

ENGINEER'S REPORT
for
UTILITY UNDERGROUNDING
ASSESSMENT DISTRICT NO. 70
(Bayshores)
for the
CITY OF NEWPORT BEACH

Preliminary: November 26, 2002
Amended and Confirmed: January 28, 2003

An amendment was made to this Assessment District prior to its confirmation at the City Council Meeting on January 28, 2003. The amended items are shown on the colored pages in this amended Engineer's Report.

AGENCY: CITY OF NEWPORT BEACH

**PROJECT: UTILITY UNDERGROUNDING
ASSESSMENT DISTRICT NO. 70
(Bay Shores)**

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. 2002-82, adopted by the CITY COUNCIL of the CITY OF NEWPORT BEACH, STATE OF CALIFORNIA, in connection with the proceedings for ASSESSMENT DISTRICT NO. 70, (Bay Shores) (hereinafter referred to as the "Assessment District"), I, JOHN A. FRIEDRICH, authorized representative of GFB-FRIEDRICH & ASSOC., INC., the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" for the Assessment District, consisting of five (5) parts as follows:

PART I

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

PART II

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

PART III

This Part shall consist of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the special benefits to be received by such subdivisions from said improvements.

- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District.
- C. The total true value, as near as may be determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.
- D. Exhibit 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

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

PART V

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

PART VI

This Part consists of the following information:

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

Dated this 13th day of November, 2002.



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 26 day of NOVEMBER, 2002.



Louanne 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 28 day of JANUARY, 2003.

Ruthy Fisher
Deputy City Clerk for
CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

ENGINEER'S "REPORT"

PART I

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

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. 70

(Bay Shores)

COST ESTIMATE

Costs	Preliminary Estimate		Final Assessment
	without SCE ITCC Tax	with SCE ITCC Tax***	
A. CONSTRUCTION COSTS *			
1. Southern California Edison			
SCE Relocation Cost Invoice			
Underground Structures and Conduit Installation	\$698,966.00	\$698,966.00	\$698,966.00
Underground Cable and Equipment Installation	\$41,738.00	\$41,738.00	\$41,738.00
SCE ITCC Tax **		\$206,740.08	\$206,740.08
Subtotal, Southern California Edison Costs:			
Without SCE ITCC Tax	\$740,704.00		
With SCE ITCC Tax		\$947,444.08	\$947,444.08
2. Pacific Bell			
Contractor Final Cost Estimate	\$508,304.87	\$508,304.87	\$508,304.87
Subtotal, Pacific Bell Costs	<u>\$508,304.87</u>	<u>\$508,304.87</u>	<u>\$508,304.87</u>
Subtotal, Construction	\$1,249,008.87	\$1,455,748.95	\$1,455,748.95
Construction Contingencies	<u>124,900.89</u>	<u>145,574.90</u>	<u>145,574.90</u>
TOTAL CONSTRUCTION COSTS	\$1,373,909.76	\$1,601,323.85	\$1,601,323.85
B. INCIDENTAL COSTS			
1. Design Engineering (SCE)	\$25,000.00	\$25,000.00	\$25,000.00
2. Design Engineering (Pac Bell)	14,000.00	-14,000.00	14,000.00
3. Assessment Engineering	25,000.00	-25,000.00	25,000.00
4. Construction Inspection	8,500.00	8,500.00	8,500.00
5. City Administration	16,900.00	-19,500.00	19,500.00
6. Printing, Advertising, Notices	250.00	-250.00	250.00
7. Filing Fees	650.00	650.00	650.00
8. Bond Counsel	20,000.00	-20,000.00	20,000.00
9. Paying Agent	9,500.00	9,500.00	9,500.00
10. Contingencies	<u>12,600.00</u>	<u>12,900.00</u>	**** <u>10,737.63</u>
Subtotal, Incidentals	\$132,400.00	\$135,300.00	\$133,137.63
Subtotal, Construction & Incidentals	\$1,506,309.76	\$1,736,623.85	\$1,734,461.48

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ENGINEER'S "REPORT"

PART II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bay Shores)

COST ESTIMATE

Costs	Preliminary Estimate		Final Assessment
	without SCE ITCC Tax	with SCE ITCC Tax***	
Subtotal Forward, Construction & Incidentals	\$1,506,309.76	\$1,736,623.85	\$1,734,461.48
C. FINANCING COSTS			
1. Bond Discount (2%)	\$33,849.66	\$39,025.26	\$38,976.66
2. Bond Reserve (5%)	84,624.14	97,563.14	97,441.66
3. Capitalized Interest (4%)	67,699.32	78,050.51	77,953.32
Subtotal, Financing Costs	\$186,173.12	\$214,638.91	\$214,371.64
TOTAL DISTRICT COSTS	<u>\$1,692,482.88</u>	<u>\$1,951,262.76</u>	<u>\$1,948,833.12</u>
D. CASH CONTRIBUTION	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
E. BALANCE TO ASSESSMENT	<u>\$1,692,482.88</u>	<u>\$1,951,262.76</u>	<u>\$1,948,833.12</u>

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

** ITCC = Income Tax Component of Contribution (34%).
[Section 18(b) of IRS Code]

*** 2nd bond issue for Federal Income Tax Component of Contribution (ITCC - 34%) will only be issued if the Federal Government implements the tax. The 2nd bond issue (ITCC issue) amount is the difference between the Balance to Assessment in the "with ITCC Tax" column above and the Balance to Assessment in the "without ITCC Tax" column above.

**** Revised Final Incidental Contingency and Final Balance to Assessment Amount

ENGINEER'S "REPORT"

PART III

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

ASSESSMENT ROLL

WHEREAS, on November 26, 2002, 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. 2002-82, 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. 70 (*Bayshores*), 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 specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. For particulars to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto.
2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots, respectively, have been given a separate number upon said Diagram and in said Assessment Roll.
3. The subdivisions and parcels of land with numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, and the last installment of said bonds shall mature a maximum of THIRTY-NINE (39) YEARS from the 2nd of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913" and the requirements contained in Article XIID, and by further direction and order of the City Council, I hereby make the following assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

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	<u>AS PRELIMINARILY APPROVED</u>	<u>AS CONFIRMED</u>
Estimated Cost of Construction:	\$ 1,601,323.85	\$ 1,601,323.85
Estimated Incidental Costs and Expenses:	\$ 135,300.00	\$ 133,137.63
Estimated Financing (Bond) Costs:	\$ 214,638.91	\$ 214,371.64
Estimated Total Cost:	\$ 1,951,262.76	\$ 1,948,833.12
Estimated Contribution:	\$ 0.00	\$ 0.00
Balance to Assessment:	\$ 1,951,262.76	\$ 1,948,833.12

