

ENGINEER'S REPORT  
for  
UTILITY UNDERGROUNDING  
ASSESSMENT DISTRICT NO. 74  
*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*  
for the  
CITY OF NEWPORT BEACH

Preliminary: May 22, 2001  
~~Amended~~ and Confirmed: July 10, 2001

\*\*\*\*\*  
An amendment was made to this Assessment District prior to its confirmation at the City  
Council Meeting on July 10, 2001. The amended items are shown on the colored pages in this  
amended Engineer's Report.

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**AGENCY: CITY OF NEWPORT BEACH**

**PROJECT: UTILITY UNDERGROUNDING  
ASSESSMENT DISTRICT NO. 74**

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

**TO: CITY COUNCIL**

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

Pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of said Streets and Highways Code, and Section 4(b) of Article XIID of the Constitution of the State of California, and in accordance with the Resolution of Intention, being Resolution No. 2001-36, adopted by the CITY COUNCIL of the CITY OF NEWPORT BEACH, STATE OF CALIFORNIA, in connection with the proceedings for ASSESSMENT DISTRICT NO. 74, (*Island Avenue from Edgewater Avenue to West Bay Avenue and West Bay Avenue from Island Avenue to 7th Street*) (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

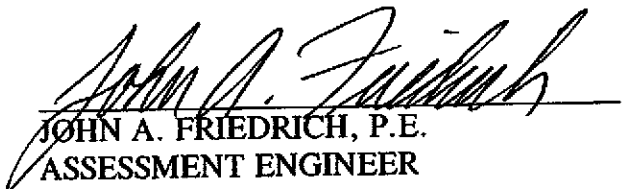
This Part consists of the following information:

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

Dated this 9th day of May, 2001.

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 22<sup>nd</sup> day of MAY, 2001.



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 10<sup>th</sup> day of July, 2001.



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

**ENGINEER'S "REPORT"**

**PART I**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 74**

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

**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. 74**

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

**COST ESTIMATE**

Costs	Preliminary Estimate		Confirmed Assessment
	without SCE ITCC Tax	with SCE ITCC Tax	
<b>A. CONSTRUCTION COSTS</b>			
1. <b>Southern California Edison</b>			
SCE Relocation Cost Invoice	\$134,675.00	\$134,675.00	\$134,675.00
SCE ITCC Tax *		\$47,489.41	\$47,489.41
Subtotal, Southern California Edison Costs:			
Without SCE ITCC Tax	\$134,675.00		
With SCE ITCC Tax		\$182,164.41	\$182,164.41
2. <b>Pacific Bell</b>			
Contractor Final Cost Estimate	\$229,675.00	\$229,675.00	\$229,675.00
Subtotal, Pacific Bell Costs	<u>\$229,675.00</u>	<u>\$229,675.00</u>	<u>\$229,675.00</u>
Subtotal, Construction	\$364,350.00	\$411,839.41	\$411,839.41
Construction Contingencies	<u>36,435.00</u>	<u>41,183.94</u>	<u>41,183.94</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$400,785.00</b>	<b>\$453,023.35</b>	<b>\$453,023.35</b>
<b>B. INCIDENTAL COSTS</b>			
1. Design Engineering (SCE)	\$5,000.00	\$5,000.00	\$5,000.00
2. Design Engineering (Pac Bell)	8,414.00	8,414.00	8,414.00
3. Assessment Engineering	18,950.00	18,950.00	18,950.00
4. Construction Inspection	1,000.00	1,000.00	1,000.00
5. City Administration	7,287.00	7,287.00	7,287.00
6. Printing, Advertising, Notices	146.00	146.00	146.00
7. Filing Fees	500.00	500.00	500.00
8. Bond Counsel	10,000.00	10,000.00	10,000.00
9. Paying Agent	2,500.00	2,500.00	2,500.00
10. Contingencies	<u>6,000.00</u>	<u>6,000.00</u>	<u>717.18</u>
Subtotal, Incidentals	\$59,797.00	\$59,797.00	\$54,514.18
Subtotal, Construction & Incidentals	\$460,582.00	\$512,820.35	\$507,537.53

(Continued -Next Page)

**ENGINEER'S "REPORT"**

**PART II**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 74**

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

**COST ESTIMATE**

Costs	Preliminary Estimate		Confirmed Assessment
	without SCE ITCC Tax	with SCE ITCC Tax	
Subtotal Forward, Construction & Incidentals	\$460,582.00	\$512,820.35	\$507,537.53
<b>C. FINANCING COSTS</b>			
1. Bond Discount (2%)	\$9,904.99	\$11,028.39	\$10,914.79
2. Bond Reserve (5%)	24,762.47	27,570.99	27,286.96
3. Capitalized Interest (0%)	0.00	0.00	0.00
Subtotal, Financing Costs	\$34,667.46	\$38,599.38	\$38,201.75
<b>TOTAL DISTRICT COSTS</b>	<b>\$495,249.46</b>	<b>\$551,419.73</b>	<b>\$545,739.28</b>
<b>D. CASH CONTRIBUTION</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>E. BALANCE TO ASSESSMENT</b>	<b>\$495,249.46</b>	<b>\$551,419.73</b>	<b>\$545,739.28</b>

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

**ENGINEER'S "REPORT"**

**PART III**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 74**

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

**ASSESSMENT ROLL**

WHEREAS, on May 22, 20 01, 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 XIII D of the Constitution of the State of California, adopt its Resolution of Intention No. 2001-36, 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. 74 *(Island Avenue from Edgewater Avenue to West Bay Avenue and West Bay Avenue from Island Avenue to 7th Street)* (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, 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:

	<u>AS PRELIMINARILY APPROVED</u>	<u>AS CONFIRMED</u>
Estimated Cost of Construction:	\$ 453,023.35	\$ 453,023.35
Estimated Incidental Costs and Expenses:	\$ 59,797.00	\$ 54,514.18
Estimated Financing (Bond) Costs:	\$ 38,599.38	\$ 38,201.75
Estimated Total Cost:	\$ 551,419.73	\$ 545,739.28
Estimated Contribution:	\$ 0.00	\$ .00
Balance to Assessment:	\$ 551,419.73	\$ 545,739.28

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 20, 2001.

AMENDED: July 10, 2001

GFB-FRIEDRICH & ASSOC., INC.

  
 JOHN A. FRIEDRICH, P.E.  
 ASSESSMENT ENGINEER

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

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 w/ SCE ITCC Tax	Value to Lien Ratio	Confirmed Assessment
1	048-022-24	\$78,161	\$12,540	\$90,701	\$45,351	\$0.00	16	\$5,680.44	16	\$5,680.44
2	048-022-23	76,568	15,432	92,000	46,000	0.00	16	5,680.44	16	5,680.44
3	048-022-22	646,391	201,351	847,742	423,871	0.00	149	5,680.44	149	5,680.44
4	048-022-21	222,749	243,081	465,830	232,915	0.00	82	5,680.44	82	5,680.44
5	048-022-20	46,207	10,659	56,866	28,433	0.00	10	5,680.44	10	5,680.44
6	048-022-25	361,214	261,479	622,693	311,347	0.00	110	5,680.44	110	5,680.44
7	048-022-26	284,311	167,765	452,076	226,038	0.00	80	5,680.44	80	5,680.44
8	048-022-18	378,552	16,448	395,000	197,500	0.00	70	5,680.44	70	5,680.44
9	048-022-17	378,748	114,729	493,477	246,739	0.00	74	6,627.19	74	6,627.19
10	048-022-16	401,305	107,755	509,060	254,530	0.00	77	6,627.19	77	6,627.19
11	048-071-11	96,615	97,963	194,578	97,289	0.00	29	6,627.19	29	6,627.19
12	048-071-12	323,469	140,999	464,468	232,234	0.00	70	6,627.19	70	6,627.19
13	048-071-02	383,894	14,926	398,820	199,410	0.00	53	7,573.93	53	7,573.93
14	048-071-03	92,548	95,135	187,683	93,842	0.00	19	9,940.78	19	9,940.78
15	048-071-04	155,561	194,137	349,698	174,849	0.00	25	14,201.11	25	14,201.11
16	048-051-19	270,455	55,699	326,154	163,077	0.00	11	29,822.34	11	29,822.34
17	048-051-18	501,596	277,578	779,174	389,587	0.00	137	5,680.44	137	5,680.44
18	048-051-17	90,269	11,068	101,337	50,669	0.00	18	5,680.44	18	5,680.44
19	048-051-16	41,491	9,123	50,614	25,307	0.00	9	5,680.44	9	5,680.44
20	048-051-15	41,492	7,767	49,259	24,630	0.00	9	5,680.44	9	5,680.44
21	048-051-14	90,124	19,083	109,207	54,604	0.00	19	5,680.44	19	5,680.44
22	048-051-13	271,955	19,930	291,885	145,943	0.00	51	5,680.44	51	5,680.44
23	048-051-12	507,352	201,548	708,900	354,450	0.00	125	5,680.44	125	5,680.44

