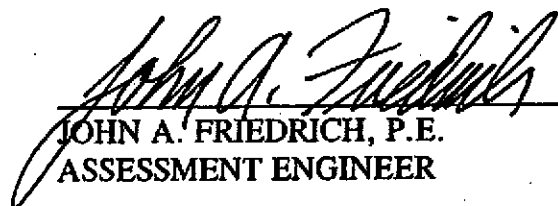
	AS PRELIMINARILY <u>APPROVED</u>	AS <u>CONFIRMED</u>
Estimated Cost of Construction:	\$ 1,868,185.72	\$ 1,859,597.90
Estimated Incidental Costs and Expenses:	\$ 107,015.00	\$ 107,015.00
Estimated Financing (Bond) Costs:	\$ 148,671.03	\$ 148,024.63
Estimated Total Cost:	\$ 2,123,871.75	\$ 2,114,637.53
Estimated Contribution:	\$ 0.00	\$ 0.00
Balance to Assessment:	\$ 2,123,871.75	\$ 2,114,637.53

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

6. The Method and Formula of Assessment Spread is as set forth in Exhibit "A", which is attached hereto, referenced and so incorporated.
  
7. An annual assessment, in an amount not to exceed five percent (5%) of the annual assessments collected to service the bonded debt, shall be assessed pro rata upon each of the parcels of land upon which there is an unpaid assessment in the Assessment District to pay costs incurred by the City, and not otherwise reimbursed, which result from the administration and collection of any bonds issued or funds administered under the proceedings, as provided in Section 10204(f) of the Act; such costs shall be in addition to any costs collected pursuant to Sections 8682 and 8682.1 of the Bond Law (as defined in Section 4 hereof).

DATED: June 23, 2000.

GFB-FRIEDRICH & ASSOC., INC.

  
 JOHN A. FRIEDRICH, P.E.  
 ASSESSMENT ENGINEER

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78

(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
1	050-181-01	\$156,555	\$123,880	\$280,435	\$140,218	\$0.00	30	\$9,234.23	30	\$9,234.23
2	050-181-02	670,343	128,376	798,719	399,360	0.00	86	9,234.23	86	9,234.23
3	050-181-03	162,110	46,859	208,969	104,485	0.00	23	9,234.23	23	9,234.23
4	050-181-04	121,942	18,820	140,762	70,381	0.00	15	9,234.23	15	9,234.23
5	050-181-05	137,660	21,374	159,034	79,517	0.00	17	9,234.23	17	9,234.23
6	050-181-06	304,133	20,291	324,424	162,212	0.00	35	9,234.23	35	9,234.23
7	050-181-07	559,378	44,999	604,377	302,189	0.00	65	9,234.23	65	9,234.23
8	050-181-08	121,933	50,426	172,359	86,180	0.00	19	9,234.23	19	9,234.23
9	050-181-09	174,708	26,343	201,051	100,526	0.00	22	9,234.23	22	9,234.23
10	050-181-10	873,216	69,586	942,802	471,401	0.00	102	9,234.23	102	9,234.23
11	050-181-27	250,246	43,161	293,407	146,704	0.00	32	9,234.23	32	9,234.23
12	050-181-26	171,989	89,800	261,789	130,895	0.00	28	9,234.23	28	9,234.23
13	050-181-12	508,543	69,467	578,010	289,005	0.00	63	9,234.23	63	9,234.23
14	050-181-13	1,269,271	293,779	1,563,050	781,525	0.00	169	9,234.23	169	9,234.23
15	050-181-14	959,236	204,901	1,164,137	582,069	0.00	126	9,234.23	126	9,234.23
16	050-181-15	481,354	35,760	517,114	258,557	0.00	56	9,234.23	56	9,234.23
17	050-181-16	516,819	72,471	589,290	294,645	0.00	64	9,234.23	64	9,234.23
18	050-181-17	147,072	256,436	403,508	201,754	0.00	44	9,234.23	44	9,234.23
19	050-181-18	79,753	28,131	107,884	53,942	0.00	12	9,234.23	12	9,234.23
20	050-181-19	79,751	20,329	100,080	50,040	0.00	11	9,234.23	11	9,234.23
21	050-181-25	79,753	65,643	145,396	72,698	0.00	16	9,234.23	16	9,234.23
22	050-181-24	79,752	68,766	148,518	74,259	0.00	16	9,234.23	16	9,234.23
23	050-181-21	79,752	5,481	85,233	42,617	0.00	9	9,234.23	9	9,234.23
24	050-181-22	558,556	189,587	748,143	374,072	0.00	81	9,234.23	81	9,234.23

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78  
(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
25	050-181-23	\$528,187	\$71,048	\$599,235	\$299,618	\$0.00	65	\$9,234.23	65	\$9,234.23
26	050-182-23	79,751	20,329	100,080	50,040	0.00	11	9,234.23	11	9,234.23
27	050-182-24	610,637	89,363	700,000	350,000	0.00	76	9,234.23	76	9,234.23
28	050-182-02	79,753	84,480	164,233	82,117	0.00	18	9,234.23	18	9,234.23
29	050-182-03	79,755	14,086	93,841	46,921	0.00	10	9,234.23	10	9,234.23
30	050-182-04	517,102	67,229	584,331	292,166	0.00	63	9,234.23	63	9,234.23
31	050-182-05	867,056	70,454	937,510	468,755	0.00	102	9,234.23	102	9,234.23
32	050-182-06	734,479	54,881	789,360	394,680	0.00	85	9,234.23	85	9,234.23
33	050-182-07	79,752	63,441	143,193	71,597	0.00	16	9,234.23	16	9,234.23
34	050-182-08	150,319	46,742	197,061	98,531	0.00	21	9,234.23	21	9,234.23
35	050-182-09	714,212	200,397	914,609	457,305	0.00	99	9,234.23	99	9,234.23
36	050-182-10	889,210	196,892	1,086,102	543,051	0.00	118	9,234.23	118	9,234.23
37	050-182-11	423,858	73,502	497,360	248,680	0.00	54	9,234.23	54	9,234.23
38	050-182-12	223,661	29,692	253,353	126,677	0.00	27	9,234.23	27	9,234.23
39	050-182-13	196,034	84,193	280,227	140,114	0.00	30	9,234.23	30	9,234.23
40	050-182-14	622,080	77,920	700,000	350,000	0.00	76	9,234.23	76	9,234.23
41	050-182-15	353,208	185,790	538,998	269,499	0.00	58	9,234.23	58	9,234.23
42	050-182-16	79,752	43,448	123,200	61,600	0.00	13	9,234.23	13	9,234.23
43	050-182-17	343,753	20,213	363,966	181,983	0.00	39	9,234.23	39	9,234.23
44	050-182-18	79,751	10,971	90,722	45,361	0.00	10	9,234.23	10	9,234.23
45	050-182-19	79,749	9,236	88,985	44,493	0.00	10	9,234.23	10	9,234.23
46	050-182-20	195,832	3,472	199,304	99,652	0.00	22	9,234.23	22	9,234.23
47	050-182-21	79,751	6,229	85,980	42,990	0.00	9	9,234.23	9	9,234.23
48	050-182-22	79,749	408,895	488,644	244,322	0.00	53	9,234.23	53	9,234.23

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78

(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
49	050-183-01	\$57,905	\$20,620	\$78,525	\$39,263	\$0.00	9	\$9,234.23	9	\$9,234.23
50	050-183-23	369,979	36,908	406,887	203,444	0.00	44	9,234.23	44	9,234.23
51	050-183-02	79,751	34,779	114,530	57,265	0.00	12	9,234.23	12	9,234.23
52	050-183-03	511,987	39,257	551,244	275,622	0.00	60	9,234.23	60	9,234.23
53	050-183-04	79,753	21,833	101,586	50,793	0.00	11	9,234.23	11	9,234.23
54	050-183-05	579,903	67,209	647,112	323,556	0.00	70	9,234.23	70	9,234.23
55	050-183-25	449,432	104,413	553,845	276,923	0.00	60	9,234.23	60	9,234.23
56	050-183-24	210,461	155,476	365,937	182,969	0.00	40	9,234.23	40	9,234.23
57	050-183-07	79,753	21,833	101,586	50,793	0.00	11	9,234.23	11	9,234.23
58	050-183-08	79,753	21,833	101,586	50,793	0.00	11	9,234.23	11	9,234.23
59	050-183-09	92,233	10,971	103,204	51,602	0.00	11	9,234.23	11	9,234.23
60	050-183-10	171,994	34,433	206,427	103,214	0.00	22	9,234.23	22	9,234.23
61	050-183-11	2,151,490	450,566	2,602,056	1,301,028	0.00	282	9,234.23	282	9,234.23
62	050-183-12	1,504,416	379,486	1,883,902	941,951	0.00	204	9,234.23	204	9,234.23
63	050-183-13	1,418,946	103,841	1,522,787	761,394	0.00	165	9,234.23	165	9,234.23
64	050-183-14	187,711	67,257	254,968	127,484	0.00	28	9,234.23	28	9,234.23
65	050-183-15	92,239	24,501	116,740	58,370	0.00	13	9,234.23	13	9,234.23
66	050-183-16	78,192	140,394	218,586	109,293	0.00	24	9,234.23	24	9,234.23
67	050-183-17	79,755	42,177	121,932	60,966	0.00	13	9,234.23	13	9,234.23
68	050-183-18	79,752	18,709	98,461	49,231	0.00	11	9,234.23	11	9,234.23
69	050-183-19	98,476	23,043	121,519	60,760	0.00	13	9,234.23	13	9,234.23
70	050-183-20	215,793	107,218	323,011	161,506	0.00	35	9,234.23	35	9,234.23
71	050-183-21	100,099	45,112	145,211	72,606	0.00	16	9,234.23	16	9,234.23
72	050-183-22	581,986	98,014	680,000	340,000	0.00	74	9,234.23	74	9,234.23