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

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

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Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 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	049-170-03	***	***	***	***	***	***	***	***	***
2 *	049-171-01	\$625,650	\$143,508	\$769,158	\$384,579	\$0.00	73	\$10,490.66	95	\$8,061.02
3	049-171-02	648,433	46,025	694,458	347,229	0.00	66	10,490.66	66	10,490.66
4	049-171-03	947,746	106,923	1,054,669	527,335	0.00	101	10,490.66	101	10,490.66
5	049-171-04	672,112	53,573	725,685	362,843	0.00	69	10,490.66	69	10,490.66
6	049-171-05	443,333	52,094	495,427	247,714	0.00	47	10,490.66	47	10,490.66
7	049-171-06	385,811	45,356	431,167	215,584	0.00	41	10,490.66	41	10,490.66
8	049-171-07	165,288	441,323	606,611	303,306	0.00	58	10,490.66	58	10,490.66
9	049-171-08	1,466,391	1,452,739	2,919,130	1,459,565	0.00	278	10,490.66	278	10,490.66
10	049-172-01	379,556	504,700	884,256	442,128	0.00	84	10,490.66	84	10,490.66
11	049-172-02	359,393	112,281	471,674	235,837	0.00	45	10,490.66	45	10,490.66
12	049-172-03	899,466	54,234	953,700	476,850	0.00	91	10,490.66	91	10,490.66
13	049-172-04	1,067,684	255,447	1,323,131	661,566	0.00	126	10,490.66	126	10,490.66
14	049-172-05	1,046,749	250,439	1,297,188	648,594	0.00	124	10,490.66	124	10,490.66
15	049-172-06	1,209,946	64,034	1,273,980	636,990	0.00	121	10,490.66	121	10,490.66
16	049-172-07	150,489	376,610	527,099	263,550	0.00	50	10,490.66	50	10,490.66
17	049-172-08	640,491	144,274	784,765	392,383	0.00	75	10,490.66	75	10,490.66
18	049-172-09	141,661	44,242	185,903	92,952	0.00	18	10,490.66	18	10,490.66
19	049-172-10	733,524	392,278	1,125,802	562,901	0.00	107	10,490.66	107	10,490.66
20	049-172-11	1,125,305	220,379	1,345,684	672,842	0.00	128	10,490.66	128	10,490.66
21	049-172-12	645,016	442,866	1,087,882	543,941	0.00	104	10,490.66	104	10,490.66
22	049-172-13	91,092	53,923	145,015	72,508	0.00	14	10,490.66	14	10,490.66
23	049-172-14	129,874	50,857	180,731	90,366	0.00	17	10,490.66	17	10,490.66
24	049-172-15	73,955	25,899	99,854	49,927	0.00	10	10,490.66	10	10,490.66

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 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	049-173-01	\$1,181,260	\$207,606	\$1,388,866	\$694,433	0.00	132	\$10,490.66	132	\$10,490.66
26	049-173-02	894,529	74,471	969,000	484,500	0.00	92	10,490.66	92	10,490.66
27	049-173-03	1,557,132	401,268	1,958,400	979,200	0.00	187	10,490.66	187	10,490.66
28	049-173-04	1,065,071	56,929	1,122,000	561,000	0.00	107	10,490.66	107	10,490.66
29	049-173-05	646,862	83,555	730,417	365,209	0.00	70	10,490.66	70	10,490.66
30	049-173-06	574,062	124,279	698,341	349,171	0.00	67	10,490.66	67	10,490.66
31	049-173-07	475,229	345,492	820,721	410,361	0.00	78	10,490.66	78	10,490.66
32	049-173-08	795,106	67,804	862,910	431,455	0.00	82	10,490.66	82	10,490.66
33	049-173-09	1,366,797	195,393	1,562,190	781,095	0.00	149	10,490.66	149	10,490.66
34	049-173-10	1,066,283	109,645	1,175,928	587,964	0.00	112	10,490.66	112	10,490.66
35	049-173-11	809,431	460,888	1,270,319	635,160	0.00	121	10,490.66	121	10,490.66
36	049-173-12	153,505	48,088	201,593	100,797	0.00	19	10,490.66	19	10,490.66
37	049-173-13	114,360	71,720	186,080	93,040	0.00	18	10,490.66	18	10,490.66
38	049-173-14	145,210	100,339	245,549	122,775	0.00	23	10,490.66	23	10,490.66
39	049-173-15	2,434,052	370,948	2,805,000	1,402,500	0.00	267	10,490.66	267	10,490.66
40	049-173-16	879,044	92,728	971,772	485,886	0.00	93	10,490.66	93	10,490.66
41	049-173-17	92,655	69,382	162,037	81,019	0.00	15	10,490.66	15	10,490.66
42	049-174-01	2,111,998	387,002	2,499,000	1,249,500	0.00	238	10,490.66	238	10,490.66
43	049-174-02	584,172	321,154	905,326	452,663	0.00	86	10,490.66	86	10,490.66
44	049-174-03	940,842	232,158	1,173,000	586,500	0.00	112	10,490.66	112	10,490.66
45	049-174-04	129,875	61,419	191,294	95,647	0.00	18	10,490.66	0	10,490.66
46	049-174-05	566,064	95,500	661,564	330,782	0.00	63	10,490.66	63	10,490.66
47	049-174-06	782,659	81,786	864,445	432,223	0.00	82	10,490.66	82	10,490.66
48	049-175-01	954,169	310,016	1,264,185	632,093	0.00	121	10,490.66	121	10,490.66

Exhibit 1A
CITY OF NEWPORT BEACH
ASSESSMENT DISTRICT No. 70
(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Assessed		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
		Land Value	Improvement Value							
49	049-175-02	\$569,313	\$263,300	\$832,613	\$416,307	0.00	79	\$10,490.66	79	\$10,490.66
50	049-175-03	399,538	105,942	505,480	252,740	0.00	48	10,490.66	48	10,490.66
51	049-175-04	129,874	335,300	465,174	232,587	0.00	44	10,490.66	44	10,490.66
52	049-175-05	698,597	44,872	743,469	371,735	0.00	71	10,490.66	71	10,490.66
53	049-175-06	694,981	197,426	892,407	446,204	0.00	85	10,490.66	85	10,490.66
54	049-175-07	68,845	22,172	91,017	45,509	0.00	9	10,490.66	9	10,490.66
55	049-175-08	694,366	327,428	1,021,794	510,897	0.00	97	10,490.66	97	10,490.66
56	049-175-09	68,844	39,007	107,851	53,926	0.00	10	10,490.66	10	10,490.66
57	049-175-10	703,529	117,439	820,968	410,484	0.00	78	10,490.66	78	10,490.66
58	049-175-11	91,093	151,558	242,651	121,326	0.00	23	10,490.66	23	10,490.66
59	049-175-12	1,015,667	100,682	1,116,349	558,175	0.00	106	10,490.66	106	10,490.66
60	049-175-13	68,843	34,260	103,103	51,552	0.00	10	10,490.66	10	10,490.66
61	049-175-14	367,893	228,686	596,579	298,290	0.00	57	10,490.66	57	10,490.66
62	049-175-15	761,571	66,160	827,731	413,866	0.00	79	10,490.66	79	10,490.66
63	049-175-16	75,699	31,913	107,612	53,806	0.00	10	10,490.66	10	10,490.66
64	049-175-17	995,752	98,708	1,094,460	547,230	0.00	104	10,490.66	104	10,490.66
65	049-175-18	1,013,956	261,044	1,275,000	637,500	0.00	122	10,490.66	122	10,490.66
66	049-175-19	545,852	191,439	737,291	368,646	0.00	70	10,490.66	70	10,490.66
67	049-176-01	668,456	140,366	808,822	404,411	0.00	77	10,490.66	77	10,490.66
68	049-176-02	745,960	431,560	1,177,520	588,760	0.00	112	10,490.66	112	10,490.66
69	049-176-03	1,218,834	76,166	1,295,000	647,500	0.00	123	10,490.66	123	10,490.66
70	049-176-04	763,564	133,789	897,353	448,677	0.00	86	10,490.66	86	10,490.66
71	049-176-05	75,755	70,201	145,956	72,978	0.00	14	10,490.66	14	10,490.66
72	049-176-06	68,841	252,814	321,655	160,828	0.00	31	10,490.66	31	10,490.66