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

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 w/ SCE ITCC Tax	Value to Lien Ratio	Confirmed Assessment
24	048-051-11	\$44,145	\$65,835	\$109,980	\$54,990	\$0.00	19	\$5,680.44	19	\$5,680.44
25	048-051-10	358,090	21,439	379,529	189,765	0.00	67	5,680.44	67	5,680.44
26	048-051-09	304,036	13,867	317,903	158,952	0.00	56	5,680.44	56	5,680.44
27	048-051-08	204,087	35,611	239,698	119,849	0.00	42	5,680.44	42	5,680.44
28	048-051-07	328,170	32,325	360,495	180,248	0.00	63	5,680.44	63	5,680.44
29	048-051-06	41,490	1,225	42,715	21,358	0.00	15	2,840.22	15	2,840.22
30	048-051-05	105,286	340	105,626	52,813	0.00	--	0.00	--	0.00
31	048-052-01	677,552	256,099	933,651	466,826	0.00	164	5,680.44	164	5,680.44
32	048-052-02	663,022	242,667	905,689	452,845	0.00	159	5,680.44	159	5,680.44
33	048-052-34	41,489	9,479	50,968	25,484	0.00	9	5,680.44	9	5,680.44
34	048-052-33	205,277	144,479	349,756	174,878	0.00	62	5,680.44	62	5,680.44
35	048-052-32	41,492	252,476	293,968	146,984	0.00	52	5,680.44	52	5,680.44
36	048-052-31	41,491	11,009	52,500	26,250	0.00	9	5,680.44	9	5,680.44
37	048-052-30	41,489	12,599	54,088	27,044	0.00	10	5,680.44	10	5,680.44
38	048-052-29	41,489	10,361	51,850	25,925	0.00	9	5,680.44	9	5,680.44
39	048-052-28	41,489	161,658	203,147	101,574	0.00	36	5,680.44	36	5,680.44
40	048-052-27	41,490	9,182	50,672	25,336	0.00	9	5,680.44	9	5,680.44
41	048-052-37	88,359	76,559	164,918	82,459	0.00	29	5,680.44	29	5,680.44
42	048-052-38	438,419	101,300	539,719	269,860	0.00	63	8,520.67	63	8,520.67
43	048-052-25	326,617	30,806	357,423	178,712	0.00	42	8,520.67	42	8,520.67
44	048-052-23	41,492	145,072	186,564	93,282	0.00	33	5,680.44	33	5,680.44
45	048-052-22	146,527	16,966	163,493	81,747	0.00	29	5,680.44	29	5,680.44
46	048-052-21	292,574	55,095	347,669	173,835	0.00	61	5,680.44	61	5,680.44

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

TABLE OF VALUES - 1931 ACT

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47	048-052-20	\$65,663	\$7,413	\$73,076	\$36,538	\$0.00	13	\$5,680.44	13	\$5,680.44
48	048-052-19	201,119	24,175	225,294	112,647	0.00	40	5,680.44	40	5,680.44
49	048-052-18	41,787	9,886	51,673	25,837	0.00	9	5,680.44	9	5,680.44
50	048-052-17	41,785	11,126	52,911	26,456	0.00	9	5,680.44	9	5,680.44
51	048-052-16	285,272	130,859	416,131	208,066	0.00	73	5,680.44	73	5,680.44
52	048-052-15	171,351	45,727	217,078	108,539	0.00	30	7,308.84	30	7,308.84
53	048-032-01	361,329	38,671	400,000	200,000	0.00	50	7,952.62	50	7,952.62
54	048-031-08	1,095,808	133,728	1,229,536	614,768	0.00	216	5,680.44	216	5,680.44
55	048-031-06	346,723	38,955	385,678	192,839	0.00	68	5,680.44	68	5,680.44
56	048-031-04	143,595	0	143,595	71,798	0.00	25	5,680.44	25	5,680.44
57	048-031-02	406,635	50,214	456,849	228,425	0.00	39	11,853.21	39	11,853.21
58	048-022-01	567,253	42,061	609,314	304,657	0.00	230	2,650.88	230	2,650.88
59	048-022-02	312,979	249,182	562,161	281,081	0.00	99	5,680.45	99	5,680.45
60	048-022-03	217,940	31,132	249,072	124,536	0.00	44	5,680.45	44	5,680.45
61	048-022-04	322,992	66,879	389,871	194,936	0.00	69	5,680.45	69	5,680.45
62	048-022-05	71,793	39,249	111,042	55,521	0.00	20	5,680.45	20	5,680.45
63	048-022-06	94,726	90,537	185,263	92,632	0.00	33	5,680.45	33	5,680.45
64	048-022-07	96,615.00	28,076.00	124,691.00	62,345.50	0.00	22	5,680.45	22	5,680.45
65	048-022-08	296,581	12,238	308,819	154,410	0.00	54	5,680.45	54	5,680.45
66	048-022-09	49,392	20,032	69,424	34,712	0.00	12	5,680.45	12	5,680.45
67	048-022-10	70,321	17,790	88,111	44,056	0.00	16	5,680.45	16	5,680.45
68	048-022-11	244,316	192,502	436,818	218,409	0.00	77	5,680.45	77	5,680.45
69	048-022-12	330,561	33,053	363,614	181,807	0.00	64	5,680.45	64	5,680.45

Exhibit I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

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 w/ SCE ITCC Tax	Value to Lien Ratio	Confirmed Assessment
70	048-022-15	\$49,392	\$9,123	\$58,515	\$29,258	\$0.00	10	\$5,680.45	10	\$5,680.45
71	048-022-14	49,392	14,545	63,937	31,969	0.00	11	5,680.45	11	5,680.45
72	048-022-13	49,394	40,892	90,286	45,143	0.00	16	5,680.45	16	5,680.45
73	048-071-14	50,517	108,393	158,910	79,455	0.00	24	6,627.20	24	6,627.20
74	048-071-13	50,515	111,758	162,273	81,137	0.00	24	6,627.20	24	6,627.20
75	048-071-10	160,059	148,365	308,424	154,212	0.00	31	9,940.79	31	9,940.79
76	048-071-09	31,115	31,939	63,054	31,527	0.00	6	9,940.79	6	9,940.79
77	048-071-06	649,690	68,744	718,434	359,217	0.00	42	17,041.34	42	17,041.34
78 *	048-071-16	31,930	60,843	92,773	46,387	0.00	8	11,360.90	--	--
78 *	048-071-17	31,930	60,843	92,773	46,387	0.00	--	0.00	16	5,680.45
79	048-071-15	167,428	51,302	218,730	109,365	0.00	39	5,680.45	39	5,680.45
80	048-051-20	41,490	9,537	51,027	25,514	0.00	9	5,680.45	9	5,680.45
81	048-051-21	327,425	76,206	403,631	201,816	0.00	71	5,680.45	71	5,680.45
82	048-051-22	41,491	8,830	50,321	25,161	0.00	9	5,680.45	9	5,680.45
83	048-051-03	490,783	30,035	520,818	260,409	0.00	92	5,680.45	92	5,680.45
84	048-051-04	477,080	23,625	500,705	250,353	0.00	88	5,680.45	88	5,680.45
85 *	048-071-18	32,929	1,836	34,765	17,383	0.00	--	0.00	--	0.00
<b>Totals</b>		<b>\$18,833,765</b>	<b>\$6,112,102</b>	<b>\$24,945,867</b>	<b>\$12,472,934</b>	<b>\$0.00</b>	<b>50</b>	<b>\$551,419.73</b>	<b>50</b>	<b>\$545,739.28</b>

\* Old Assessment No. 78 (APN 048-071-16) is actually two parcels; new Assessment No. 78 (APN 048-071-17) and Assessment No. 85 (APN 048-071-18).