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78

(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
73	050-184-19	\$913	\$0	\$913	\$457	---	--	---	--	---
74	050-184-01	353,879	52,690	406,569	203,285	\$0.00	44	\$9,234.23	44	\$9,234.23
75	050-184-02	29,698	14,086	43,784	21,892	0.00	5	9,234.23	5	9,234.23
76	050-184-03	42,184	15,594	57,778	28,889	0.00	6	9,234.23	6	9,234.23
77	050-184-04	234,184	46,562	280,746	140,373	0.00	30	9,234.23	30	9,234.23
78	050-184-05	65,647	18,709	84,356	42,178	0.00	9	9,234.23	9	9,234.23
79	050-184-06	731,974	96,029	828,003	414,002	0.00	90	9,234.23	90	9,234.23
80	050-184-07	195,451	78,238	273,689	136,845	0.00	30	9,234.23	30	9,234.23
81	050-184-21	281,916	31,261	313,177	156,589	0.00	34	9,234.23	34	9,234.23
82	050-184-25	1,168,678	348,065	1,516,743	758,372	0.00	164	9,234.23	164	9,234.23
83	050-184-27	1,532,360	0	1,532,360	766,180	0.00	166	9,234.23	166	9,234.23
84	050-184-09	445,704	174,568	620,272	310,136	0.00	67	9,234.23	67	9,234.23
85	050-184-10	497,434	137,599	635,033	317,517	0.00	69	9,234.23	69	9,234.23
86	050-184-11	1,298,272	94,599	1,392,871	696,436	0.00	151	9,234.23	151	9,234.23
87	050-184-12	1,082,784	82,636	1,165,420	582,710	0.00	126	9,234.23	126	9,234.23
88	050-184-13	192,333	46,972	239,305	119,653	0.00	26	9,234.23	26	9,234.23
89	050-184-14	1,367,746	377,136	1,744,882	872,441	0.00	189	9,234.23	189	9,234.23
90	050-184-15	178,229	45,298	223,527	111,764	0.00	24	9,234.23	24	9,234.23
91	050-184-16	1,067,885	259,603	1,327,488	663,744	0.00	144	9,234.23	144	9,234.23
92	050-184-17	1,102,538	95,491	1,198,029	599,015	0.00	130	9,234.23	130	9,234.23
93	050-184-18	281,918	34,257	316,175	158,088	0.00	34	9,234.23	34	9,234.23
94	050-191-01	305,109	122,463	427,572	213,786	0.00	46	9,234.23	46	9,234.23
95	050-191-02	159,678	54,076	213,754	106,877	0.00	23	9,234.23	23	9,234.23
96	050-191-03	229,900	50,037	279,937	139,969	0.00	30	9,234.23	30	9,234.23

Exhibit I

CITY OF NEWPORT BEACH  
 ASSESSMENT DISTRICT NO. 78  
 (Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
97	050-191-29	\$115,696	\$53,160	\$168,856	\$84,428	\$0.00	18	\$9,234.23	18	\$9,234.23
98	050-191-28	115,696	53,160	168,856	84,428	0.00	18	9,234.23	18	9,234.23
99	050-191-05	159,682	93,325	253,007	126,504	0.00	27	9,234.23	27	9,234.23
100	050-191-06	115,697	9,350	125,047	62,524	0.00	14	9,234.23	14	9,234.23
101	050-191-07	437,412	45,628	483,040	241,520	0.00	52	9,234.23	52	9,234.23
102	050-191-08	660,317	66,288	726,605	363,303	0.00	79	9,234.23	79	9,234.23
103	050-191-09	792,254	80,626	872,880	436,440	0.00	95	9,234.23	95	9,234.23
104	050-191-10	197,496	38,286	235,782	117,891	0.00	26	9,234.23	26	9,234.23
105	050-191-11	117,319	10,971	128,290	64,145	0.00	14	9,234.23	14	9,234.23
106	050-191-12	792,057	57,943	850,000	425,000	0.00	92	9,234.23	92	9,234.23
107	050-191-13	194,942	98,965	293,907	146,954	0.00	32	9,234.23	32	9,234.23
108	050-191-14	324,228	194,426	518,654	259,327	0.00	56	9,234.23	56	9,234.23
109	050-191-15	46,921	17,209	64,130	32,065	0.00	7	9,234.23	7	9,234.23
110	050-191-16	365,641	78,745	444,386	222,193	0.00	48	9,234.23	48	9,234.23
111	050-191-17	96,968	6,115	103,083	51,542	0.00	11	9,234.23	11	9,234.23
112	050-191-27	524,240	67,652	591,892	295,946	0.00	64	9,234.23	64	9,234.23
113	050-191-26	583,138	69,181	652,319	326,160	0.00	71	9,234.23	71	9,234.23
114	050-191-19	92,467	194,682	287,149	143,575	0.00	31	9,234.23	31	9,234.23
115	050-191-20	683,510	74,887	758,397	379,199	0.00	82	9,234.23	82	9,234.23
116	050-191-21	76,629	4,726	81,355	40,678	0.00	9	9,234.23	9	9,234.23
117	050-191-22	96,971	23,272	120,243	60,122	0.00	13	9,234.22	13	9,234.22
118	050-191-23	76,630	61,406	138,036	69,018	0.00	15	9,234.22	15	9,234.22
119	050-191-24	96,970	78,301	175,271	87,636	0.00	19	9,234.22	19	9,234.22
120	050-191-31	391,520	15,891	407,411	203,706	0.00	44	9,234.22	44	9,234.22

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78  
(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
121	050-191-30	\$420,812	\$17,155	\$437,967	\$218,984	\$0.00	47	\$9,234.22	47	\$9,234.22
122	050-192-01	411,491	19,652	431,143	215,572	0.00	47	9,234.22	47	9,234.22
123	050-192-30	65,648	34,202	99,850	49,925	0.00	11	9,234.22	11	9,234.22
124	050-192-29	346,512	165,701	512,213	256,107	0.00	55	9,234.22	55	9,234.22
125	050-192-02	79,750	39,926	119,676	59,838	0.00	13	9,234.22	13	9,234.22
126	050-192-03	537,694	59,673	597,367	298,684	0.00	65	9,234.22	65	9,234.22
127	050-192-04	763,766		763,766	381,883	0.00	83	9,234.22	83	9,234.22
128	050-192-05	597,327	293,886	891,213	445,607	0.00	97	9,234.22	97	9,234.22
129	050-192-06	118,354	68,012	186,366	93,183	0.00	20	9,234.22	20	9,234.22
130	050-192-32	79,753	37,557	117,310	58,655	0.00	13	9,234.22	13	9,234.22
131	050-192-31	79,750	29,692	109,442	54,721	0.00	12	9,234.22	12	9,234.22
132	050-192-08	527,255	123,258	650,513	325,257	0.00	70	9,234.22	70	9,234.22
133	050-192-09	79,752	50,037	129,789	64,895	0.00	14	9,234.22	14	9,234.22
134	050-192-10	583,859	173,084	756,943	378,472	0.00	82	9,234.22	82	9,234.22
135	050-192-11	600,000		600,000	300,000	0.00	65	9,234.22	65	9,234.22
136	050-192-12	555,167	57,399	612,566	306,283	0.00	66	9,234.22	66	9,234.22
137	050-192-13	56,282	6,229	62,511	31,256	0.00	7	9,234.22	7	9,234.22
138	050-192-14	337,208	32,061	369,269	184,635	0.00	40	9,234.22	40	9,234.22
139	050-192-15	415,093	25,546	440,639	220,320	0.00	48	9,234.22	48	9,234.22
140	050-192-16	553,462	217,796	771,258	385,629	0.00	84	9,234.22	84	9,234.22
141	050-192-17	492,032	36,735	528,767	264,384	0.00	57	9,234.22	57	9,234.22
142	050-192-18	79,751	4,726	84,477	42,239	0.00	9	9,234.22	9	9,234.22
143	050-192-19	79,751	20,329	100,080	50,040	0.00	11	9,234.22	11	9,234.22
144	050-192-20	299,318	46,141	345,459	172,730	0.00	37	9,234.22	37	9,234.22



Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78

(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
145	050-192-21	\$526,850	\$44,025	\$570,875	\$285,438	\$0.00	62	\$9,234.22	62	\$9,234.22
146	050-192-22	576,759	73,241	650,000	325,000	0.00	70	9,234.22	70	9,234.22
147	050-192-23	267,700	78,484	346,184	173,092	0.00	37	9,234.22	37	9,234.22
148	050-192-24	79,753	53,599	133,352	66,676	0.00	14	9,234.22	14	9,234.22
149	050-192-25	575,078	64,922	640,000	320,000	0.00	69	9,234.22	69	9,234.22
150	050-192-26	531,874	43,595	575,469	287,735	0.00	62	9,234.22	62	9,234.22
151	050-192-27	605,064	54,936	660,000	330,000	0.00	71	9,234.22	71	9,234.22
152	050-192-28	56,281	9,350	65,631	32,816	0.00	7	9,234.22	7	9,234.22
153	050-193-01	78,241	37,557	115,798	57,899	0.00	13	9,234.22	13	9,234.22
154	050-193-02	626,215	178,423	804,638	402,319	0.00	87	9,234.22	87	9,234.22
155	050-193-03	500,257	121,046	621,303	310,652	0.00	67	9,234.22	67	9,234.22
156	050-193-04	432,573	40,669	473,242	236,621	0.00	51	9,234.22	51	9,234.22
157	050-193-05	79,750	187,616	267,366	133,683	0.00	29	9,234.22	29	9,234.22
158	050-193-06	516,934	46,924	563,858	281,929	0.00	61	9,234.22	61	9,234.22
159	050-193-07	79,751	24,955	104,706	52,353	0.00	11	9,234.22	11	9,234.22
160	050-193-08	283,064	35,290	318,354	159,177	0.00	34	9,234.22	34	9,234.22
161	050-193-09	56,280	3,110	59,390	29,695	0.00	6	9,234.22	6	9,234.22
162	050-193-10	56,283	26,575	82,858	41,429	0.00	9	9,234.22	9	9,234.22
163	050-193-11	23,452	0	23,452	11,726	0.00	3	9,234.22	--	---
164	050-193-12	90,735	54,775	145,510	72,755	0.00	16	9,234.22	16	9,234.22
165	050-193-13	85,990	18,710	104,700	52,350	0.00	11	9,234.22	11	9,234.22
166	050-193-14	356,657	29,059	385,716	192,858	0.00	42	9,234.22	42	9,234.22
167	050-193-15	165,750	62,521	228,271	114,136	0.00	25	9,234.22	25	9,234.22
168	050-193-16	170,489	51,596	222,085	111,043	0.00	24	9,234.22	24	9,234.22