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 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	049-176-07	\$129,875	\$392,763	\$522,638	\$261,319	0.00	50	\$10,490.66	50	\$10,490.66
74	049-176-08	1,037,150	95,050	1,132,200	566,100	0.00	108	10,490.66	108	10,490.66
75	049-176-09	139,310	69,316	208,626	104,313	0.00	20	10,490.66	20	10,490.66
76	049-176-10	936,215	821,502	1,757,717	878,859	0.00	168	10,490.66	168	10,490.66
77	049-176-11	435,090	124,815	559,905	279,953	0.00	53	10,490.66	53	10,490.66
78	049-176-12	836,222	418,944	1,255,166	627,583	0.00	120	10,490.66	120	10,490.66
79	049-176-13	899,401	423,703	1,323,104	661,552	0.00	126	10,490.66	126	10,490.66
80	049-176-14	1,212,565	149,151	1,361,716	680,858	0.00	130	10,490.66	130	10,490.66
81	049-176-15	891,720	428,066	1,319,786	659,893	0.00	126	10,490.66	126	10,490.66
82	049-176-16	2,452,000	348,000	2,800,000	1,400,000	0.00	267	10,490.66	267	10,490.66
83	049-176-17	1,160,245	153,755	1,314,000	657,000	0.00	125	10,490.66	125	10,490.66
84	049-176-18	756,202	84,122	840,324	420,162	0.00	80	10,490.66	80	10,490.66
85	049-176-19	99,565	55,461	155,026	77,513	0.00	15	10,490.66	15	10,490.66
86	049-176-20	1,187,862	439,116	1,626,978	813,489	0.00	155	10,490.66	155	10,490.66
87	049-176-21	141,661	28,977	170,638	85,319	0.00	16	10,490.66	16	10,490.66
88	049-176-22	886,507	264,628	1,151,135	575,568	0.00	110	10,490.66	110	10,490.66
89	049-176-23	788,139	450,161	1,238,300	619,150	0.00	118	10,490.66	118	10,490.66
90	049-176-24	416,461	331,460	747,921	373,961	0.00	71	10,490.66	71	10,490.66
91	049-176-25	361,942	0	361,942	180,971	0.00	35	10,490.66	35	10,490.66
92	049-180-01	***	***	***	***	***	***	***	***	***
93	049-182-01	746,629	93,158	839,787	419,894	0.00	80	10,490.66	80	10,490.66
94	049-182-02	290,307	53,435	343,742	171,871	0.00	33	10,490.66	33	10,490.66
95	049-182-03	901,500	43,500	945,000	472,500	0.00	90	10,490.66	90	10,490.66
96	049-182-04	762,689	248,802	1,011,491	505,746	0.00	96	10,490.66	96	10,490.66

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 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	049-182-05	\$427,305	\$57,983	\$485,288	\$242,644	0.00	46	\$10,490.66	46	\$10,490.66
98	049-182-06	694,088	147,277	841,365	420,683	0.00	80	10,490.66	80	10,490.66
99	049-182-07	129,873	31,016	160,889	80,445	0.00	15	10,490.66	15	10,490.66
100	049-182-08	68,855	31,075	99,930	49,965	0.00	10	10,490.66	10	10,490.66
101	049-182-09	68,844	26,922	95,766	47,883	0.00	9	10,490.66	9	10,490.66
102	049-182-10	769,954	182,696	952,650	476,325	0.00	91	10,490.66	91	10,490.66
103	049-182-11	467,256	71,444	538,700	269,350	0.00	51	10,490.66	51	10,490.66
104	049-182-12	430,192	68,578	498,770	249,385	0.00	48	10,490.66	48	10,490.66
105	049-182-13	870,952	62,348	933,300	466,650	0.00	89	10,490.66	89	10,490.66
106	049-182-14	497,447	284,762	782,209	391,105	0.00	75	10,490.66	75	10,490.66
107	049-182-15	136,968	263,340	400,308	200,154	0.00	38	10,490.66	38	10,490.66
108	049-182-16	687,047	57,673	744,720	372,360	0.00	71	10,490.66	71	10,490.66
109	049-182-17	491,427	312,452	803,879	401,940	0.00	77	10,490.66	77	10,490.66
110	049-182-18	501,255	318,701	819,956	409,978	0.00	78	10,490.66	78	10,490.66
111	049-182-19	686,062	102,973	789,035	394,518	0.00	75	10,490.66	75	10,490.66
112	049-182-20	572,793	482,529	1,055,322	527,661	0.00	101	10,490.66	101	10,490.66
113	049-182-21	75,694	24,276	99,970	49,985	0.00	10	10,490.66	10	10,490.66
114	049-182-22	129,874	36,475	166,349	83,175	0.00	16	10,490.66	16	10,490.66
115	049-182-23	773,879	79,701	853,580	426,790	0.00	81	10,490.66	81	10,490.66
116	049-182-24	447,278	153,702	600,980	300,490	0.00	57	10,490.66	57	10,490.66
117	049-182-25	1,198,933	201,067	1,400,000	700,000	0.00	133	10,490.66	133	10,490.66
118	049-182-26	129,876	38,588	168,464	84,232	0.00	16	10,490.66	16	10,490.66
119	049-182-27	139,315	31,913	171,228	85,614	0.00	16	10,490.66	16	10,490.66
120	049-182-28	609,833	340,582	950,415	475,208	0.00	91	10,490.66	91	10,490.66