# ENGINEER'S "REPORT"

## EXHIBIT "A"

### CITY OF NEWPORT BEACH

#### ASSESSMENT DISTRICT NO. 74

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

### 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 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 statute does not specify the method or formula that should be used in any special assessment district proceedings, and that responsibility rests with the Assessment Engineer, who is appointed for the purpose of making the analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, GFB-Friedrich & Assoc., Inc. has been appointed to perform the functions of Assessment Engineer.

The special benefits that inure to the property owners within the boundary of Assessment District No. 74 are twofold; first, the undergrounding of existing overhead electrical and telephone lines and the removal of supporting poles, which thereby improve aesthetics and access within the assessment district; 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. There are a variety of land uses within the District boundary. Because many of the parcels receiving special benefit from the proposed improvements contain residences with similar lot widths fronting on their streets, a "modified front footage" method of apportioning assessments is being used for this Assessment District. If a lot or parcel has a structure with more than one story, the formula is adjusted to reflect the benefit received by type of use on said lot or parcel with multiple residential units or commercial uses. The modified front footage method of spreading assessments generally reflects the size of the lot or parcel, which in turn reflects the level of use of the facilities, and therefore the special benefit that they receive. The modified front footage method also is a measure of the amount of utility trench crossing in front of said lot or parcel. It is reasonable to spread assessments using a modified front footage formula where each parcel or lot is assessed relative to a "standard" residence (30 feet of frontage) within the Assessment District that receives a full measure of benefit. The construction cost and proportionate share of the incidental costs for bid items will, therefore, be spread on a modified front footage basis to those areas or subareas of the Assessment District that benefit from the works of improvement. Because the benefit from the improvements is specific to each parcel, there is no general benefit component that is received by parcels outside of the Assessment District boundary or

by the general public. The special benefit received from the above-cited works of improvement is estimated to be in direct proportion to the front footage allocated to each parcel as described below.

The modified front footage formula to be used throughout the Assessment District is given below. Please refer to the Assessment Diagram for the location of existing overhead facilities.

<u>Land Use</u>	<u>Assessment Basis</u>
“Standard” Residence/Duplex/Triplex	Front Footage
2 Residential Room Rental/Apartment Units	Front Footage
3 Residential Room Rental/Apartment Units	Front Footage
4 – 7 Residential/Apartment Units - single story	Front Footage
two story	1-3/4 × Front Footage
8 or more Residential/Apartment Units - single story	Front Footage
two story	1-3/4 × Front Footage
three story	2-3/4 × Front Footage
Parking Garage (for local residents)	Front Footage (longest dimension)
 Commercial Uses (Stores, Shops, Offices, Restaurants, etc.):	
single story, with or without residences/apartments -	Front Footage
two story, commercial space or residences/apartments on the second story -	1-3/4 × Front Footage
three story, commercial space or residences/apartments on the third story -	2-1/2 × Front Footage

In no case shall an assessment on a parcel be less than the equivalent standard assessment times the number of service drops provided to said parcel. Said equivalent standard assessment is based on the assessment for one service drop, as defined in the next paragraph, to a “standard” residential parcel with a 30-foot frontage.

A service drop is defined as an electric service line and a telephone service line constructed to the property line of a parcel or lot. A single residential service drop is based on service to a “standard” residence with 30 feet of frontage. A service drop for a multiple-unit residential/apartment complex or a larger commercial use may require larger service lines to meet user demands.

A parcel that receives only electric service or only telephone service will be assessed at one-half of the amount of a parcel receiving both electric and telephone services.



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

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

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

<u>Assessor Parcel No.</u>	<u>Land Use</u>	<u>Description</u>
048-022-01	Single-family Residential	This parcel was previously assessed for, and received, underground electric and telephone service drops in Assessment District No. 66 in 1992. However, at that time this parcel received a reduced assessment for 56 feet (80% of its 70-foot frontage) because a pole remained in front of the parcel after the construction. This pole will be removed as part of the construction within this Assessment District, and the remaining 14 feet of frontage will be assessed to this parcel in this Assessment District.
048-031-02	Single-family Residential	This parcel is triangular in shape with 4,385 s.f. of area. To determine a foot footage that is comparable with rectangular lots nearby, its area (4,385 s.f.) is divided by the area of a parcel with 30 feet of frontage (2,100 s.f.) to get 62.6 feet of frontage to be assessed to this parcel.
048-032-01	Single-family Residential	This parcel is triangular in shape with 2,940 s.f. of area. To determine a foot footage that is comparable with rectangular lots nearby, its area

<u>Assessor Parcel No.</u>	<u>Land Use</u>	<u>Description</u>
		(2,940 s.f.) is divided by the area of a parcel with 30 feet of frontage (2,100 s.f.) to get 42.0 feet of frontage to be assessed to this parcel.
048-052-15	Duplex	This parcel is triangular in shape with 2,700 s.f. of area. To determine a foot footage that is comparable with rectangular lots nearby, it's area (2,700 s.f.) is divided by the area of a parcel with 30 feet of frontage (2,100 s.f.) to get 38.6 feet of frontage to be assessed to this parcel.
048-052-23	Parking Lot	This lot has neither electric nor telephone service drops to it planned in this assessment district. Therefore, there is no front footage assessment for this lot.
048-052-25	Small Garage	This lot has an electric service drop only. Therefore only one-half of the 30 foot frontage, or 15 feet will be assessed.
048-071-04	Parking Garage	This parcel has an electric service drop only. Therefore only one-half of the 150 foot frontage, or 75 feet will be assessed.

\*\*\*\*\*

Amendment approved at July 10, 2001 Public Hearing

The parcel designated as "old" Assessment No. 78 (APN 048-071-16) with a 60-foot frontage assessment of \$11,360.90 was replaced by two parcels; "new" Assessment No. 78 (APN 048-071-17) with a 30-foot frontage assessment of \$5,680.45 (laundromat) and Assessment No. 85 (APN 048-071-18) with a zero (\$0) front footage assessment (parking lot).

\*\*\*\*\*

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

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

Acreage was rejected as a method of spreading assessments because of the variety of parcel sizes. The use of an acreage formula would not reflect the benefit derived from the proposed improvements.

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 20, 20 01


AMENDED: July 10, 2001

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 11<sup>TH</sup> day of July, 2001.



  
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 10<sup>TH</sup> day of July, 2001.



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

I, RICHARD L. 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 11<sup>TH</sup> day of July, 2001.