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78

(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
169	050-193-17	\$1,197,727	\$206,388	\$1,404,115	\$702,058	\$0.00	152	\$9,234.22	152	\$9,234.22
170	050-193-18	192,332	44,936	237,268	118,634	0.00	26	9,234.22	26	9,234.22
171	050-193-19	223,660	51,431	275,091	137,546	0.00	30	9,234.22	30	9,234.22
172	050-193-27	682,989	59,205	742,194	371,097	0.00	80	9,234.22	80	9,234.22
173	050-193-29	720,215	195,835	916,050	458,025	0.00	99	9,234.22	99	9,234.22
174	050-193-30	1,358,447	303,793	1,662,240	831,120	0.00	180	9,234.22	180	9,234.22
175	050-193-21	1,097,063	45,727	1,142,790	571,395	0.00	124	9,234.22	124	9,234.22
176	050-193-22	951,108	61,820	1,012,928	506,464	0.00	110	9,234.22	110	9,234.22
177	050-193-23	217,358	48,482	265,840	132,920	0.00	29	9,234.22	29	9,234.22
178	050-193-24	209,556	40,672	250,228	125,114	0.00	27	9,234.22	27	9,234.22
179	050-193-25	170,492	70,555	241,047	120,524	0.00	26	9,234.22	26	9,234.22
180	050-193-26	912,369	616,456	1,528,825	764,413	0.00	166	9,234.22	166	9,234.22
181	050-201-01	308,098	88,891	396,989	198,495	0.00	43	9,234.22	43	9,234.22
182	050-201-02	966,497	258,354	1,224,851	612,426	0.00	133	9,234.22	133	9,234.22
183	050-201-03	782,764	58,745	841,509	420,755	0.00	91	9,234.22	91	9,234.22
184	050-201-04	1,435,852	114,148	1,550,000	775,000	0.00	168	9,234.22	168	9,234.22
185	050-201-21	158,001	76,624	234,625	117,313	0.00	25	9,234.22	25	9,234.22
186	050-201-20	1,188,418	123,194	1,311,612	655,806	0.00	142	9,234.22	142	9,234.22
187	050-201-06	1,184,785	189,189	1,373,974	686,987	0.00	149	9,234.22	149	9,234.22
188	050-201-07	1,222,000		1,222,000	611,000	0.00	132	9,234.22	132	9,234.22
189	050-201-08	201,409	236,829	438,238	219,119	0.00	47	9,234.22	47	9,234.22
190	050-201-09	165,749	18,709	184,458	92,229	0.00	20	9,234.22	20	9,234.22
191	050-201-10	1,364,333	61,608	1,425,941	712,971	0.00	154	9,234.22	154	9,234.22
192	050-201-11	1,121,011	240,939	1,361,950	680,975	0.00	147	9,234.22	147	9,234.22

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78

(Little Balboa Island)

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Asmt. No.	Assessor's Parcel No. (99-00 Roll)	Assessed Land Value	Assessed Improvement Value	Total Assessed Value (Per OC Assessor)	One Half True Value of Parcel	Unpaid Special Asmts.	Value to Lien Ratio	Preliminary Assessment	Value to Lien Ratio	Confirmed Assessment
193	050-201-12	\$165,747	\$37,557	\$203,304	\$101,652	\$0.00	22	\$9,234.22	22	\$9,234.22
194	050-201-13	1,375,521	78,939	1,454,460	727,230	0.00	158	9,234.22	158	9,234.22
195	050-201-14	248,682	138,854	387,536	193,768	0.00	42	9,234.22	42	9,234.22
196	050-201-15	158,000	29,692	187,692	93,846	0.00	20	9,234.22	20	9,234.22
197	050-201-16	157,999	37,557	195,556	97,778	0.00	21	9,234.22	21	9,234.22
198	050-201-17	536,675	40,908	577,583	288,792	0.00	63	9,234.22	63	9,234.22
199	050-201-18	165,748	145,099	310,847	155,424	0.00	34	9,234.22	34	9,234.22
200	050-201-19	831,904	256,628	1,088,532	544,266	0.00	118	9,234.22	118	9,234.22
201	050-202-01	721,517	91,298	812,815	406,408	0.00	88	9,234.22	88	9,234.22
202	050-202-02	463,439	49,205	512,644	256,322	0.00	56	9,234.22	56	9,234.22
203	050-202-03	40,026	417,259	457,285	228,643	0.00	50	9,234.22	50	9,234.22
204	050-202-04	568,830	120,713	689,543	344,772	0.00	75	9,234.22	75	9,234.22
205	050-202-05	416,517	100,210	516,727	258,364	0.00	56	9,234.22	56	9,234.22
206	050-202-06	152,919	71,365	224,284	112,142	0.00	24	9,234.22	24	9,234.22
207	050-202-07	408,400	115,709	524,109	262,055	0.00	57	9,234.22	57	9,234.22
208	050-202-08	624,186	77,869	702,055	351,028	0.00	76	9,234.22	76	9,234.22
209	050-202-09	111,073	23,452	134,525	67,263	0.00	15	9,234.22	15	9,234.22
210	050-202-10	117,317	20,329	137,646	68,823	0.00	15	9,234.22	15	9,234.22
211	050-202-11	117,321	28,131	145,452	72,726	0.00	16	9,234.22	16	9,234.22
212	050-202-23	298,568	16,649	315,217	157,609	0.00	34	9,234.22	34	9,234.22
213	050-202-13	626,241	106,183	732,424	366,212	0.00	79	9,234.22	79	9,234.22
214	050-202-24	93,852	282,670	376,522	188,261	0.00	41	9,234.22	41	9,234.22
215	050-202-16	57,092	32,627	89,719	44,860	0.00	10	9,234.22	10	9,234.22
216	050-202-17	501,886	23,114	525,000	262,500	0.00	57	9,234.22	57	9,234.22

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 78

(Little Balboa Island)

TABLE OF VALUES - 1931 ACT

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217	050-202-18	\$51,602	\$34,694	\$86,296	\$43,148	\$0.00	9	\$9,234.22	9	\$9,234.22
218	050-202-19	331,761	23,863	355,624	177,812	0.00	39	9,234.22	39	9,234.22
219	050-202-20	537,672	47,982	585,654	292,827	0.00	63	9,234.22	63	9,234.22
220	050-203-01	346,950	63,239	410,189	205,095	0.00	44	9,234.22	44	9,234.22
221	050-203-02	566,825	69,756	636,581	318,291	0.00	69	9,234.22	69	9,234.22
222	050-203-06	274,173	63,433	337,606	168,803	0.00	37	9,234.22	37	9,234.22
223	050-203-07	118,357	71,943	190,300	95,150	0.00	21	9,234.22	21	9,234.22
224	050-203-04	399,499	42,033	441,532	220,766	0.00	48	9,234.22	48	9,234.22
225	050-203-05	89,116	28,131	117,247	58,624	0.00	13	9,234.22	13	9,234.22
226	050-204-02	515,137	141,863	657,000	328,500	0.00	71	9,234.22	71	9,234.22
227	050-204-03	57,093	37,557	94,650	47,325	0.00	10	9,234.22	10	9,234.22
228	050-204-04	57,093	37,557	94,650	47,325	0.00	10	9,234.22	10	9,234.22
229	050-204-05	409,560	52,603	462,163	231,082	0.00	50	9,234.22	50	9,234.22
230	050-204-06	52,415	28,131	80,546	40,273	0.00	9	9,234.22	9	9,234.22
231	050-204-07	660,684	87,324	748,008	374,004	0.00	81	9,234.22	81	9,234.22
<b>Totals</b>		<b>\$92,424,987</b>	<b>\$19,052,047</b>	<b>\$111,477,034</b>	<b>\$55,738,517</b>	<b>\$0.00</b>	<b>52</b>	<b>\$2,123,871.75</b>	<b>53</b>	<b>\$2,114,637.53</b>

# **ENGINEER'S "REPORT"**

## **EXHIBIT "A"**

### **CITY OF NEWPORT BEACH**

#### **ASSESSMENT DISTRICT NO. 78**

*(Little Balboa Island)*

#### **METHOD AND FORMULA OF ASSESSMENT SPREAD**

Article XIID requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Municipal Improvement Act of 1913", must be based on the special benefit that the properties receive from the works of improvement. It is further necessary that the property owners receive a special and direct benefit distinguished from that of the general public.

The special benefits that inure to the property owners within the boundary of Assessment District No. 78 are twofold; first, the undergrounding of existing overhead electrical and telephone lines and the removal of supporting poles; and second, the construction of a new and improved underground electrical and telephone system, and the necessary appurtenant work to provide complete, functional, safe and secure improvements for all parcels and lots within the boundary of the Assessment District. Because all of the parcels receiving special benefit from the proposed improvements contain residences, it is reasonable to spread the assessments using an assessment unit (AU) formula where each residence is assessed relative to a "standard" residence (1.0 AU) within the Assessment District that receives a full measure of special benefit. The construction cost and proportionate share of the incidental costs for bid items will, therefore, be spread on an assessment unit basis to those areas or subareas of the Assessment District that specially benefit from the works of improvement. Because the benefit from improved electric and telephone service is specific to each parcel, there is no general benefit component that is received by parcels outside of the Assessment District boundary or by the general public. The special benefit received from the above-cited works of improvement is estimated to be in direct proportion to the number of assessment units (AU's) allocated to each parcel as described below.

The proportionate special benefit that each parcel receives is based upon the fact that each parcel receives approximately the same special benefit from the new electric and telephone distribution facilities that are proposed to be constructed and by the removal of the existing overhead distribution facilities. The use of the formula throughout the Assessment District is given below. Please refer to the Assessment Diagram for the location of existing facilities.

Each parcel within the Assessment District contains a residence, or is capable of having a residence built upon it, and is assessed one (1.0) AU, with the exception of the parcel designated as Assessment No. 73 which is a small triangular parcel comprised of approximately 95 square feet which is situated at the intersection of

Jade Avenue and the alley between Jade Avenue and East Bay Front. Said Assessment No. 73 is too small to have a residence or business that would need electric or telephone service and therefore receives no assessment.