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 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	049-182-29	\$129,873	\$99,939	\$229,812	\$114,906	0.00	22	\$10,490.66	22	\$10,490.66
122	049-182-30	94,154	78,540	172,694	86,347	0.00	16	10,490.66	16	10,490.66
123	049-183-01	129,877	19,464	149,341	74,671	0.00	14	10,490.66	14	10,490.66
124	049-183-02	760,268	193,441	953,709	476,855	0.00	91	10,490.66	91	10,490.66
125	049-183-03	68,847	25,175	94,022	47,011	0.00	9	10,490.66	9	10,490.66
126	049-183-04	129,875	38,378	168,253	84,127	0.00	16	10,490.66	16	10,490.66
127	049-183-05	605,345	480,371	1,085,716	542,858	0.00	103	10,490.66	103	10,490.66
128	049-183-06	649,978	161,905	811,883	405,942	0.00	77	10,490.66	77	10,490.66
129	049-183-07	801,773	560,149	1,361,922	680,961	0.00	130	10,490.66	130	10,490.66
130	049-183-08	653,390	157,856	811,246	405,623	0.00	77	10,490.66	77	10,490.66
131	049-183-33	58,699	67,633	126,332	63,166	0.00	12	10,490.66	12	10,490.66
132	049-183-32	269,825	302,709	572,534	286,267	0.00	55	10,490.66	55	10,490.66
133	049-183-10	129,874	28,485	158,359	79,180	0.00	15	10,490.66	15	10,490.66
134	049-183-11	68,844	52,837	121,681	60,841	0.00	12	10,490.66	12	10,490.66
135	049-183-12	129,875	29,791	159,666	79,833	0.00	15	10,490.66	15	10,490.66
136	049-183-13	521,221	46,235	567,456	283,728	0.00	54	10,490.66	54	10,490.66
137	049-183-14	580,323	59,994	640,317	320,159	0.00	61	10,490.66	61	10,490.66
138	049-183-15	316,902	139,118	456,020	228,010	0.00	43	10,490.66	43	10,490.66
139	049-183-16	704,152	129,483	833,635	416,818	0.00	79	10,490.66	79	10,490.66
140	049-183-17	80,506	21,033	101,539	50,770	0.00	10	10,490.66	10	10,490.66
141	049-183-18	129,873	37,747	167,620	83,810	0.00	16	10,490.66	16	10,490.66
142	049-183-19	496,522	98,821	595,343	297,672	0.00	57	10,490.66	57	10,490.66
143	049-183-20	803,830	63,170	867,000	433,500	0.00	83	10,490.66	83	10,490.66
144	049-183-21	466,659	273,736	740,395	370,198	0.00	71	10,490.66	71	10,490.66

Exhibit IA

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 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	049-192-10	\$1,003,216	\$148,925	\$1,152,141	\$576,071	0.00	110	\$10,490.66	110	\$10,490.66
170	049-192-11	649,188	49,473	698,661	349,331	0.00	67	10,490.66	67	10,490.66
171	049-192-12	91,028	42,079	133,107	66,554	0.00	13	10,490.66	13	10,490.66
172	049-192-14	212,487	87,274	299,761	149,881	0.00	29	10,490.66	29	10,490.66
173	049-192-15	2,921,808	381,462	3,303,270	1,651,635	0.00	315	10,490.66	315	10,490.66
174	049-192-16	2,392,163	206,247	2,598,410	1,299,205	0.00	248	10,490.66	248	10,490.66
175	049-192-17	1,709,418	326,605	2,036,023	1,018,012	0.00	194	10,490.66	194	10,490.66
176	049-192-18	1,373,304	337,303	1,710,607	855,304	0.00	163	10,490.66	163	10,490.66
177	049-192-19	839,280	326,364	1,165,644	582,822	0.00	111	10,490.66	111	10,490.66
178	049-192-20	788,682	406,234	1,194,916	597,458	0.00	114	10,490.66	114	10,490.66
179	049-192-21	223,368	40,864	264,232	132,116	0.00	25	10,490.66	25	10,490.66
180	049-192-22	650,789	296,725	947,514	473,757	0.00	90	10,490.66	90	10,490.66
181	049-192-23	129,874	27,582	157,456	78,728	0.00	15	10,490.66	15	10,490.66
182	049-192-24	1,040,869	336,711	1,377,580	688,790	0.00	131	10,490.66	131	10,490.66
183	049-192-25	87,900	94,993	182,893	91,447	0.00	17	10,490.66	17	10,490.66
184	049-192-26	1,006,676	174,178	1,180,854	590,427	0.00	113	10,490.66	113	10,490.66
185	049-192-27	1,177,440	72,560	1,250,000	625,000	0.00	119	10,490.66	119	10,490.66
186	049-192-28	503,773	83,175	586,948	293,474	0.00	56	10,490.66	56	10,490.66
187	049-192-29	721,381	487,856	1,209,237	604,619	0.00	115	10,490.66	115	10,490.66
188	049-192-30	68,845	31,430	100,275	50,138	0.00	10	10,490.66	10	10,490.66
189	049-192-31	301,236	101,523	402,759	201,380	0.00	38	10,490.66	38	10,490.66
		\$115,191,666	\$32,403,147	\$147,594,813	\$73,797,407	0.00	76	\$1,951,262.76	76	\$1,948,833.12

* Assessment No. 2 has been amended to account for a previous undergrounding district that undergrounded electric and telephone lines behind a portion of the lot.

Exhibit IA

CITY OF NEWPORT BEACH
ASSESSMENT DISTRICT No. 70
(Bay Shores)