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

**ENGINEER'S "REPORT"**

**PART IV**

**CITY OF NEWPORT BEACH**

**ASSESSMENT DISTRICT NO. 74**

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

**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.

\*\*\*\*\*

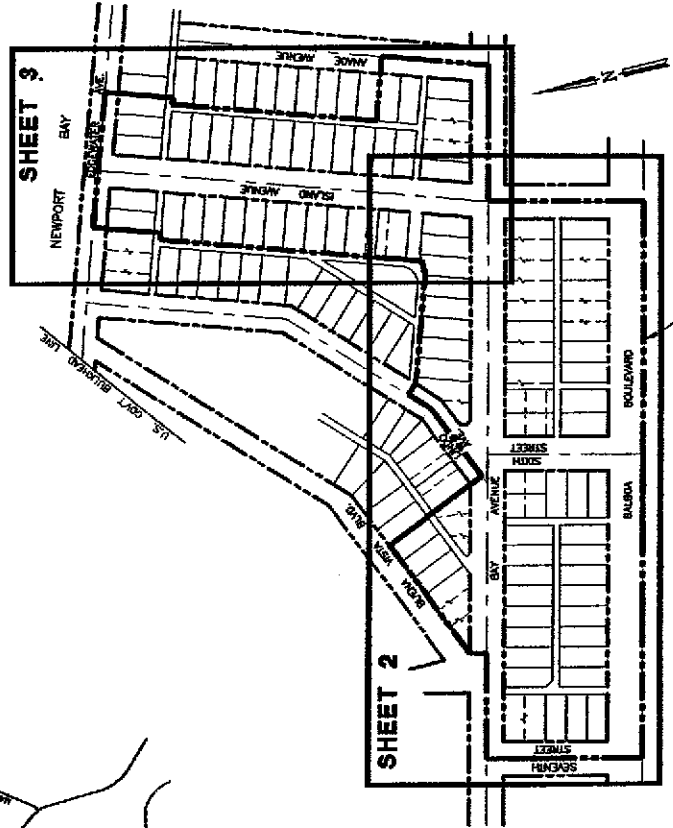
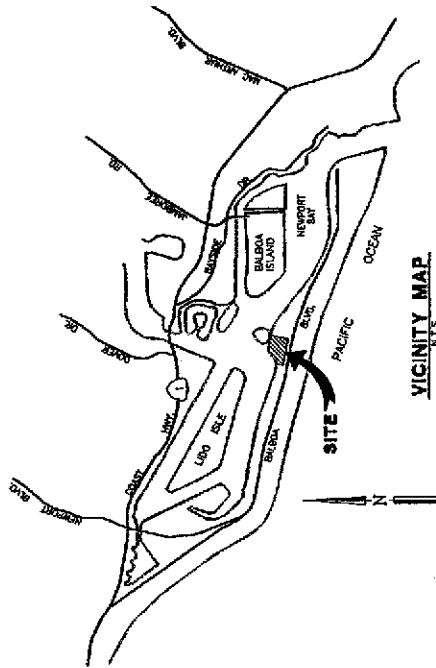
The parcel designated by "old" Assessment No. 78 (APN 048-071-16) has been replaced with two parcels; "new" Assessment No. 78 (APN 048-071-17 - west half of the original parcel) and Assessment No. 85 (APN 048-071-18 - east half of the original parcel). The Assessment Diagram herein shows the revised parcel layout.

\*\*\*\*\*

# PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 74

(ISLAND AVENUE FROM EDGEWATER AVENUE TO WEST BAY AVENUE  
AND WEST BAY AVENUE FROM ISLAND AVENUE TO 7TH STREET)

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



INDEX MAP  
N.T.S.

PROPOSED  
ASSESSMENT DISTRICT  
BOUNDARY

**LEGEND**

--- ASSESSMENT DISTRICT BOUNDARY

048-071-11 ASSESSORS PARCEL NUMBER

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

FEE \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_  
THE \_\_\_\_\_ HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN ROOM \_\_\_\_\_  
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. 74,  
CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF  
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE  
CITY OF NEWPORT BEACH AT A REGULAR MEETING THEREOF,  
HELD AT THE \_\_\_\_\_ PLACE OF  
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.

CITY CLERK, CITY OF NEWPORT BEACH

**GFB-FRIEDRICH  
& ASSOC., INC.**  
CONSULTING CIVIL ENGINEERS  
8538 RIVERSIDE AVENUE, SUITE 200  
RIVERSIDE, CA 92504  
(951) 781-9811



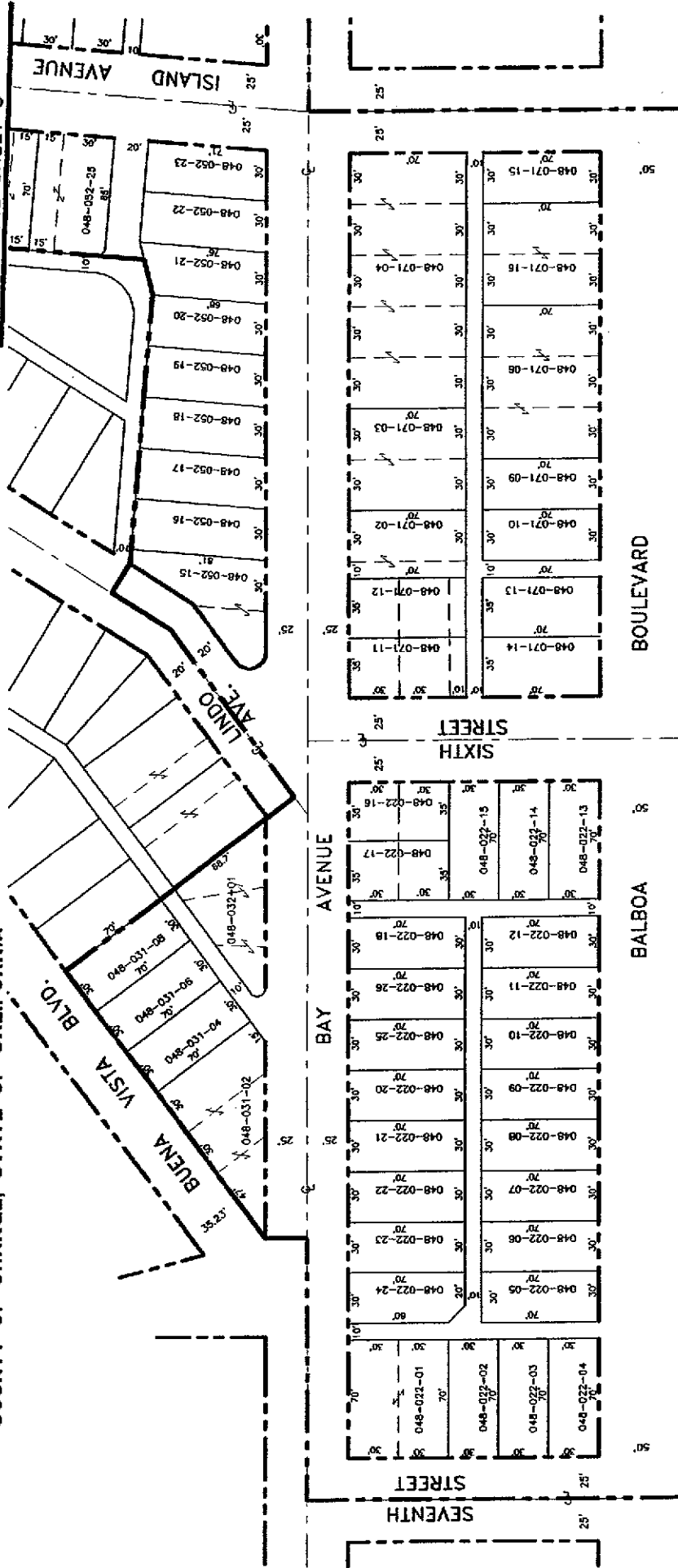
# ASSESSMENT DISTRICT NO. 74

(ISLAND AVENUE FROM EDGEWATER AVENUE TO WEST BAY AVENUE  
AND WEST BAY AVENUE FROM ISLAND AVENUE TO 7TH STREET)

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

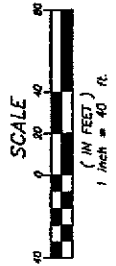
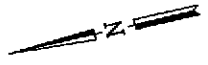
SHEET 2 OF 3 SHEETS