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

Front footage was considered as a method of spreading assessments but was rejected because several of the parcels have front footages that are not reflective of the special benefit gained from the type of proposed improvements.

Acreage was rejected as a method of spreading assessments because some of the parcels are half of the size of others. The use of an acreage formula would not reflect the special benefit derived from the proposed improvements.

**The following proposed revision is recommended in this confirmed Engineer's Report:**

\*\*\*\*\*

**It has been determined that the parcel designated as Assessment No. 163 is not a buildable lot. This determination was made jointly by the City of Newport Beach Planning Department and the City Attorney. Due to it's triangular shape and the required setbacks for building a residence, the parcel has inadequate buildable area for this neighborhood. Therefore, it is proposed that this parcel not be assessed. The project estimate and related financial information in this Engineer's Report reflect this revision. Please note that this circumstance does not apply to any substandard lots that already have residences on them requiring underground utility drops.**

\*\*\*\*\*

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

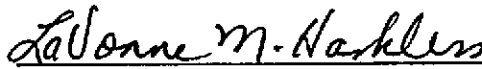
- a. The proportionate special benefit derived by each identified parcel has been determined in relationship to the entirety of the cost of the construction of the works of improvement.
- b. No assessment has been imposed on any parcel which exceeds the reasonable cost of the proportional special benefit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

DATED: June 23, 2000

GFB-FRIEDRICH & ASSOC., INC.


  
\_\_\_\_\_  
JOHN A. FRIEDRICH, P.E.  
ASSESSMENT ENGINEER

I, LAVONNE M. HARKLESS, as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA, do hereby certify that the foregoing assessment, together with the Diagram attached thereto, was filed in my office on the 12th day of July, 2000.

  
\_\_\_\_\_  
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 11th day of July, 2000.

  
\_\_\_\_\_  
LAVONNE M. HARKLESS  
CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA



I, DON WEBB, 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 12th day of July, 2000.

  
\_\_\_\_\_  
SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

**ENGINEER'S "REPORT"**

**PART IV**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 78**

*(Little Balboa Island)*

**DIAGRAM OF ASSESSMENT DISTRICT**

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



# PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 78 (LITTLE BALBOA ISLAND)

for the  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

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

SEE DOCUMENT NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2000, AT THE HOUR OF \_\_\_\_\_ O'CLOCK, AM  
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.

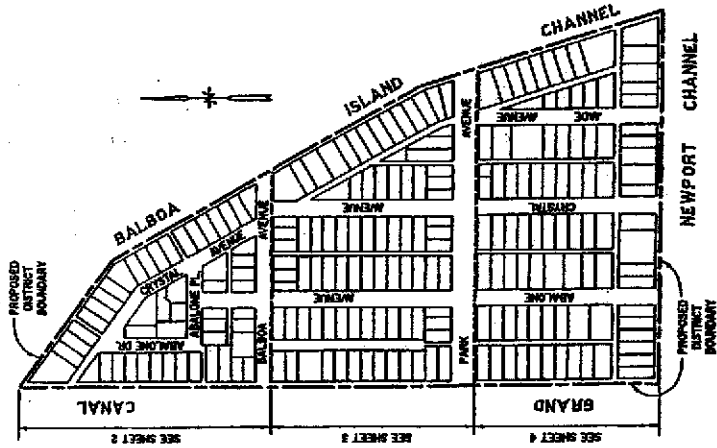
COUNTY RECORDER OF ORANGE COUNTY  
BY: \_\_\_\_\_ DEPUTY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE  
PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 78,  
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 \_\_\_\_\_  
2000, BY ITS RESOLUTION NO. \_\_\_\_\_

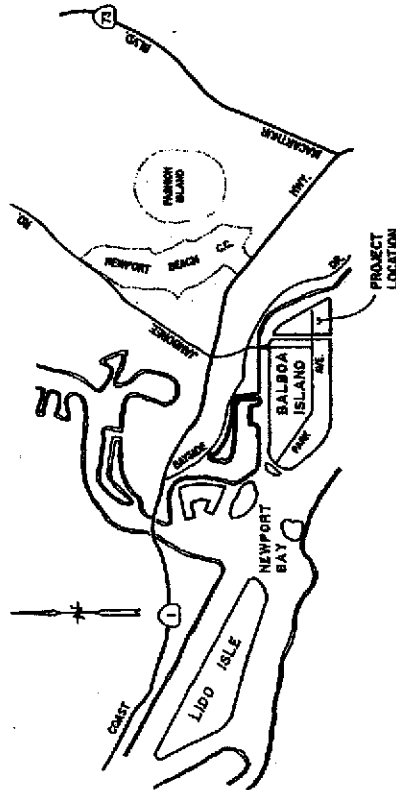
CITY CLERK, CITY OF NEWPORT BEACH

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
NEWPORT BEACH, STATE OF CALIFORNIA, ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2000.

CITY CLERK, CITY OF NEWPORT BEACH



INDEX MAP  
N.T.S.



VICINITY MAP  
N.T.S.

**GFB-FRIEDRICH  
& ASSOC., INC.**  
A PROFESSIONAL CORPORATION  
6333 WINDSOR AVE. SUITE 210  
NEWPORT BEACH, CA 92656

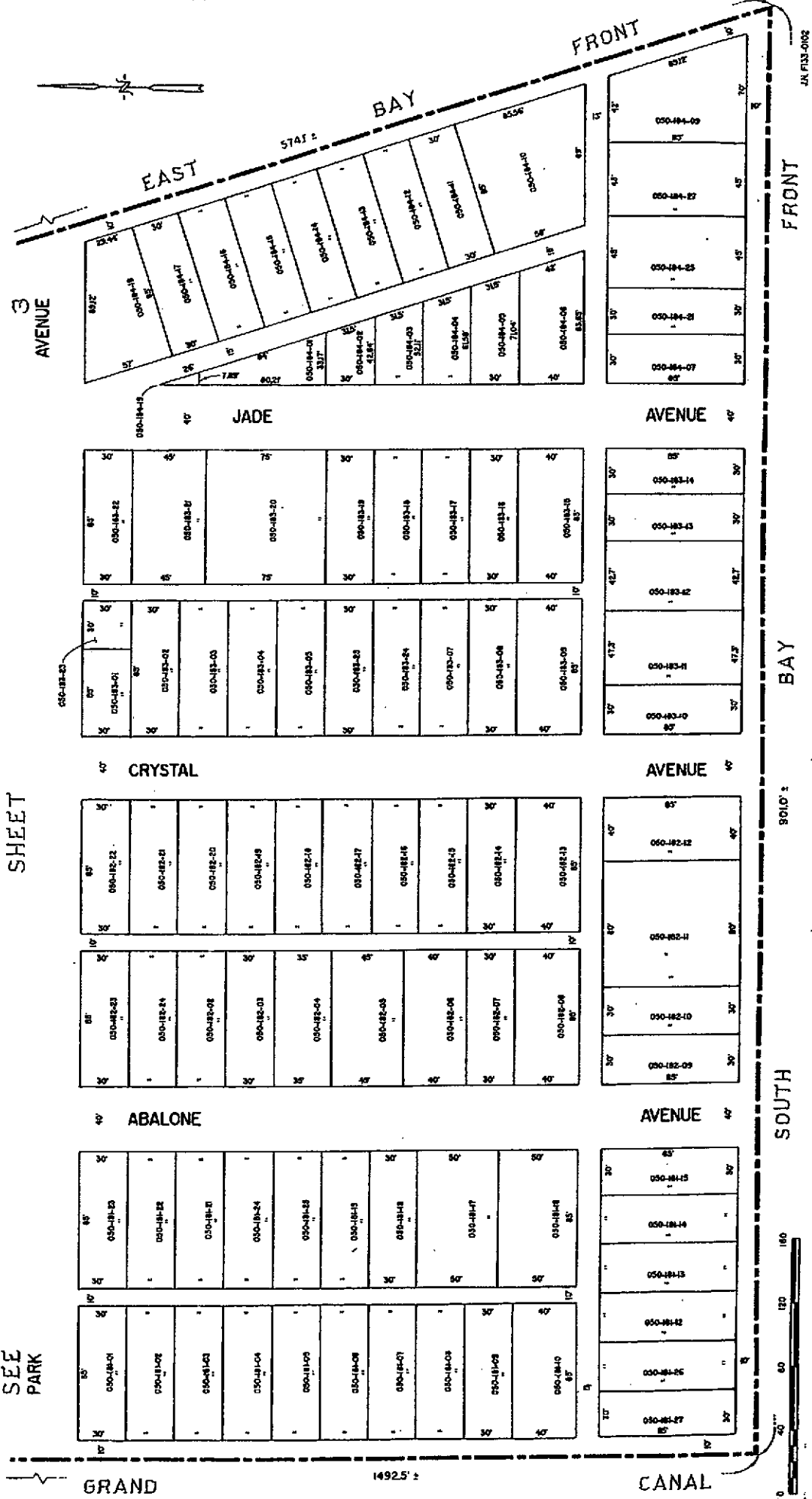
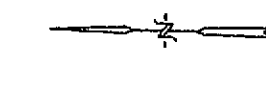






SHEET 4 OF 4 SHEETS

LEGEND  
(SEE SHEET 2)



SEE  
PARK

SHEET



901.0 ±

24.133-002

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BAY

FRONT

GRAND

1492.5 ±

CANAL

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CRYSTAL

JADE

3  
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050-18-229

050-18-230

050-18-231

050-18-232

050-18-233

050-18-234

050-18-235

# ASSESSMENT DIAGRAM ASSESSMENT DISTRICT NO. 78 (LITTLE BALBOA ISLAND)

for the  
**CITY OF NEWPORT BEACH**  
**COUNTY OF ORANGE, STATE OF CALIFORNIA**

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

FEE: \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2000, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
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 ORANGE COUNTY