TABLE OF VALUES - 1931 ACT

Asmt. No.	Assessor's Parcel No. 2000-01 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	049-183-22	\$501,372	\$44,358	\$545,730	\$272,865	0.00	52	\$10,490.66	52	\$10,490.66
146	049-183-23	371,773	161,371	533,144	266,572	0.00	51	10,490.66	51	10,490.66
147	049-183-24	736,265	63,395	799,660	399,830	0.00	76	10,490.66	76	10,490.66
148	049-183-25	87,784	39,606	127,390	63,695	0.00	12	10,490.66	12	10,490.66
149	049-183-26	129,874	39,910	169,784	84,892	0.00	16	10,490.66	16	10,490.66
150	049-183-27	136,583	31,288	167,871	83,936	0.00	16	10,490.66	16	10,490.66
151	049-183-28	703,974	77,717	781,691	390,846	0.00	75	10,490.66	75	10,490.66
152	049-183-29	1,379,479	150,521	1,530,000	765,000	0.00	146	10,490.66	146	10,490.66
153	049-183-30	91,325	82,678	174,003	87,002	0.00	17	10,490.66	17	10,490.66
154	049-183-31	129,875	32,884	162,759	81,380	0.00	16	10,490.66	16	10,490.66
155	049-184-01	834,086	313,859	1,147,945	573,973	0.00	109	10,490.66	109	10,490.66
156	049-184-06	1,491,212	283,788	1,775,000	887,500	0.00	169	10,490.66	169	10,490.66
157	049-184-07	139,315	27,821	167,136	83,568	0.00	16	10,490.66	16	10,490.66
158	049-184-08	1,360,330	418,410	1,778,740	889,370	0.00	170	10,490.66	170	10,490.66
159	049-190-01	***	***	***	***	***	***	***	***	***
160	049-192-01	91,028	34,680	125,708	62,854	0.00	12	10,490.66	12	10,490.66
161	049-192-02	717,865	103,384	821,249	410,625	0.00	78	10,490.66	78	10,490.66
162	049-192-03	1,621,246	377,954	1,999,200	999,600	0.00	191	10,490.66	191	10,490.66
163	049-192-04	1,059,223	164,777	1,224,000	612,000	0.00	117	10,490.66	117	10,490.66
164	049-192-05	577,474	95,043	672,517	336,259	0.00	64	10,490.66	64	10,490.66
165	049-192-06	634,752	171,052	805,804	402,902	0.00	77	10,490.66	77	10,490.66
166	049-192-07	141,657	43,218	184,875	92,438	0.00	18	10,490.66	18	10,490.66
167	049-192-08	91,091	38,830	129,921	64,961	0.00	12	10,490.66	12	10,490.66
168	049-192-09	141,661	29,266	170,927	85,464	0.00	16	10,490.66	16	10,490.66

CITY OF NEWPORT BEACH
 ASSESSMENT DISTRICT No. 70
 (Bayshores)

Exhibit IB

DEBT LIMIT VALUATION

A. Estimated Balance to Assessment	\$1,948,833	✚
B. Unpaid Special Assessments	0.00	*
Total A & B	\$1,948,833	
C. True Value of Parcels	\$147,594,813	**
Average Value to Lien Ratio	76 : 1	

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

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

✚ Amended Estimated Balance to Assessment.

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

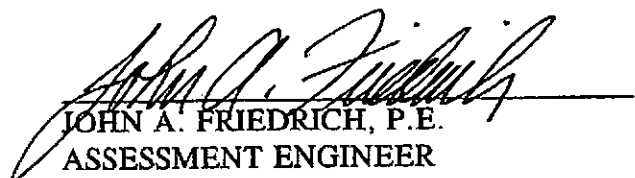
CERTIFICATION

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

DATED: January 7, 2003.

AMENDED: January 28, 2003

GFB-FRIEDRICH & ASSOC., INC.


 JOHN A. FRIEDRICH, P.E.
 ASSESSMENT ENGINEER

ENGINEER'S "REPORT"

EXHIBIT "A"

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

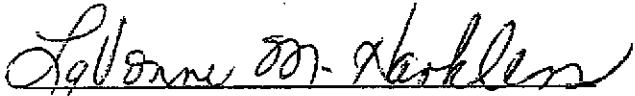
METHOD AND FORMULA OF ASSESSMENT SPREAD-

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.

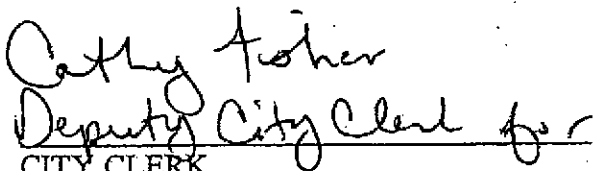
The special benefits that inure to the property owners within the boundary of Assessment District No. 70 are twofold; first, the undergrounding of existing overhead electrical and telephone lines and the removal of supporting poles; and second, the construction of a new and improved underground electrical 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 lots receiving special benefit from the proposed improvements contain residences, except one lot used as a yard for the adjacent residence (Assessment No. 91), it is reasonable to spread the assessments using an assessment unit (AU) formula where each lot is assessed relative to a "standard" residence (1.0 AU) within the Assessment District that receives a full measure of special benefit. The single vacant lot cited above is a separate legal lot that will have electrical and telephone service sweeps provided to it, is capable of having a separate residence built upon it, and therefore 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 sub-areas 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 lot, there is no general benefit component that is received by lots 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 lot as described below.

The proportionate special benefit that each lot receives is based upon the fact that each lot receives approximately the same special benefit from the new electric and telephone

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 14 day of JANUARY, 20 03.


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 28 day of JANUARY, 20 03.


CITY CLERK
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

I, STEPHEN G. BADUM, P.E., as SUPERINTENDENT OF STREETS of the CITY OF NEWPORT BEACH, CALIFORNIA, do hereby certify that the foregoing assessment, together with the Diagram attached thereto, was recorded in my office on the 29 day of JANUARY, 20 03.


SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH
STATE OF CALIFORNIA

ENGINEER'S "REPORT"

PART IV

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

ANNUAL ADMINISTRATIVE ASSESSMENT

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land with the Assessment District to pay for necessary costs and expenses incurred by the City of Newport Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds, or both. The maximum assessment is authorized pursuant to the provisions of Section 10204(f) of the Streets and Highways Code and shall not exceed fifty dollars (\$50) per parcel per year, subject to an annual increase based on the Consumer Price Index (CPI), during the preceding year ending in January, for all Urban Consumers in the Orange, Los Angeles, and Riverside County areas. The exact amount of the administration charge will be established each year by the Superintendent of Streets.

The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

ENGINEER'S "REPORT"

PART IV

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

BOUNDARY MAP AND ASSESSMENT DIAGRAM

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

As required by the Act, the Assessment Diagram shows the exterior boundary of the District and the assessment number assigned to each parcel of land that appears in the 1931 Act Table of Values (Exhibit IA) and the Assessment Spread (Exhibit II). The Assessor's parcel number is also shown for each parcel or lot as they existed at the time of the adoption of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Orange for the boundaries and dimensions of each parcel or lot within the District

PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 70 (BAY SHORES) FOR THE CITY OF NEWPORT BEACH COUNTY OF ORANGE, STATE OF CALIFORNIA

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

DATE _____ TIME _____ FEE _____
DOCUMENT # _____

BOOK _____ PAGE _____
BOOKS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS IN THE OFFICE OF THE RECORDER OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

DARLENE J. BLOOM
COUNTY CLERK-RECORDER

BY: _____ DEPUTY
EXEMPT RECORDING PER C.C. 8103

I HEREBY CERTIFY THAT THE MAP SHOWING THE
PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 70
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 _____
20____ BY THE RESOLUTION NO. _____