SEE SHEET 3



**LEGEND**

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

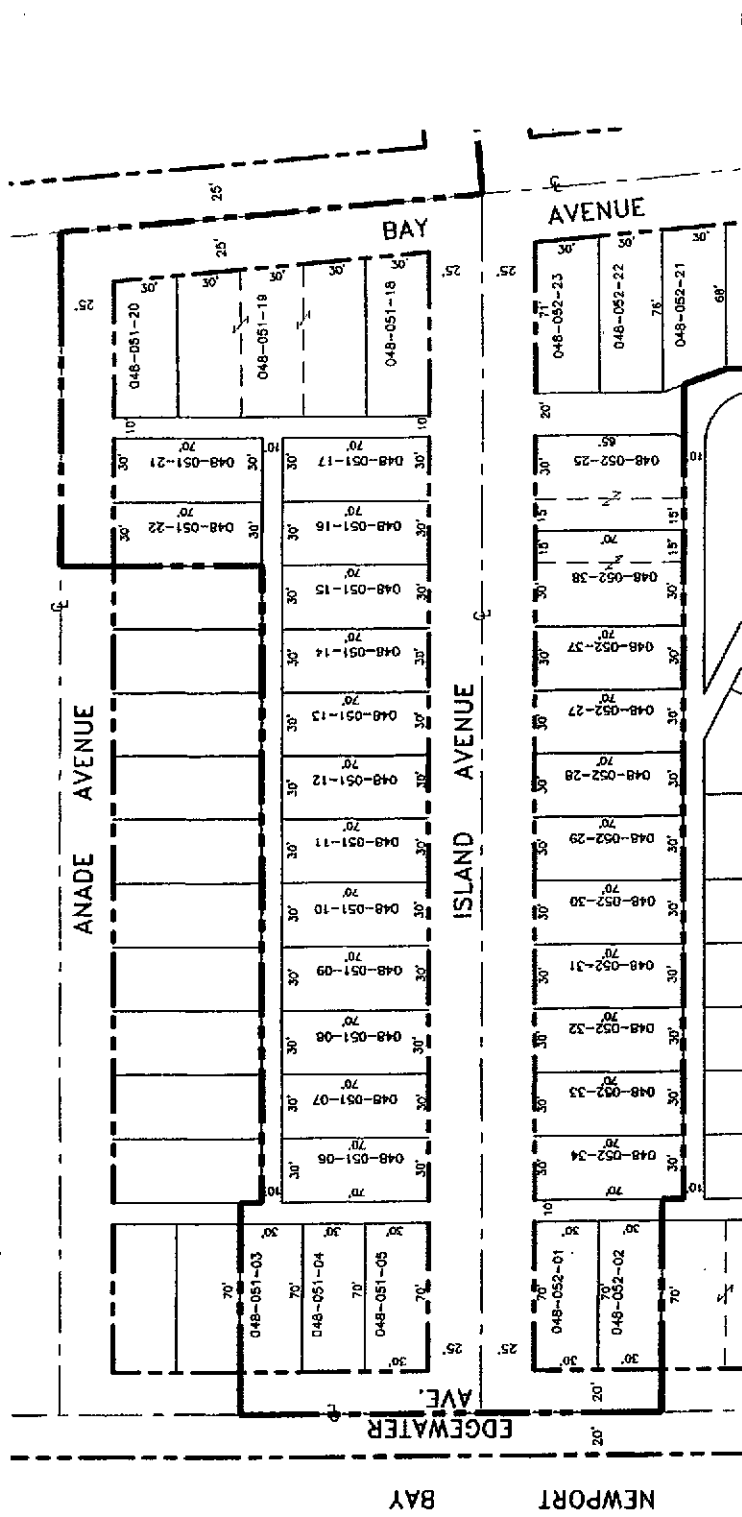


**GFB-FRIEDRICH & ASSOC., INC.**  
ENGINEERS  
6529 RIVERSIDE BLVD., SUITE 230  
IRVINE, CALIF. 92614  
(949) 261-6111

# ASSESSMENT DISTRICT NO. 74

(ISLAND AVENUE FROM EDGEWATER AVENUE TO WEST BAY AVENUE  
AND WEST BAY AVENUE FROM ISLAND AVENUE TO 7TH STREET)

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

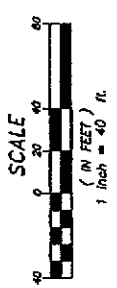


SEE SHEET 2

**LEGEND**

--- ASSESSMENT DISTRICT BOUNDARY

048-071-11 ASSESSOR'S PARCEL NUMBER



**GFB-FRIEDRICH & ASSOC., INC.**  
CONSULTING CIVIL ENGINEERS  
6528 RIVERSIDE AVENUE, SUITE 330  
NEWPORT BEACH, CA 92645  
(714) 761-0011



# ASSESSMENT DISTRICT NO. 74

(ISLAND AVENUE FROM EDGEWATER AVENUE TO WEST BAY AVENUE AND WEST BAY AVENUE FROM ISLAND AVENUE TO 7TH STREET)

## 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 \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ 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 \_\_\_\_\_ 2001, AND SAID ASSESSMENT DIAGRAM WAS RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS AND SANITATION OF THE CITY OF NEWPORT BEACH, CALIFORNIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2001. THE CITY OF NEWPORT BEACH HAS 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 \_\_\_\_\_ 2001.

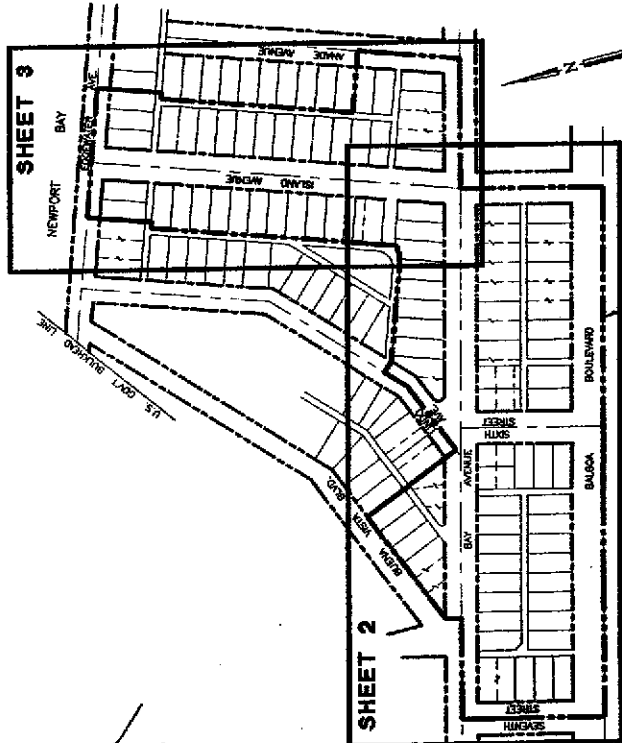
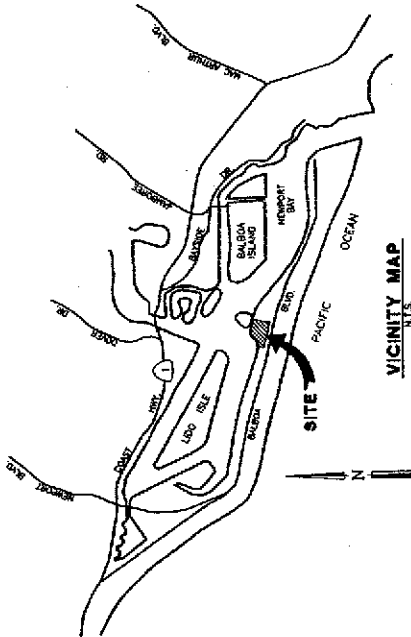
CITY CLERK, CITY OF NEWPORT BEACH

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2001.

SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH

### LEGEND

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



INDEX MAP  
N.T.S.