BY: \_\_\_\_\_ DEPUTY

THE ASSESSMENTS SHOWN ON THIS ASSESSMENT DIAGRAM  
WERE CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE  
CITY OF NEWPORT BEACH, CALIFORNIA, ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2000, AND SAID ASSESSMENT  
DIAGRAM WAS RECORDED IN THE OFFICE OF THE  
SUPERINTENDENT OF STREETS OF SAID CITY ON THE  
DAY OF \_\_\_\_\_ 2000. REFERENCE IS MADE TO  
SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT  
OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF  
LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

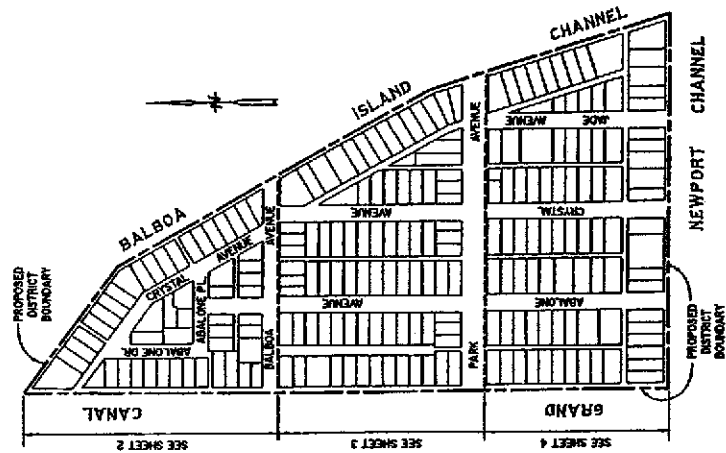
\_\_\_\_\_  
CITY CLERK, CITY OF NEWPORT BEACH

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
NEWPORT BEACH, STATE OF CALIFORNIA, ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2000

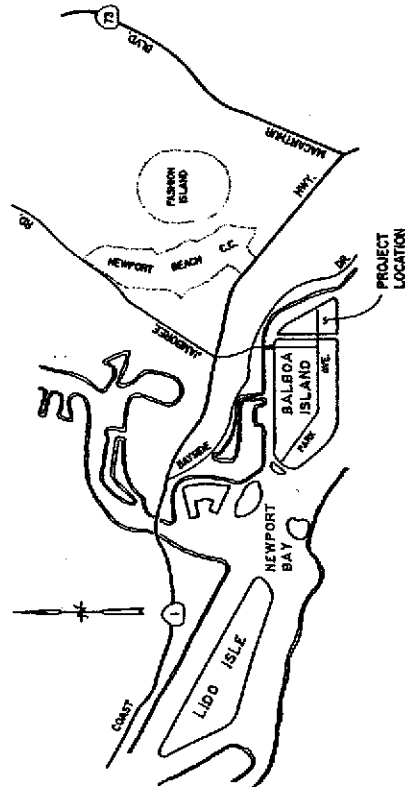
\_\_\_\_\_  
CITY CLERK, CITY OF NEWPORT BEACH

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF  
STREETS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2000

\_\_\_\_\_  
SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH



INDEX MAP  
N.T.S.



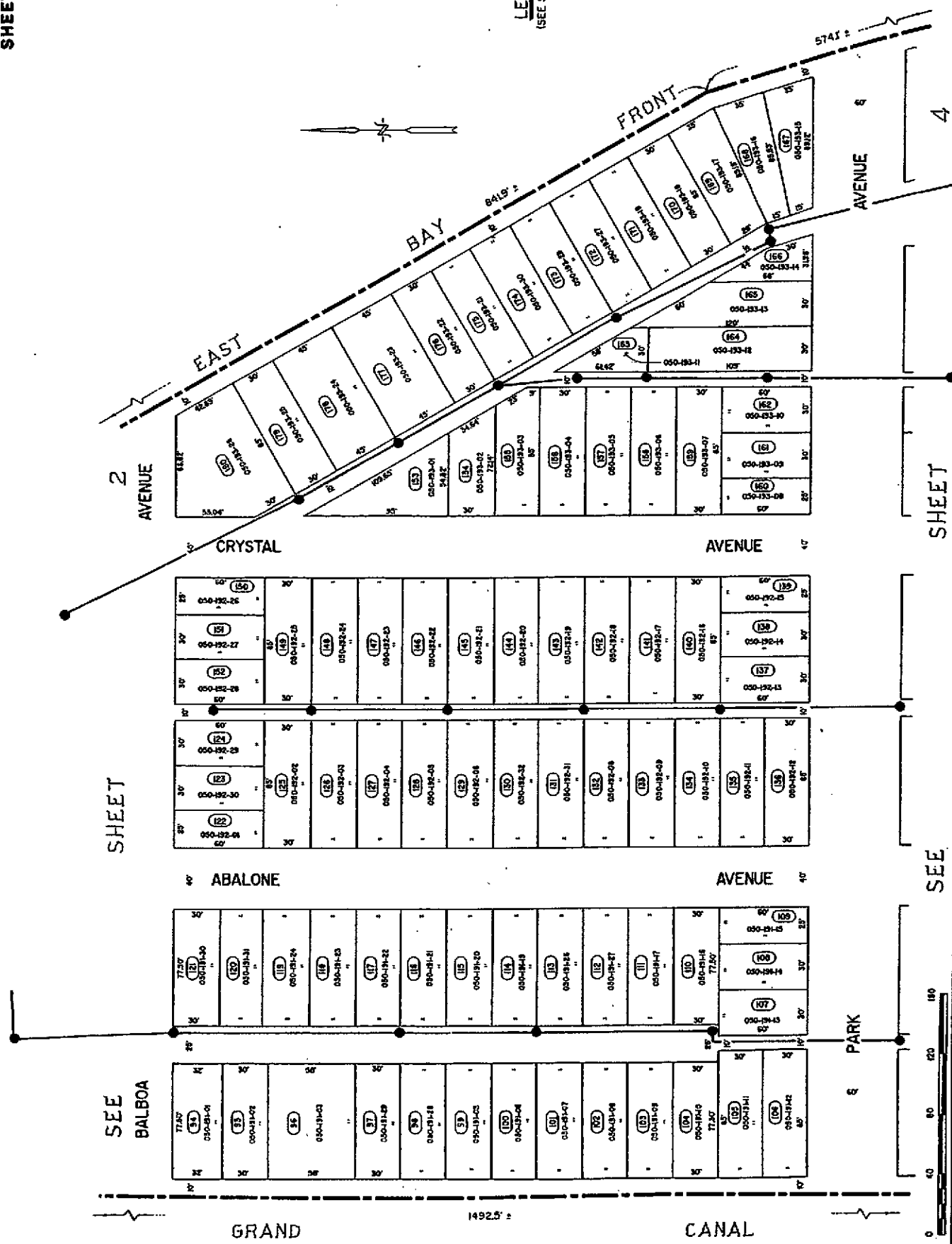
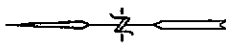
VICINITY MAP  
N.T.S.

**GFB-FRIEDRICH & ASSOC. INC.**  
15000 EAST AVENUE, SUITE 250  
IRVINE, CALIFORNIA 92614





LEGEND  
(SEE SHEET 2)



SEE SHEET

SHEET

SEE

SEE BALBOA

GRAND

1492.5'

CANAL

PARK AVENUE

2 AVENUE

CRYSTAL AVENUE

AVENUE

ABALONE AVENUE

AVENUE

EAST BAY AVENUE FRONT

AVENUE

4

SEE

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SEE





# **ENGINEER'S REPORT**

## **PART V(A)**

### **CITY OF NEWPORT BEACH**

#### **ASSESSMENT DISTRICT NO. 78**

*(Little Balboa Island)*

#### **DESCRIPTION OF WORKS OF IMPROVEMENT**

The following improvements are proposed to be constructed and installed on the entire area of Little Balboa Island which is located east of the Grand Canal.

1. Removal of 50 existing power and telephone poles.
2. Removal of 230 overhead resident service drops for both electric and telephone service.
3. Construction of approximately 4,885 linear feet each of mainline underground power and telephone conduit, with appurtenant vaults, handholes and pullboxes.
4. Construction of required service conduit and appurtenances to private property lines.

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

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his or her property necessary to connect facilities constructed by the public utilities in the public streets or easements to the points of connection on private property. Conversion of individual service connections on private property is not included in the work done by the Assessment District.

Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utility companies be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

The location of the existing facilities to be undergrounded are shown on the Assessment Diagram in Part IV of this "Report".

**ENGINEER'S "REPORT"**

**PART V(B)**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 78**

*(Little Balboa Island)*

**RIGHT-OF-WAY CERTIFICATE**

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

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

At all times herein mentioned, the undersigned was, and now is, the duly appointed **SUPERINTENDENT OF STREETS** of the **CITY OF NEWPORT BEACH, CALIFORNIA**.


That there have now been instituted proceedings under the provisions of the "Municipal Improvement Act of 1913", being Division 12 of Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as **ASSESSMENT DISTRICT NO. 78 (Little Balboa Island)** (hereinafter referred to as the "Assessment District").

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

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

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

EXECUTED this 22<sup>nd</sup> day of May, 2000, at Newport Beach, California.

  
\_\_\_\_\_  
**SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA**

**ENGINEER'S "REPORT"**

**PART V(C)**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 78**

*(Little Balboa Island)*


**CERTIFICATION OF COMPLETION OF ENVIRONMENTAL PROCEEDINGS**

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

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

1. The improvements to be constructed under the proceedings in Assessment District No. 78 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under the provisions of Paragraph 15302, Class 2 (d) of "Guidelines For Implementation of the California Environmental Quality Act", as adopted by the Secretary for Resources of the State of California, June 1992.
2. The undergrounding to be done under Assessment District No. 78 is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act guidelines because the Secretary for Resources has found that conversion of overhead electric utility distribution system facilities to underground locations where the surface is restored to the condition prior to the undergrounding, does not have a significant effect on the environment, and are declared to be categorically exempt.
3. A Notice of Exemption has been filed in the office of the County Clerk of Orange County, California. A copy of the Notice of Exemption marked Exhibit "C" is attached to this Report and is hereby made a part of this Report.
4. All environmental evaluation proceedings necessary for the formation of Assessment District No. 78 have been completed to my satisfaction, and no further environmental proceedings are necessary.