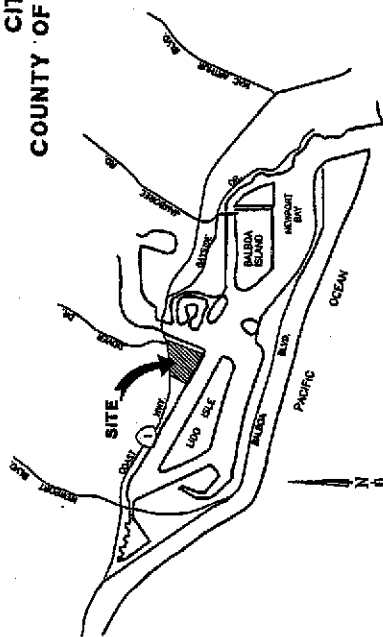
CITY CLERK, CITY OF NEWPORT BEACH

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
NEWPORT BEACH, STATE OF CALIFORNIA, ON THE _____
DAY OF _____, 20____

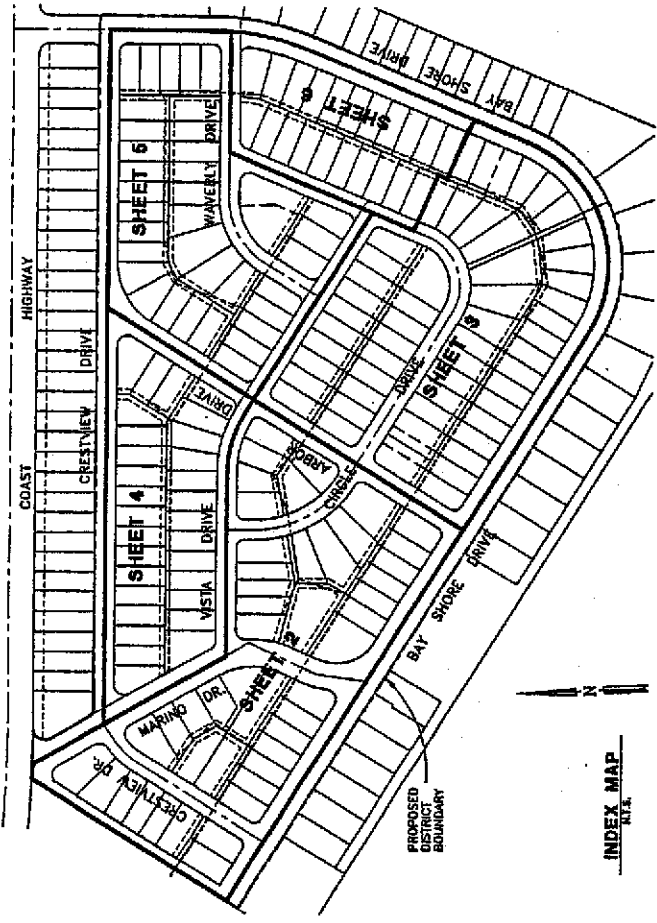
CITY CLERK, CITY OF NEWPORT BEACH

LEGEND

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



VICINITY MAP
N.T.S.



INDEX MAP
N.T.S.



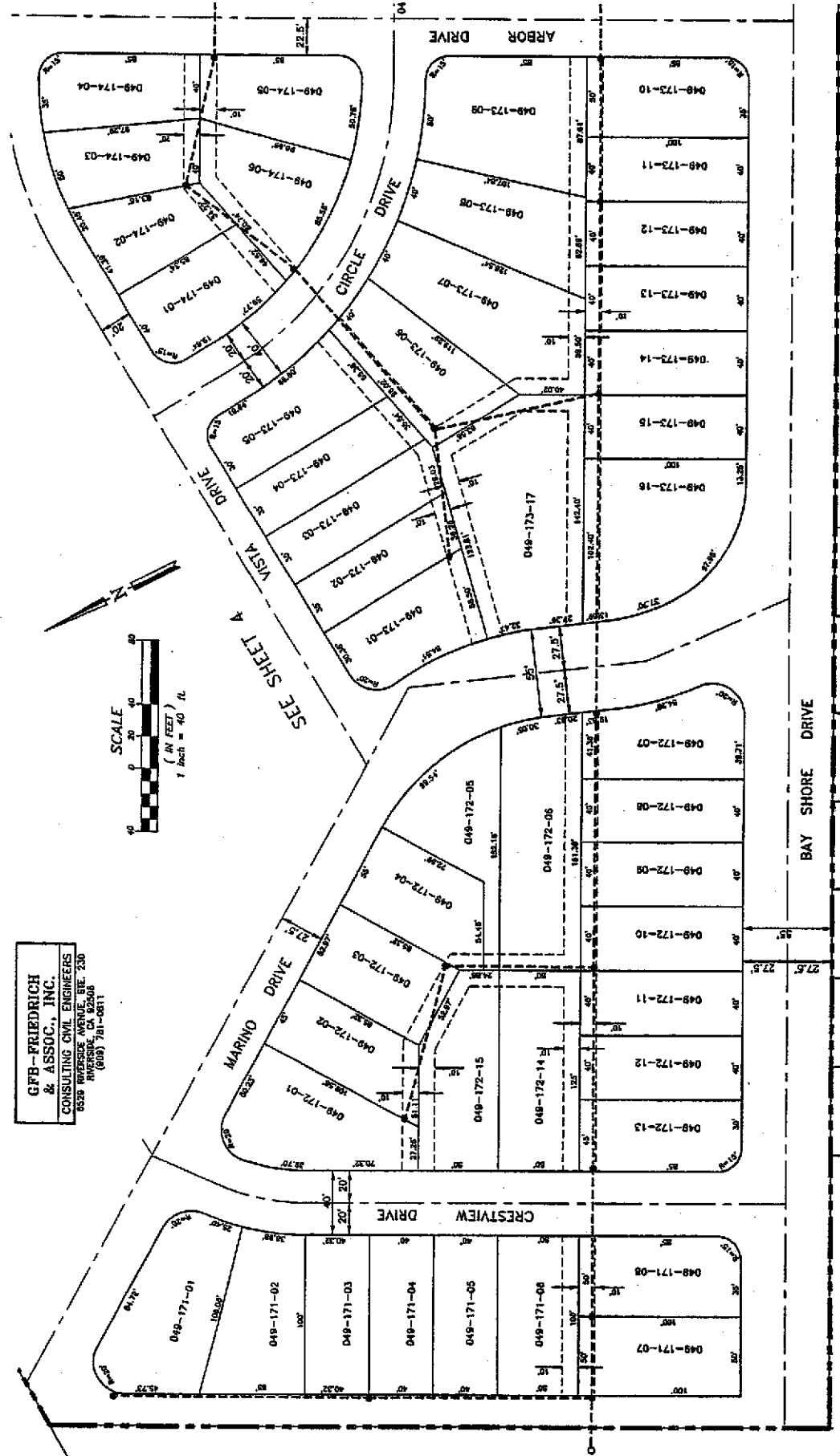
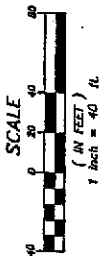
**GFB-FRIEDRICH
& ASSOC., INC.**
CONSULTING CIVIL ENGINEERS
6524 INVERESIDE AVENUE, STE. 230
INVERESIDE, CALIFORNIA 92650
(949) 453-1111