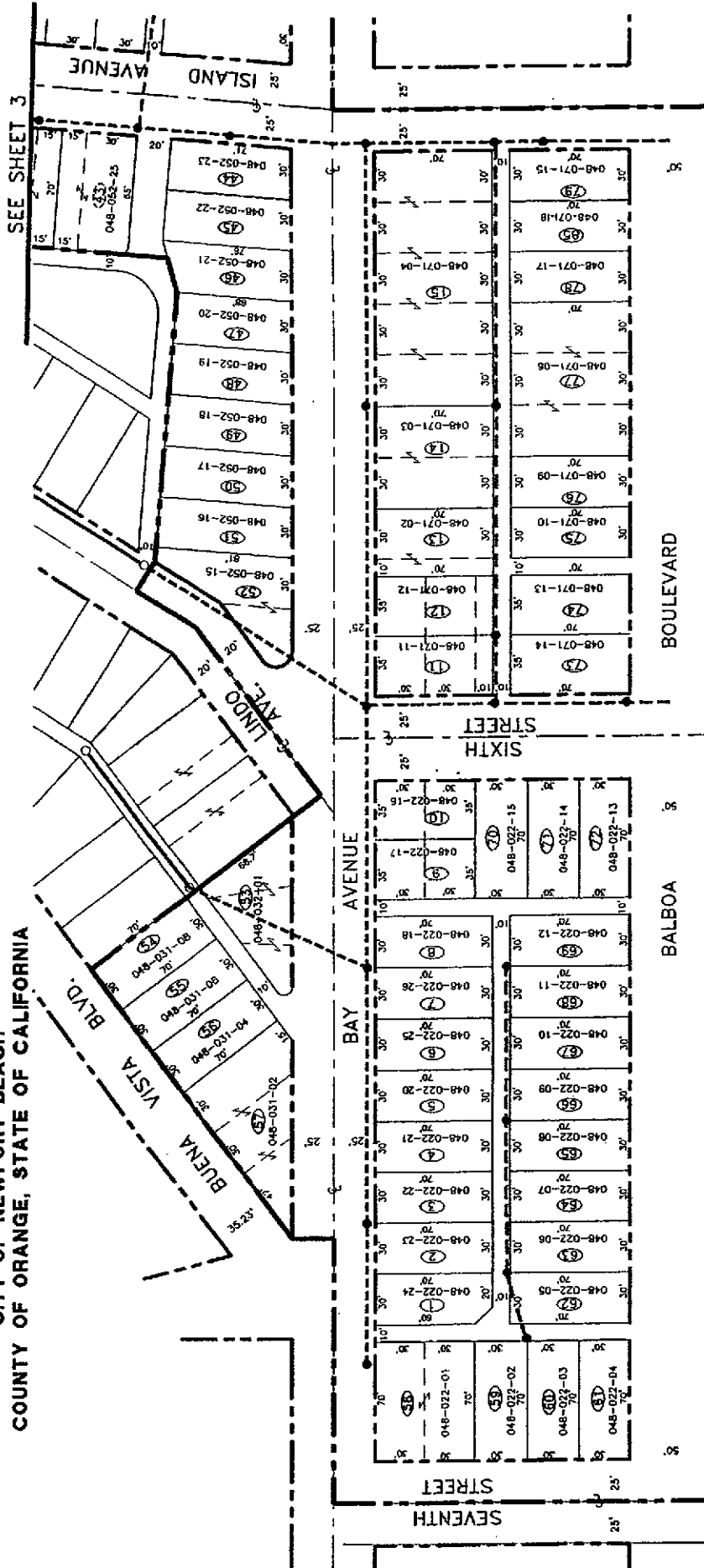
**GFB-FRIEDRICH & ASSOC., INC.**  
CONSULTING CIVIL ENGINEERS  
8028 RIVERSIDE AVENUE, STE. 230  
RIVERSIDE, CA 92506  
(951) 741-0811

# ASSESSMENT DISTRICT NO. 74

(ISLAND AVENUE FROM EDGEWATER AVENUE TO WEST BAY AVENUE  
AND WEST BAY AVENUE FROM ISLAND AVENUE TO 7TH STREET)

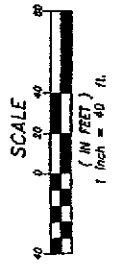
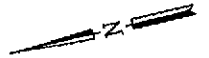
FOR THE  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

SHEET 2 OF 3 SHEETS



### LEGEND

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

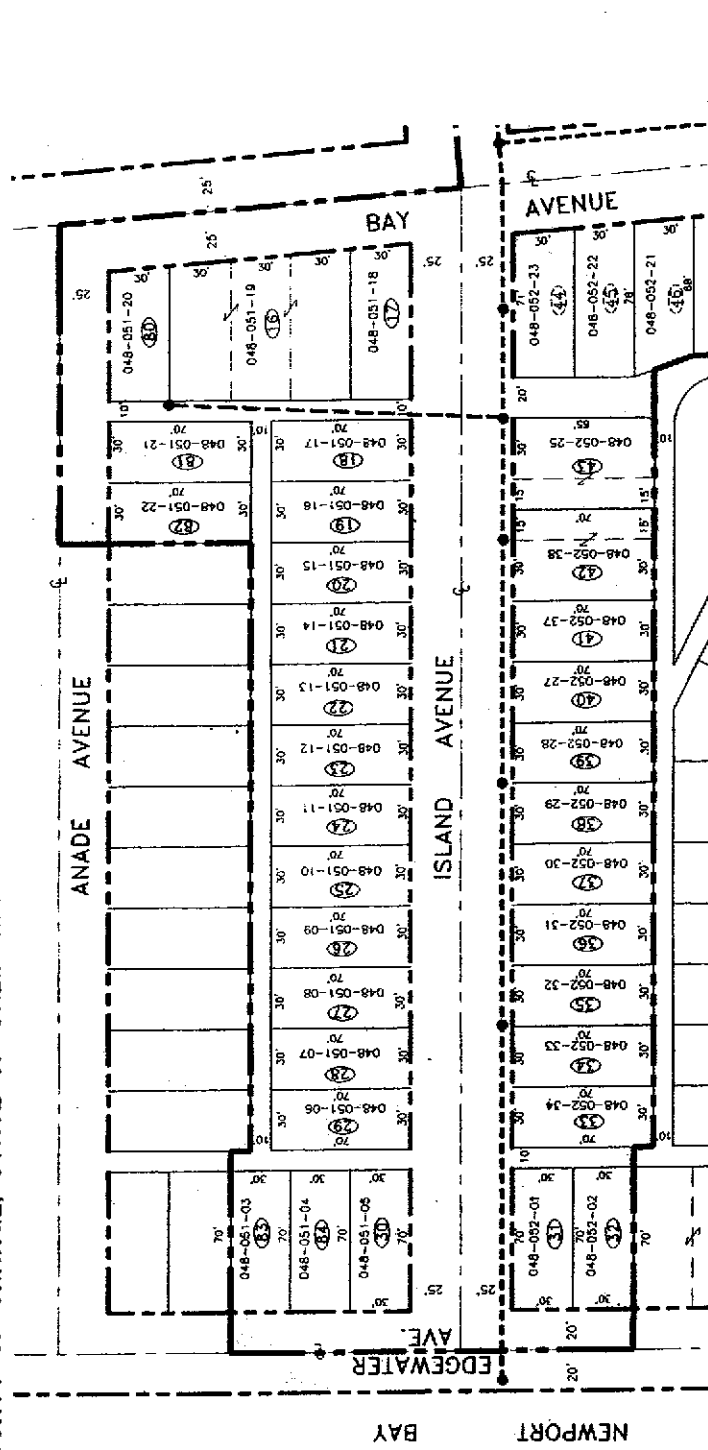


GFB-FRIEDRICH  
& ASSOC., INC.  
CONSULTING CIVIL ENGINEERS  
6628 RIVERSIDE AVENUE, STE. 230  
RIVERSIDE, CA 92506  
(909) 781-0811

# ASSESSMENT DISTRICT NO. 74

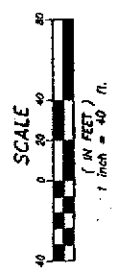
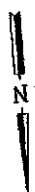
(ISLAND AVENUE FROM EDGEWATER AVENUE TO WEST BAY AVENUE  
AND WEST BAY AVENUE FROM ISLAND AVENUE TO 7TH STREET)

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



SEE SHEET 2

- LEGEND.**
- ASSESSMENT DISTRICT BOUNDARY
  - 048-071-11 ASSESSOR'S PARCEL NUMBER
  - (23) ASSESSMENT NUMBER
  - WOOD POLE TO BE REMOVED
  - WOOD POLE TO REMAIN
  - OVERHEAD FACILITIES TO BE REMOVED
  - OVERHEAD FACILITIES TO REMAIN



GFB-FRIEDRICH  
& ASSOC., INC.  
CIVIL ENGINEERS  
305 S. AVENUE, SUITE 230  
NEWPORT BEACH, CALIFORNIA 92660  
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# ENGINEER'S REPORT

## PART V(A)

### CITY OF NEWPORT BEACH

#### ASSESSMENT DISTRICT NO. 74

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

#### DESCRIPTION OF WORKS OF IMPROVEMENT

The following improvements are proposed to be constructed and installed in Bay Avenue; Lindo Avenue; Island Avenue; Edgewater Avenue; 6th Street; the alley 100 feet east of, and parallel to, 7th Street; the alley 100 feet west of, and parallel to, 6th Street; the alleys between Balboa Boulevard and Bay Avenue; the alley between Lindo Avenue and Buena Vista Boulevard; the alley approximately 100 feet north of, and roughly parallel to, Bay Avenue; and the alley 95 feet south of, and parallel to, Edgewater Avenue.

1. Removal of 22 existing power and telephone poles.
2. Removal of all overhead service drops for both electric and telephone service.
3. Construction of approximately 3,750 linear feet each of mainline underground power and telephone conduit, with appurtenant vaults, manholes 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 Company (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 electric and telephone facilities will become the property and responsibility of Southern California Edison and Pacific Bell, respectively.