EXECUTED this 23rd day of May, 2000, at Newport Beach, California.

  
PATRICIA L. TEMPLE  
PLANNING DIRECTOR  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

# CITY OF NEWPORT BEACH

3300 Newport Boulevard - P.O. Box 1768  
Newport Beach, CA 92658-8915  
(714) 644-3200

# POSTED

JAN 21 1999

## NOTICE OF EXEMPTION

GARY L. GRANVILLE, Clerk-Recorder  
By DEPUTY

To:

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

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

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

Filed in the County of Orange, California  
Gary L. Granville, Clerk/Recorder



No Fee

19998500046 09:24am 01/21/99

856 6188546 06 10  
201 1 38.00

Name of Project: Assessment District No. 78.

Project Location: Little Balboa Island, Newport Beach, CA  
Specific:

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

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

Exempt Status: (check one)

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

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

Name of Public Agency Approving Project: City of Newport Beach

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

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

Contact Person: Dick Hoffstadt Title: Development Engineer

Signature: Patricia L. Temple  
Patricia L. Temple, Planning Director

Tel.No. 714/644-3200

Date: 1.13.99

## Exhibit II

**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT No. 78**  
**(Little Balboa Island)**

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
1	050-181-01	Zeff, Frances Welles Brown TR 126 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
2	050-181-02	Boelkes, Christopher R. & Debra J. 124 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
3	050-181-03	Bouas, Mary Shores TR 122-12 1/2 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
4	050-181-04	Crosson, Betty Louise & Kevin 120 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
5	050-181-05	Schwarting, Jan Trustee & Jackson, Kim P.O. Box 586 Norwalk, CA 90650	0.06	1.00	\$9,234.23	\$9,234.23
6	050-181-06	Lancefield, Robert K. Trustee & Mary G 189 Walter Hays Drive Palo Alto, CA 94303	0.06	1.00	\$9,234.23	\$9,234.23
7	050-181-07	Hunt, Edward S. Jr. 114 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
8	050-181-08	Wilson, Hunter 112 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

Exhibit II

**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT No. 78**  
**(Little Balboa Island)**

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
9	050-181-09	Shaw, Robert L. TR P.O. Box 921141 Sylmar, CA 91392	0.06	1.00	\$9,234.23	\$9,234.23
10	050-181-10	Selmi, Daniel & Ann 106 The Grand Canal Newport Beach, CA 92662	0.08	1.00	\$9,234.23	\$9,234.23
11	050-181-27	Richardson, Jean 1500 S. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
12	050-181-26	Getz, Robert E. 8844 So. Sepulveda Blvd. Los Angeles, CA 90045	0.06	1.00	\$9,234.23	\$9,234.23
13	050-181-12	Parks, Robert J. TR 1504 S. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
14	050-181-13	Platz, Donald L. & Carol Dorn 1506 S. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
15	050-181-14	Kohtz, Wesley Simon Jr. & Kristen Jenni 1508 S. Bay Front Balboa Island, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
16	050-181-15	Mott, Peter George & Maren Lee 1510 S. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

## Exhibit II

**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT No. 78**  
**(Little Balboa Island)**

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
17	050-181-16	Prostor, Jeffrey & Susan 107 Abalone Avenue Newport Beach, CA 92662	0.10	1.00	\$9,234.23	\$9,234.23
18	050-181-17	Witt, Basil & Judith 111 Abalone Avenue Balboa Island, CA 92662	0.10	1.00	\$9,234.23	\$9,234.23
19	050-181-18	Eastman, George Trustee Eastman Assoc 17 Hillsdale Drive Newport Beach, CA 92660	0.06	1.00	\$9,234.23	\$9,234.23
20	050-181-19	Chase, Lee Ashton Jr/Hawley, Steven et 1512 Larimer Street, #23 Denver, CO 80202	0.06	1.00	\$9,234.23	\$9,234.23
21	050-181-25	Hunt, Margaret TR 119 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
22	050-181-24	Cook, Walter Douglas TR 121 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
23	050-181-21	Dewitt, Douglas East 1381 Cambridge Rd San Marino, CA 91108	0.06	1.00	\$9,234.23	\$9,234.23
24	050-181-22	Patricia/Daniel Inc. 34177 Pacific Coast Highway Dana Point, CA 92629	0.06	1.00	\$9,234.23	\$9,234.23

## Exhibit II

**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT No. 78**  
**(Little Balboa Island)**

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
25	050-181-23	Lewis, A./Helen P./Mark E. 127 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
26	050-182-23	Holmes, Jeanne G. TR 126 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
27	050-182-24	Ike, Sonia L. TR 660 Harbor Island Dr Newport Beach, CA 92660	0.06	1.00	\$9,234.23	\$9,234.23
28	050-182-02	Hand, Deborah Carolyn TR 377 Holly Drive Tehachapi, CA 93561	0.06	1.00	\$9,234.23	\$9,234.23
29	050-182-03	Farmer, Robert L. 444 S Flower St Los Angeles, CA 90071	0.06	1.00	\$9,234.23	\$9,234.23
30	050-182-04	Mirecki, Beverly J. TR 118 Abalone Avenue Newport Beach, CA 92660	0.07	1.00	\$9,234.23	\$9,234.23
31	050-182-05	Podley, William M. Trustee 1018 Paloma Dr. Pasadena, CA 91107	0.09	1.00	\$9,234.23	\$9,234.23
32	050-182-06	Volk, Richard R. & Mari A. 2190 Washington St, #1002 San Francisco, CA 94109	0.08	1.00	\$9,234.23	\$9,234.23



## Exhibit II

CITY OF NEWPORT BEACH  
ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
33	050-182-07	Lewis, Arthur E. & Diana S. Trustees 1360 Paseo Redondo Burbank, CA 91501	0.06	1.00	\$9,234.23	\$9,234.23
34	050-182-08	Jacobs, Walter G. TR 520 Emerald Bay Laguna Beach, CA 92651	0.08	1.00	\$9,234.23	\$9,234.23
35	050-182-09	Chandler, Bruce 1600 S. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
36	050-182-10	Wiseman Family Trust 1602 S. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
37	050-182-11	Smith, Robert Beaton TR 1604 S. Bay Front Newport Beach, CA 92662	0.16	1.00	\$9,234.23	\$9,234.23
38	050-182-12	Weeks, Linda Russell 5924 Pebble Creek Drive Rocklin, CA 95765	0.08	1.00	\$9,234.23	\$9,234.23
39	050-182-13	Richardson, Walter J & Mary S. 107 Crystal Avenue Newport Beach, CA 92662	0.08	1.00	\$9,234.23	\$9,234.23
40	050-182-14	Baker, Robert C. & Cheryl F. 111 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
41	050-182-15	Steele, Charles T. TR 1043 Parkinson Ave Palo Alto, CA 94301	0.06	1.00	\$9,234.23	\$9,234.23
42	050-182-16	Sandberg, Albert A. TR PO Box 58291 Los Angeles, CA 90058	0.06	1.00	\$9,234.23	\$9,234.23
43	050-182-17	Gram, Joanne H. Trustee & Gram Family 117 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
44	050-182-18	Parks, Kathleen R. 119 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
45	050-182-19	Rutt, A.W. TR 425 Pilgrim Pl San Marino, CA 91108	0.06	1.00	\$9,234.23	\$9,234.23
46	050-182-20	Yount, Emory N. TR 733 W Knepp Ave Fullerton, CA 92832	0.06	1.00	\$9,234.23	\$9,234.23
47	050-182-21	Oak Hills Ranch 10705 Atscadero Ave Atascadero, CA 93422	0.06	1.00	\$9,234.23	\$9,234.23
48	050-182-22	Brown, William W. TR 127 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
49	050-183-01	Mariscal, Daniel J. TR 3450 Vista Haven Rd Sherman Oaks, CA 91403	0.04	1.00	\$9,234.23	\$9,234.23
50	050-183-23	Mariscal, Daniel & Jane M. Trustees 1705 Park Avenue Newport Beach, CA 92662	0.02	1.00	\$9,234.23	\$9,234.23
51	050-183-02	Calkins, Robert A. 124 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
52	050-183-03	Pirkle, Hubert C. & Jacquelyn C. 122 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
53	050-183-04	Dorsey, Clete S. TR 3439 Vosburg St Pasadena, CA 91107	0.06	1.00	\$9,234.23	\$9,234.23
54	050-183-05	Callahan, Robert E. & Terry 118 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
55	050-183-25	Borella, Joseph D. TR 4105 Woodman Ave Sherman Oaks, CA 91423	0.06	1.00	\$9,234.23	\$9,234.23
56	050-183-24	Brown, William Scott 114 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
57	050-183-07	Tully, Dorothy A. 2121 Lemon Heights Dr Santa Ana, CA 92705	0.06	1.00	\$9,234.23	\$9,234.23
58	050-183-08	Mann, Roy H. 110 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
59	050-183-09	McLeod, Margaret D.K. TR 509 N Las Palmas Ave Los Angeles, CA 90004	0.08	1.00	\$9,234.23	\$9,234.23
60	050-183-10	Norman, Margeret Trustee Norman, Alex 11661 San Vicente Blvd., #410 Los Angeles, CA 90049	0.06	1.00	\$9,234.23	\$9,234.23
61	050-183-11	Hurley, James Robert Jr. & Patricia 1702 S. Bay Front Newport Beach, CA 92662	0.09	1.00	\$9,234.23	\$9,234.23
62	050-183-12	Hurray, Michael E. & Patricia 1704 S. Bay Front Newport Beach, CA 92662	0.08	1.00	\$9,234.23	\$9,234.23
63	050-183-13	Lu, Eugene Y. & Terry L. 1708 S. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
64	050-183-14	Hurst, Frank P. & Diane D. Trustees P.O. Box 2488 Rancho Santa Fe, CA 92067	0.06	1.00	\$9,234.23	\$9,234.23