LEGEND
--- ASSESSMENT DISTRICT BOUNDARY
423-293-01 ASSESSORS PARCEL NUMBER

ASSESSMENT DISTRICT NO. 70 (BAY SHORES)

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

GFB-FRIEDRICH
& ASSOC., INC.
CONSULTING CIVIL ENGINEERS
6529 RIVERSIDE AVENUE, SUITE 230
RIVERSIDE, CA 92506
(951) 781-0811



SEE SHEET 3

SEE SHEET 4

PROPOSED BOUNDARIES OF
ASSESSMENT DISTRICT NO. 70
 (BAY SHORES)

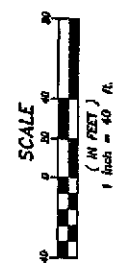
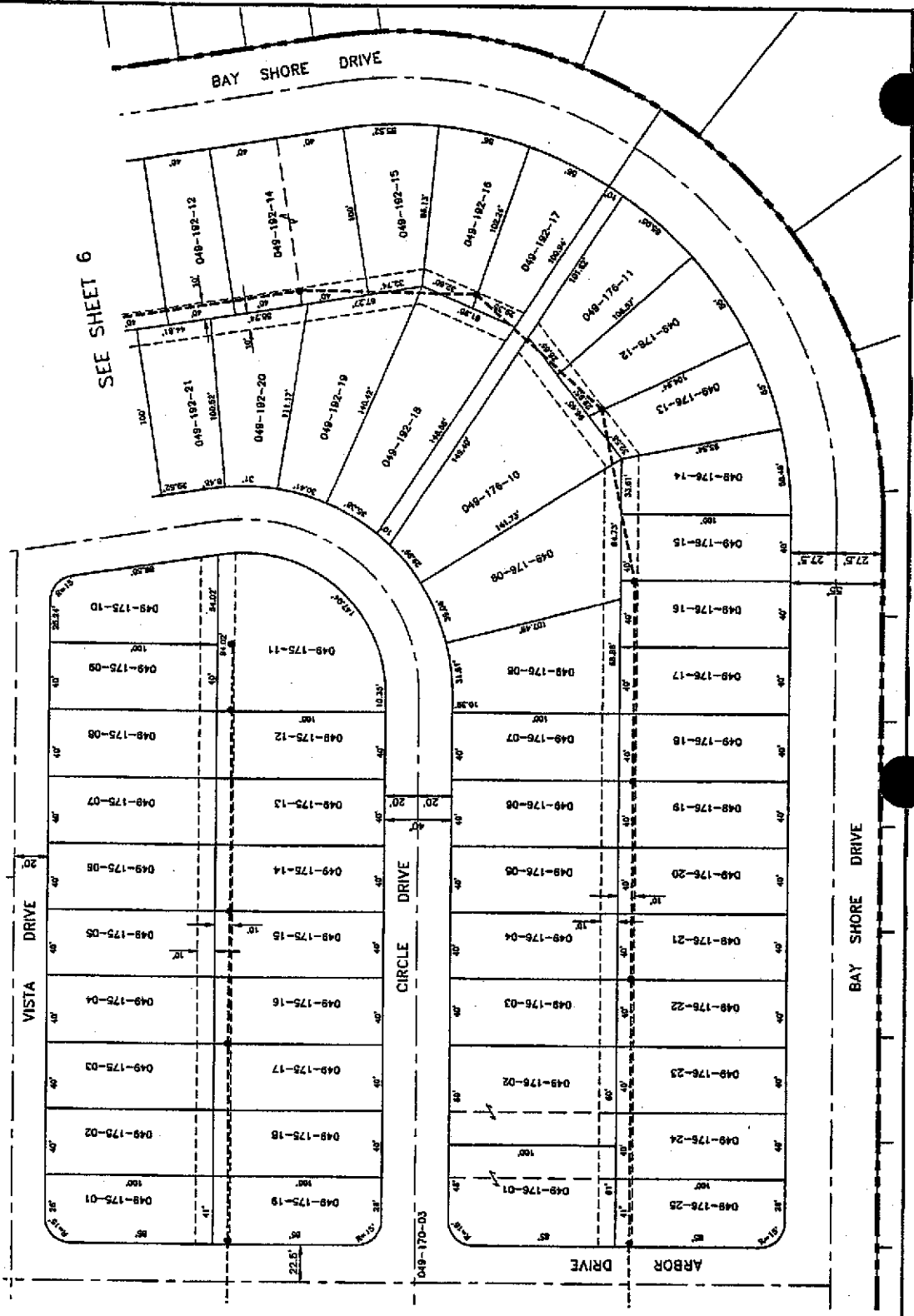
FOR THE
 CITY OF NEWPORT BEACH
 COUNTY OF ORANGE, STATE OF CALIFORNIA