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

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. 74**

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

**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.

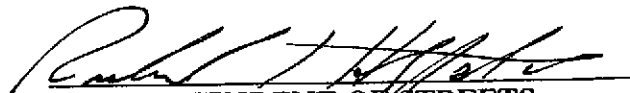
That there have now been instituted proceedings under the provisions of the "Municipal Improvement Act of 1913", being Division 12 of Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 74 *(Island Avenue from Edgewater Avenue to West Bay Avenue and West Bay Avenue from Island Avenue to 7th Street)* (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 7<sup>TH</sup> day of May, 2001, 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. 74**

*(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)*

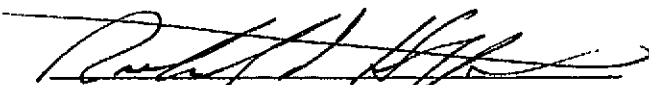
**CERTIFICATION OF COMPLETION OF ENVIRONMENTAL PROCEEDINGS**

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. 74 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. 74 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. 74 have been completed to my satisfaction, and no further environmental proceedings are necessary.

EXECUTED this 25<sup>TH</sup> day of JUNE, 2001, at Newport Beach, California.

  
RICHARD L. HOFFSTADT  
DEVELOPMENT ENGINEER  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

CITY OF NEWPORT BEACH

POSTED

MAR 23 2000

3300 Newport Boulevard - P.O. Box 1768  
Newport Beach, CA 92658-8915  
(714) 644-3311

FILED

MAR 23 2000

GARY L. GRANVILLE, Clerk-Recorder  
By [Signature] DEPUTY

NOTICE OF EXEMPTION

GARY L. GRANVILLE, Clerk-Recorder  
By [Signature] DEPUTY

To: <input type="checkbox"/> Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814  <input checked="" type="checkbox"/> 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)
Date received for filing at OPR:	

*Name of Project:* Assessment District No. 74.

*Project Location:* Balboa Peninsula, Newport Beach  
*Specific:* Island Ave.- Edgewater to Bay Ave. & Bay Ave.- Island Ave. to 7<sup>th</sup> St.

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

*Project Description:* The project consists of an assessment district to underground 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
- 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 electrical Utility distribution system facilities to underground locations where the surface is restored to the condition prior to undergrounding do not have a significant effect on the environment.

Name of Public Agency Approving Project: City of Newport Beach

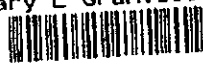
Date of Approval: \_\_\_\_\_

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

Contact Person: Dick Hoffstadt Title: Development Engineer

Signature: [Signature] Tel.No. (949) 644-3324 Date: \_\_\_\_\_

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



No Fee  
20008500306 9:16AM 03/23/00

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Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
1	048-022-24	Shields, June R. TR 3909 Marcus Avenue Newport Beach, CA 92663	30.00	\$5,101.81	\$5,680.44	\$5,680.44
2	048-022-23	Shields, June R. TR 3909 Marcus Avenue Newport Beach, CA 92663	30.00	\$5,101.81	\$5,680.44	\$5,680.44
3	048-022-22	North, Morgan & Sheryl 617 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
4	048-022-21	Hampton, Robert III 615 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
5	048-022-20	Richards, Ruth Farnan TR 1428 Oak Street South Pasadena, CA 91030	30.00	\$5,101.81	\$5,680.44	\$5,680.44
6	048-022-25	Benjamin, Horace B. & Ann L. 611 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
7	048-022-26	Thompson, Daniel S. Jr. 609 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
8	048-022-18	Partridge, Robert & Alice 13582 Jemel Way Irvine, CA 92620	30.00	\$5,101.81	\$5,680.44	\$5,680.44



Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
9	048-022-17	Ingham, Jeffrey B. & Kirsten C 605 West Bay Avenue Newport Beach, CA 92661	35.00	\$5,952.11	\$6,627.19	\$6,627.19
10	048-022-16	Jessup, Andrew T. & Diane D. 599 S. Fern Canyon Drive Palm Springs, CA 92264	35.00	\$5,952.11	\$6,627.19	\$6,627.19
11	048-071-11	Going, Jack TR P.O. Box 4249 El Monte, CA 91734	35.00	\$5,952.11	\$6,627.19	\$6,627.19
12	048-071-12	Lauder, Lorne & Robbins, Don 517 East Bay Avenue Newport Beach, CA 92661	35.00	\$5,952.11	\$6,627.19	\$6,627.19
13	048-071-02	Ford, Rachelle 515 West Bay Avenue Newport Beach, CA 92661	40.00	\$6,802.41	\$7,573.93	\$7,573.93
14	048-071-03	Lyons, De Verna M. TR 3000 Park Newport, #102 Newport Beach, CA 92660	52.50	\$8,928.16	\$9,940.78	\$9,940.78
15	048-071-04	Bay Island Club 150 Paularino Avenue, #142 Costa Mesa, CA 92626	75.00	\$12,754.52	\$14,201.11	\$14,201.11
16	048-051-19	Fosnight, Verryl V. 6330 East Bixby Hill Road Long Beach, CA 90815	157.50	\$26,784.49	\$29,822.34	\$29,822.34

## Exhibit II

## CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 74  
*(Island Avenue from Edgewater Avenue to West Bay Avenue  
 and West Bay Avenue from Island Avenue to 7th Street)*

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
17	048-051-18	Probizanski, Robert & Nancy 100 East Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
18	048-051-17	Soldwedel, Fred W. Trustee Brutxche, Claudette D. 306 Island Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
19	048-051-16	Johnston, Sharon A. 308 Island Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
20	048-051-15	Mancinelli, Eleanor TR 1536 Blue Jay Way Los Angeles, CA 90069	30.00	\$5,101.81	\$5,680.44	\$5,680.44
21	048-051-14	Johnstone, Shirley D. 701 Avonglen Terrace Glendale, CA 91206	30.00	\$5,101.81	\$5,680.44	\$5,680.44
22	048-051-13	McIntosh, Keith R. 39 N. Michigan Street Redlands, CA 92373	30.00	\$5,101.81	\$5,680.44	\$5,680.44
23	048-051-12	Smith, Craig B. & Nancy J. 316 Island Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
24	048-051-11	Wells, Howard & Mitzi 318 Island Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44

Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
25	048-051-10	Frazer, David C. TR 1070 East Providencia Avenue Burbank, CA 91501	30.00	\$5,101.81	\$5,680.44	\$5,680.44
26	048-051-09	Frazer, David & Kathleen 1070 East Providencia Avenue Burbank, CA 91501	30.00	\$5,101.81	\$5,680.44	\$5,680.44
27	048-051-08	Martin, David R. TR 1120 West Locust Street Ontario, CA 91762	30.00	\$5,101.81	\$5,680.44	\$5,680.44
28	048-051-07	Gardner, Wynona E. TR 7950 Hondo Street Downey, CA 90242	30.00	\$5,101.81	\$5,680.44	\$5,680.44
29	048-051-06	Querio, Maureen J. Trustee Jenks Family Trust 10375 Wilshire Boulevard, #3G Los Angeles, CA 90024	15.00	\$2,550.90	\$2,840.22	\$2,840.22
30	048-051-05	Parker, Warren & Anna Trustee Parker Living Trust 3960 Alomar Drive Sherman Oaks, CA 91423	0.00	\$0.00	\$0.00	\$0.00
31	048-052-01	Miller, Leonard W. & Mary A. 501 West Edgewater Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
32	048-052-02	Brown, Anne M. 10790 Wilshire Boulevard, #10 Los Angeles, CA 90024	30.00	\$5,101.81	\$5,680.44	\$5,680.44

Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
33	048-052-34	Maxfield, Allen III 329 Island Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
34	048-052-33	Wilson, Leroy G. & Doris I. 327 Island Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
35	048-052-32	Dill, Jeffrey & Julie A. Goodrich, Hugh & Beth 1205 Caballero Lane Redlands, CA 92373	30.00	\$5,101.81	\$5,680.44	\$5,680.44
36	048-052-31	Smith, Alice G. TR 323 Island Avenue Newport Beach, 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
37	048-052-30	Wright, William B. Jr. TR Marys River Ranch Deeth, NV 89823	30.00	\$5,101.81	\$5,680.44	\$5,680.44
38	048-052-29	Cordell, Dean 9141 Kapaa Drive Huntington Beach, CA 92646	30.00	\$5,101.81	\$5,680.44	\$5,680.44
39	048-052-28	Garstone, Ruth A. TR P.O. Box 671 Pasadena, CA 91102	30.00	\$5,101.81	\$5,680.44	\$5,680.44
40	048-052-27	Garstone, Ruth A. TR P.O. Box 671 Pasadena, CA 91102	30.00	\$5,101.81	\$5,680.44	\$5,680.44

Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
41	048-052-37	Houdeshel, Harry III 313 Island Avenue Newport Beach, 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
42	048-052-38	Garrison, Derald Jr. & Nowak, 311 Island Avenue Newport Beach, CA 92661	45.00	\$7,652.71	\$8,520.67	\$8,520.67
43	048-052-25	Walker, Joanne Living Trust 307 Island Avenue Newport Beach, 92661	45.00	\$7,652.71	\$8,520.67	\$8,520.67
44	048-052-23	Hazen, Donald E. TR 500 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
45	048-052-22	Israel, Colin & Margaret 502 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
46	048-052-21	Harvey, James M. 504 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
47	048-052-20	Campbell, Alexander W. 24446 Valencia Boulevard Valencia, CA 91355	30.00	\$5,101.81	\$5,680.44	\$5,680.44
48	048-052-19	Blaha, John J. & Mary L. 1521 Merriman Drive Glendale, CA 91202	30.00	\$5,101.81	\$5,680.44	\$5,680.44

Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
49	048-052-18	Jones, Donald H. & Patricia L. 431 Catalina Drive Newport Beach, CA 92663	30.00	\$5,101.81	\$5,680.44	\$5,680.44
50	048-052-17	Jones, Donald H. & Patricia L. 431 Catalina Drive Newport Beach, CA 92663	30.00	\$5,101.81	\$5,680.44	\$5,680.44
51	048-052-16	Hood, Gregory W. & Donna A. Hood Family Trust 2792 Circle Drive Newport Beach, CA 92663	30.00	\$5,101.81	\$5,680.44	\$5,680.44
52	048-052-15	Parsons, Kent Trustee Parsons, Laurence 199 518 West Bay Avenue Newport Beach, CA 92661	38.60	\$6,564.33	\$7,308.84	\$7,308.84
53	048-032-01	Collins, Patrick F. & Mary E. 500 Newport Center Drive Newport Beach, CA 92660	42.00	\$7,142.53	\$7,952.62	\$7,952.62
54	048-031-08	Collins, Patrick F. 312 Buena Vista Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44
55	048-031-06	Rabbit, William & Fischbeck, I 1282 Tropicana Lane Santa Ana, CA 92705	30.00	\$5,101.81	\$5,680.44	\$5,680.44
56	048-031-04	Duda, Fritz L. Trustee; Fld Int 300 Buena Vista Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.44	\$5,680.44

Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
57	048-031-02	Bitona Corporation 89 Ocean Vista Newport Beach, CA 92660	62.60	\$10,645.77	\$11,853.21	\$11,853.21
58	048-022-01	Moise, Ann Lathrop Trustee Suverkrup, Joan 627 West Bay Avenue Newport Beach, CA 92661	14.00	\$2,380.84	\$2,650.88	\$2,650.88
59	048-022-02	Lloyd, Richard C. & Susan A. 204 7th Street Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45
60	048-022-03	Marshall, Frank C. TR 810 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45
61	048-022-04	Gorman, Peter J. & Linda M. 30210 Airflight Drive Valley Center, CA 92082	30.00	\$5,101.81	\$5,680.45	\$5,680.45
62	048-022-05	Hall, Howard Leon & Kathleen 620 West Balboa Boulevard Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45
63	048-022-06	Poochigian, John G. TR 9 Salerno Irvine, CA 92614	30.00	\$5,101.81	\$5,680.45	\$5,680.45
64	048-022-07	Hazen, Donald E. & Marjorie Hazen Family Trust 500 West Bay Avenue Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45

Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

**ASSESSMENT SPREAD**

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
65	048-022-08	Robinson, Scott & Mary 614 West Balboa Boulevard Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45
66	048-022-09	McCoy, Patricia C. 612 West Balboa Boulevard Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45
67	048-022-10	Giangregorio, Tony Jim & Kim 3610 Marcus Avenue Newport Beach, CA 92663	30.00	\$5,101.81	\$5,680.45	\$5,680.45
68	048-022-11	Neilsen, Nina A. 608 West Balboa Boulevard Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45
69	048-022-12	Holmes, Brian D. 606 W. Balboa Boulevard Newport Beach, CA 92661	30.00	\$5,101.81	\$5,680.45	\$5,680.45
70	048-022-15	Trombley, Floyd L. TR 4859 Canehill Avenue Lakewood, CA 90713	30.00	\$5,101.81	\$5,680.45	\$5,680.45
71	048-022-14	Marshall Family TR P.O. Box 540 Newport Beach, CA 92661	30.00	\$5,101.80	\$5,680.45	\$5,680.45
72	048-022-13	Clay, William 201 6th Street Newport Beach, CA 92661	30.00	\$5,101.80	\$5,680.45	\$5,680.45



Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
73	048-071-14	Hamontree, Samuel E, TR 16891 Coral Cay Lane Huntington Beach, CA 92649	35.00	\$5,952.10	\$6,627.20	\$6,627.20
74	048-071-13	Smith, Cecelia A. 10101 Trails End Street Riverside, CA 92503	35.00	\$5,952.10	\$6,627.20	\$6,627.20
75	048-071-10	Westrem, John L. 1006 East Balboa Boulevard Newport Beach, CA 92661	52.50	\$8,928.15	\$9,940.79	\$9,940.79
76	048-071-09	Moses, Lois M. TR 2037 East Balboa Boulevard Newport Beach, CA 92661	52.50	\$8,928.15	\$9,940.79	\$9,940.79
77	048-071-06	Meurs, John G. TR 19212 Doe Run Santa Ana, CA 92705	90.00	\$15,305.41	\$17,041.34	\$17,041.34
78 Old	048-071-16	Durkee, Martha TR P.O. Box 3353 Newport Beach, CA 92659	60.00	\$10,203.60	\$11,360.90	
78 New	048-071-17	Durkee, Martha TR P.O. Box 3353 Newport Beach, CA 92659	30.00			\$5,680.45
79	048-071-15	Boelhouwer, Johannes Cornelis 819 Oceanhill Drive Huntington Beach, CA 92648	30.00	\$5,101.80	\$5,680.45	\$5,680.45

Old No. 78 is two 30-foot wide parcels, new No. 78 and No. 85.

New No. 78 is assessed for 30 feet of frontage and No. 85 is a parking lot and is not assessed. See No. 85 below.

Exhibit II

## CITY OF NEWPORT BEACH

## ASSESSMENT DISTRICT No. 74

(Island Avenue from Edgewater Avenue to West Bay Avenue  
and West Bay Avenue from Island Avenue to 7th Street)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No.	Property Owner's Name & Address	Units (Front Footage)	Preliminary Assessment		Confirmed Assessment
				without SCE ITCC Tax	with SCE ITCC Tax	
80	048-051-20	Freedman, Barbara Ann 305 Anade Avenue Newport Beach, CA 92661	30.00	\$5,101.80	\$5,680.45	\$5,680.45
81	048-051-21	Olguin, Leon & Sheryl Kosky, Darrin & Nancy 2255 Barberry Road Tustin, CA 92780	30.00	\$5,101.80	\$5,680.45	\$5,680.45
82	048-051-22	McDonald, Charles L. TR 636 S. Arroyo Boulevard Pasadena, CA 91105	30.00	\$5,101.80	\$5,680.45	\$5,680.45
83	048-051-03	Schmidt, Margot 105 E. Edgewater Avenue Newport Beach, CA 92661	30.00	\$5,101.80	\$5,680.45	\$5,680.45
84	048-051-04	Silver, Jerry B. 103 E. Edgewater Avenue Newport Beach, CA 92661	30.00	\$5,101.80	\$5,680.45	\$5,680.45
85	048-071-18	Durkee, Martha TR P.O. Box 3353 Newport Beach, CA 92659	0.00	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>			<b>2,912.20</b>	<b>\$495,249.46</b>	<b>\$551,419.73</b>	<b>\$545,739.28</b>