Exhibit II

CITY OF NEWPORT BEACH  
 ASSESSMENT DISTRICT No. 78  
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ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
65	050-183-15	Creber, Jane P. 107 Jade Avenue Newport Beach, CA 92662	0.08	1.00	\$9,234.23	\$9,234.23
66	050-183-16	Sperber, Darrell L. PO Box 307 Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
67	050-183-17	Hoyler, Charles L. 113 Jade Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
68	050-183-18	Allen, John B. TR PO Box 151 Alhambra, CA 91802	0.06	1.00	\$9,234.23	\$9,234.23
69	050-183-19	McCruden, Dorothy 117 Jade Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
70	050-183-20	Lloyd, Mary Trustee 119 Jade Avenue Newport Beach, CA 92662	0.15	1.00	\$9,234.23	\$9,234.23
71	050-183-21	Doyle, William & Helen 41 Washington Boulevard Marina Del Ray, CA 90292	0.09	1.00	\$9,234.23	\$9,234.23
72	050-183-22	McDaniel Earl & Marianne 127 Jade Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

Exhibit II

CITY OF NEWPORT BEACH  
 ASSESSMENT DISTRICT No. 78  
 (Little Balboa Island)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
73	050-184-19	Fiorito, Robert & Elizabeth J. Trustees 111 Crystal Avenue Newport Beach, CA 92662		--	\$0.00	\$0.00
74	050-184-01	Cooper, Joan 212 Pearl Avenue Newport Beach, CA 92662	0.03	1.00	\$9,234.23	\$9,234.23
75	050-184-02	Gordonson, Jay S. 817 N Monterey Street, #5 Alhambra, CA 91801	0.03	1.00	\$9,234.23	\$9,234.23
76	050-184-03	Piantadosi, Cecil D. 114 Jade Avenue Newport Beach, CA 92662	0.03	1.00	\$9,234.23	\$9,234.23
77	050-184-04	Stout, Joseph H. 3rd & Jeannie H W 22462 Canaveras Mission Viejo, CA 92691	0.04	1.00	\$9,234.23	\$9,234.23
78	050-184-05	Earl, Orrin K. Trustee 333 So. Grand Avenue Los Angeles, CA 90071	0.05	1.00	\$9,234.23	\$9,234.23
79	050-184-06	Nelson, Stephen T. & Stambaugh, Patricia 106 Jade Avenue Newport Beach, CA 92662	0.07	1.00	\$9,234.23	\$9,234.23
80	050-184-07	Holleman, Harold G. TR 1800 S. Bay Front Balboa Island, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

Exhibit II

**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT No. 78**  
**(Little Balboa Island)**

**ASSESSMENT SPREAD**

<b>Asmt. No.</b>	<b>Assessor's Parcel No. 1998-99 Roll</b>	<b>Property Owner's Name &amp; Address</b>	<b>Area (acres)</b>	<b>Units (AU's)</b>	<b>Preliminary Assessment</b>	<b>Confirmed Assessment</b>
81	050-184-21	Holleman, Harold G. TR 1800 S Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
82	050-184-25	Jackson, William G. TR 1804 S. Bay Front Newport Beach, CA 92662	0.09	1.00	\$9,234.23	\$9,234.23
83	050-184-27	Balboa Properties Inc. 15 E. North Street Dover, DE 19901	0.09	1.00	\$9,234.23	\$9,234.23
84	050-184-09	Rempel, William TR 1810 S. Bay Front Newport Beach, CA 92662	0.11	1.00	\$9,234.23	\$9,234.23
85	050-184-10	Busby, James S. 2205 Laguna Canyon Rd Laguna Beach, CA 92651	0.05	1.00	\$9,234.23	\$9,234.23
86	050-184-11	Hurray, Michael & Patricia L. Trustees 113 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
87	050-184-12	Tafe, Olga C. 115 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
88	050-184-13	Larson, Albert T. TR 117 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
89	050-184-14	Davis, Donald G. & Ann H. Trustees 119 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
90	050-184-15	Merle, Ramona W. Trustee & Raymond 121 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
91	050-184-16	Honig, Kenneth 123 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
92	050-184-17	Cunningham, Patricia Mary Trustee 125 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.23	\$9,234.23
93	050-184-18	Lewis, Glenn M. TR 127 E. Bay Front Newport Beach, CA 92662	0.09	1.00	\$9,234.23	\$9,234.23
94	050-191-01	Easley, Mary 203 Crescent Bay Drive Laguna Beach, CA 92651	0.06	1.00	\$9,234.23	\$9,234.23
95	050-191-02	Flamm, Donald E. & Barbara N. 224 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
96	050-191-03	Lippnik, Eugene J. & Karen M. 222 The Grand Canal Newport Beach, CA 92662	0.10	1.00	\$9,234.23	\$9,234.23



## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
97	050-191-29	Tuppan, Glenda R. TR 1010 West Road La Habra, CA 90631	0.05	1.00	\$9,234.23	\$9,234.23
98	050-191-28	Tuppan, Christopher Trustee 2127 N. Valley Drive Manhattan Beach, CA 90266	0.05	1.00	\$9,234.23	\$9,234.23
99	050-191-05	Hess, David Trustee 214 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
100	050-191-06	Tyler, W. Ted 1440 Key View Corona del Mar, CA 92625	0.05	1.00	\$9,234.23	\$9,234.23
101	050-191-07	Stone, Bradford W. 210 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
102	050-191-08	D'Angelo, William P. TR 5750 Wilshire Blvd, #590 Los Angeles, CA 90036	0.05	1.00	\$9,234.23	\$9,234.23
103	050-191-09	Haggstrom, Robert 27348 Escondido Beach Road Malibu, CA 90265	0.05	1.00	\$9,234.23	\$9,234.23
104	050-191-10	Smith, Michael G. 3607 Blue Key Drive Corona Del Mar, CA 92625	0.05	1.00	\$9,234.23	\$9,234.23

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
105	050-191-11	Lindahl, Margaline L. 202 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
106	050-191-12	Dutwiler, Leone Louise 200 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
107	050-191-13	Bromberg, Steven D. & Ronnie M. [REDACTED] [REDACTED]	0.04	1.00	\$9,234.23	\$9,234.23
108	050-191-14	Chesebro, Delbert & Donna 1508 Park Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.23	\$9,234.23
109	050-191-15	Dunlap, James M. & Kathryn Kanno T Dunlap Family Trust 201 Abalone Avenue Newport Beach, CA 92662	0.03	1.00	\$9,234.23	\$9,234.23
110	050-191-16	Banas, Patrick V. 2265 Cahuilla St #38 Colton, CA 92324	0.05	1.00	\$9,234.23	\$9,234.23
111	050-191-17	Birdsond, Jacqueline G. 1329 Sussex Ln Newport Beach, CA 92660	0.05	1.00	\$9,234.23	\$9,234.23
112	050-191-27	Robison, Robert B. & Nancy L. 209 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
113	050-191-26	Hoffman, Susan M. 211 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
114	050-191-19	Hasbrouck, Richard J. & Carolyn A. Tru Hasbrouck C Trust 213 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
115	050-191-20	Berry, Carolyn 215 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
116	050-191-21	White, Gail R. & Stroller, Tod 217 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.23	\$9,234.23
117	050-191-22	Herdman, James C. TR 24903 Moulton Parkway Laguna Hills, CA 92653	0.05	1.00	\$9,234.22	\$9,234.22
118	050-191-23	Wickett, Geoffrey 221 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
119	050-191-24	Boggs, J.L. TR 223 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
120	050-191-31	Nott, Bruce & Cecilia 225 Abalone Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
121	050-191-30	Nott, Bruce & Cecilia 3184 J Airway Avenue Costa Mesa, CA 92626	0.05	1.00	\$9,234.22	\$9,234.22
122	050-192-01	Eckert, Patricia 56 Casa Way San Francisco, CA 94123	0.03	1.00	\$9,234.22	\$9,234.22
123	050-192-30	Hammond, Donna J. TR 1603 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
124	050-192-29	Wood, Cecily W. Trustee 1605 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
125	050-192-02	Madison, James McKay TR 222 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
126	050-192-03	Egdorf, Rodney 220 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
127	050-192-04	Macnab, Martha Trustee 219 E. Bayfront Balboa Island, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
128	050-192-05	Ghourdjian, Matthew & Deborah 216 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
129	050-192-06	Musey, Mitchell J. Jr. TR 214 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
130	050-192-32	Bozarth, Flora B. TR 18661 Vale Ave Santa Ana, CA 92705	0.06	1.00	\$9,234.22	\$9,234.22
131	050-192-31	Gash, David L. 210 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
132	050-192-08	Foss, Howard & Linda 4365 Beulah Drive La Canada, CA 91011	0.06	1.00	\$9,234.22	\$9,234.22
133	050-192-09	Jones, Franklin W. 206 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
134	050-192-10	Landon Jerrold E. & Helen J. 19 Crestwood Dr #10 Houston, TX 77007	0.06	1.00	\$9,234.22	\$9,234.22
135	050-192-11	Segar, Doris 202 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
136	050-192-12	O'Rourke, Leslie 200 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
137	050-192-13	Fiva, Ole & Alice 1608 Park Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
138	050-192-14	Stuhmuller, Carmen G. 2005 Cowper St Palo Alto, CA 94301	0.04	1.00	\$9,234.22	\$9,234.22
139	050-192-15	O'Neil, Barry P. & Ann H. Trustees 221 E. Bay Front Newport Beach, CA 92662	0.03	1.00	\$9,234.22	\$9,234.22
140	050-192-16	Wendall, Minnie M. Trustee Wendall, R/M Trustee 205 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
141	050-192-17	Rydman, Jack S. & Ruth M. Trustee PO Box 125 Oakville, CA 94562	0.06	1.00	\$9,234.22	\$9,234.22
142	050-192-18	Murray, David T. TR 18 Woodgrove Irvine, CA 92604	0.06	1.00	\$9,234.22	\$9,234.22
143	050-192-19	Uncapher, Keith W. TR 8216 Trucany Ave Playa del Rey, CA 90293	0.06	1.00	\$9,234.22	\$9,234.22
144	050-192-20	Hancock, Donna Gayla 213 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22

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## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
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Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
145	050-192-21	Eastman, Peter & Laurie 215 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
146	050-192-22	Rosendale, Warren & Carol 217 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
147	050-192-23	Oliver, Richard B. & Pamela H. Trustees 5486 La Palma Ave La Palma, CA 90623	0.06	1.00	\$9,234.22	\$9,234.22
148	050-192-24	Griffen, Charles 221 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
149	050-192-25	Manclark Family Partnership 313 E Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
150	050-192-26	Evans, Robert W. & Barbara L. Trustees 9352 Loma Street Valla Park, CA 92861	0.03	1.00	\$9,234.22	\$9,234.22
151	050-192-27	Glerman, Edward C. & Annette B. Paolilli, Donald 1609 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
152	050-192-28	Starege, Charlotte A. TR 1607 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22

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## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
153	050-193-01	Nelson, Grace Trustee 216 Crystal Ave Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
154	050-193-02	Davis, Mary P. 214 Crystal Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
155	050-193-03	McCloskey, Robert H. 212 Crystal Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
156	050-193-04	Bidnick, Billie J. TR 210 Crystal Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
157	050-193-05	Nelson, Grace Trustee 208 Crystal Ave Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
158	050-193-06	Mays, Richard Alan & Susan Palmer 206 Crystal Ave Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
159	050-193-07	Lockman, Richard & Carpenter-Lockman, Patricia 204 Crystal Ave Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
160	050-193-08	Girling, Wallace D. & Virginia M. 200 Crystal Ave Newport Beach, CA 92662	0.03	1.00	\$9,234.22	\$9,234.22



Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
161	050-193-09	Wright, Donald K. TR 4 Eastfield Dr Rolling Hills, CA 90274	0.04	1.00	\$9,234.22	\$9,234.22
162	050-193-10	Sarchet, Jeremy A. TR 14067 Eastridge Dr Whittier, CA 90602	0.04	1.00	\$9,234.22	\$9,234.22
163	050-193-11	Schneider, Arnold J. TR 13505 SE River Rd. Portland, OR 97222	0.02	--	\$9,234.22	\$0.00
164	050-193-12	Schneider, Arnold J. TR 13505 SE River Rd. Portland, OR 97222	0.08	1.00	\$9,234.22	\$9,234.22
165	050-193-13	Thomas, Joanne TR 1708 Park Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
166	050-193-14	Gilpin, C. Barclay & Marcia A. Trustees Gilpin Family Trust 407 Lenwood Dr. Costa Mesa, CA 92627	0.03	1.00	\$9,234.22	\$9,234.22
167	050-193-15	Allen, Louise D. 201 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
168	050-193-16	Tackabery, Virginia D. TR 205 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22

## Exhibit II

**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT No. 78**  
**(Little Balboa Island)**

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
169	050-193-17	Paschall, Jack Jr. 209 E. Bay Front Newport Beach, CA 92662	0.07	1.00	\$9,234.22	\$9,234.22
170	050-193-18	Goode, William E. Jr. 211-1/2 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
171	050-193-19	Padden, James Anthony 5122 Reynier Ave Los Angeles, CA 90056	0.06	1.00	\$9,234.22	\$9,234.22
172	050-193-27	Burton, Delores 215 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
173	050-193-29	MacNab, Martha 219 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
174	050-193-30	O'Neil, Barry P. & Ann H. 221 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
175	050-193-21	O'Neil, Barry P. & Ann H. Trustees 221 E. Bay Front Balboa Island, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
176	050-193-22	Garrett, Christen Trustee 225 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
177	050-193-23	Page, Bill F. Trustee Trust "B" Pigg, Bill S. & Verna L. 9222 Five Harbors Drive Huntington Beach, CA 92646	0.09	1.00	\$9,234.22	\$9,234.22
178	050-193-24	Seigfried, Douglas 931 Cabrillo Ave. Coronado, CA 92118	0.09	1.00	\$9,234.22	\$9,234.22
179	050-193-25	Stone, Edward R. TR 233 E. Bay Front Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
180	050-193-26	Thagard, Kristine A. & Carpenter, Kenneth R. 235 E. Bay Front Newport Beach, CA 92662	0.12	1.00	\$9,234.22	\$9,234.22
181	050-201-01	Porter, Virginia 351 E. Bay Front Newport Beach, CA 92662	0.12	1.00	\$9,234.22	\$9,234.22
182	050-201-02	Lewand, Kevin O. Sr & Jeanne N. 12132 Singing Wood Drive Santa Ana, CA 92705	0.05	1.00	\$9,234.22	\$9,234.22
183	050-201-03	La Shelle, Roderick & Carolyn 341 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
184	050-201-04	Grosslight, Steven F. & Kathleen L. 339 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22

Exhibit II

**CITY OF NEWPORT BEACH**  
**ASSESSMENT DISTRICT No. 78**  
**(Little Balboa Island)**

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
185	050-201-21	Zinzer, Frank 3459 Cahuenga Blvd. W. Los Angeles, CA 90068	0.05	1.00	\$9,234.22	\$9,234.22
186	050-201-20	Uncapher, Keith W. & Doris Trustees 8216 Tuscany Ave. Playa del Rey, CA 90293	0.05	1.00	\$9,234.22	\$9,234.22
187	050-201-06	Furmanski, Martin & Virginia 333 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
188	050-201-07	Bridges, James C. & Lois J. Trustees 308 Collins Ave. Balboa Island, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
189	050-201-08	Osborne, J. Matthew TR et al 325 E. Bay Front P.O. Box 5260 Balboa Island, CA 92662	0.15	1.00	\$9,234.22	\$9,234.22
190	050-201-09	Baron, Rudolph Francis Jr. TR 323 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
191	050-201-10	Pennington, Donna 321 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
192	050-201-11	Hillside Balboa 319 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
193	050-201-12	Hillside Balboa 317 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
194	050-201-13	Smoot, E.P. & Colleen Trustees 315 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
195	050-201-14	Manclark, William R. TR 313 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
196	050-201-15	Howard, Laura A. & Paul W. 311 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
197	050-201-16	Wickett, Nea R. Successor Trustee Canwick Trust 309 E. Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
198	050-201-17	Ruffell, David A. TR 307 E Bay Front Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
199	050-201-18	Kensey, John P. P.O. Box 41B Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
200	050-201-19	Rivett, Richard C. TR 301 E. Bay Front Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 78  
(Little Balboa Island)ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
201	050-202-01	Abrams, Donald L. 324 The Grand Canal Balboa Island, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
202	050-202-02	Meyers, Michael/Paula/Holly/Jill/Michael 322 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
203	050-202-03	Custer, Fredrick D. & Joanne I. Trustees Custer Trust 320 Grand Canal Balboa Island, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
204	050-202-04	Hillgren, Carl Trustee 923 N Main Street Orange, CA 92867	0.05	1.00	\$9,234.22	\$9,234.22
205	050-202-05	Gardella, Thomas Anthony P.O. Box 1392 Huntington Beach, CA 92647	0.05	1.00	\$9,234.22	\$9,234.22
206	050-202-06	Godfrey, Pauline Trustee Grand Canal Qprt 314 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
207	050-202-07	Mitchell, J. Luther TR 312 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
208	050-202-08	Parker, Nigel 916 Blue Bird Canyon Dr Laguna Beach, CA 92651	0.05	1.00	\$9,234.22	\$9,234.22

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ASSESSMENT DISTRICT No. 78  
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Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
209	050-202-09	Davidson, Gordon T. Trustee 308 The Grand Canal Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
210	050-202-10	Krause, Jeanne Carol TR 10775 Queensland St Los Angeles, CA 90034	0.06	1.00	\$9,234.22	\$9,234.22
211	050-202-11	Smoot, Edith Trustee Smoot, Charles & Edith 304 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
212	050-202-23	Torrance, Dian Trustee 302 The Grand Canal Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
213	050-202-13	Watts, Erik 7912 Abalone Cove Drive Las Vegas, NV 89128	0.04	1.00	\$9,234.22	\$9,234.22
214	050-202-24	Brandow, Peter 1504 Balboa Avenue Newport Beach, CA 92662	0.08	1.00	\$9,234.22	\$9,234.22
215	050-202-16	East, Leon TR 1514 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
216	050-202-17	Buckholz, David & Wearsch, Yvonne 301 Abalone Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22

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Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
217	050-202-18	Westerman, Corah L. TR 307 Abalone Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
218	050-202-19	Seymour, Marche G. 1511 Abalone Avenue Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
219	050-202-20	Hollingsworth, William & Maureen 309 Wigmore Drive Pasadena, CA 91105	0.04	1.00	\$9,234.22	\$9,234.22
220	050-203-01	Ricatto, Paul A. & Shultz, George E. & Betty R. 337 Crystal Avenue Newport Beach, CA 92662	0.05	1.00	\$9,234.22	\$9,234.22
221	050-203-02	Hoebel, Virginia V. Trustee 1510 Abalone Place Newport Beach, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
222	050-203-06	Deitz, Kenneth & Sandra Trustees 1516 Abalone Place Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
223	050-203-07	Hall, Edward J. & Mary C. Trustees 224 Garnet Avenue Balboa Island, CA 92662	0.06	1.00	\$9,234.22	\$9,234.22
224	050-203-04	Paris, Candace R. Trustee 2305 Ashland Street Ashland, OR 97520	0.04	1.00	\$9,234.22	\$9,234.22



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ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 1998-99 Roll	Property Owner's Name & Address	Area (acres)	Units (AU's)	Preliminary Assessment	Confirmed Assessment
225	050-203-05	Baum, Gladys M. TR 11 Sandbar Drive Corona del Mar, CA 92625	0.18	1.00	\$9,234.22	\$9,234.22
226	050-204-02	Bonkowski, Steven 1600 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
227	050-204-03	Graham, Audrey N. Trustee 1602 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
228	050-204-04	Smith, Ruth M. TR 1608 Balboa Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
229	050-204-05	Mc Ginley, Ted 303 Crystal Avenue Newport Beach, CA 92662	0.04	1.00	\$9,234.22	\$9,234.22
230	050-204-06	Cormier, Leonard L 3rd TR 2220 Foothill Blvd Santa Ana, CA 92705	0.04	1.00	\$9,234.22	\$9,234.22
231	050-204-07	Ballback, R. Steven & Jane 311 Crystal Avenue Newport Beach, CA 92662	0.08	1.00	\$9,234.22	\$9,234.22
<b>TOTALS</b>			<b>13.57</b>	<b>229.00</b>	<b>\$2,123,871.75</b>	<b>\$2,114,637.53</b>