SHEET 3 OF 6 SHEETS
 LEGEND
 --- ASSESSMENT DISTRICT BOUNDARY
 --- 423-293-01 ASSESSORS PARCEL NUMBER

SEE SHEET 5

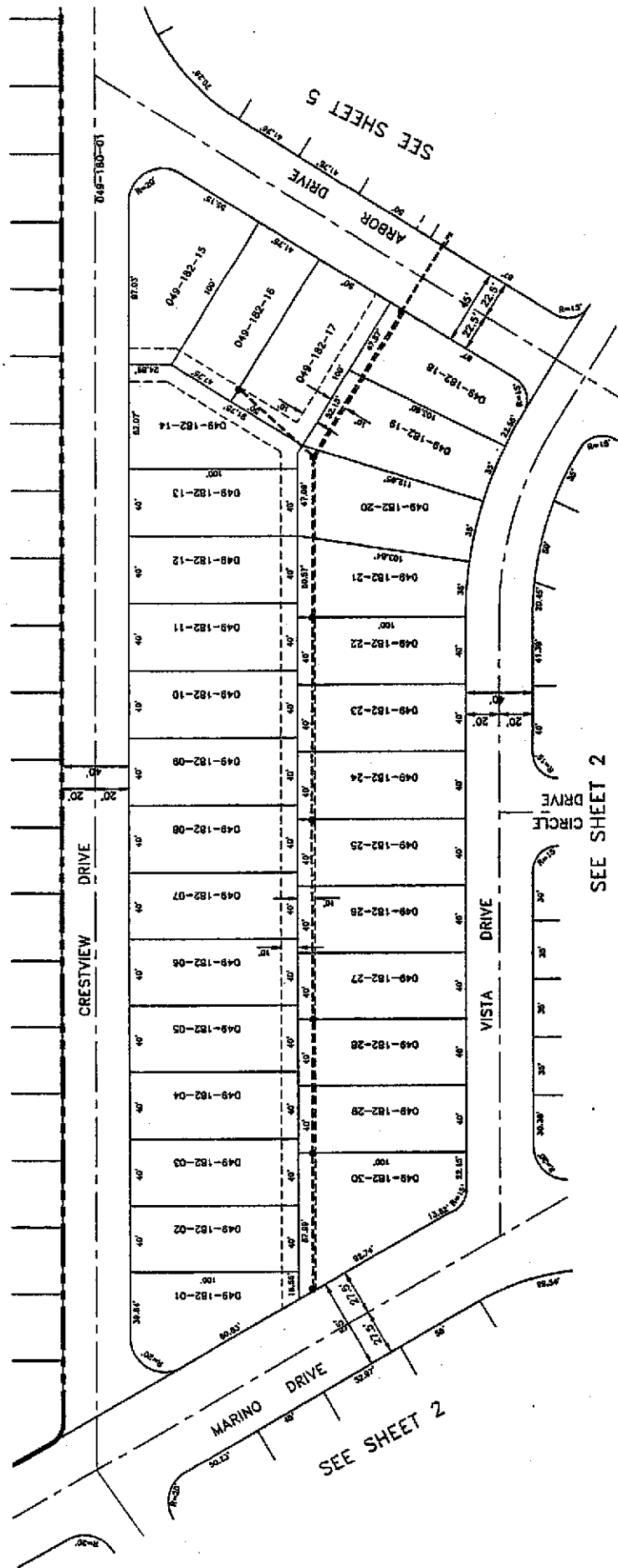
SEE SHEET 6

SEE SHEET 2

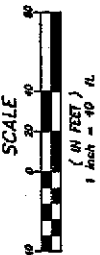
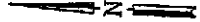


GFB-FRIEDRICH & ASSOC., INC.
 CONSULTING CIVIL ENGINEERS
 8520 RIVERSIDE AVENUE, STE. 230
 RIVERSIDE, CALIFORNIA 92508
 (951) 514-1111

PROPOSED BOUNDARIES OF
ASSESSMENT DISTRICT NO. 70
 (BAY SHORES)
 FOR THE
 CITY OF NEWPORT BEACH
 COUNTY OF ORANGE, STATE OF CALIFORNIA



LEGEND
 --- ASSESSMENT DISTRICT BOUNDARY
 --- ASSESSORS PARCEL NUMBER
 433-293-01



GFB-FRIEDRICH & ASSOC., INC.
 CONSULTING CIVIL ENGINEERS
 6829 RIVERSIDE AVENUE, STE. 230
 IRVINE, CA 92618
 (949) 751-5811

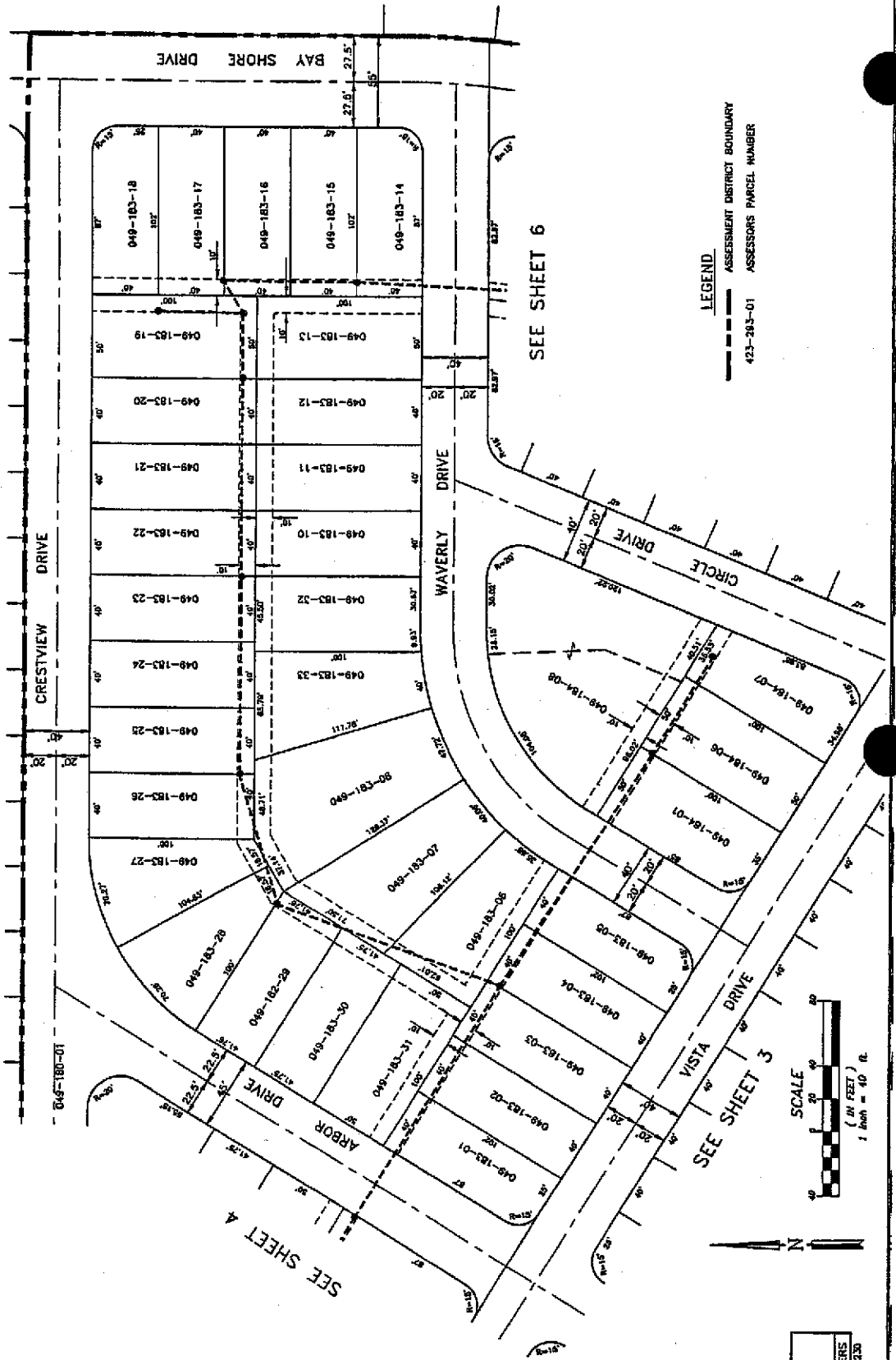
SEE SHEET 2

SEE SHEET 2

SEE SHEET 5

PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 70 (BAY SHORES)

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



GFB-FRIEDRICH
& ASSOC., INC.
CONSULTING CIVIL ENGINEERS
1828 RIVERSIDE AVENUE, STE. 230
NEWPORT BEACH, CALIF. 92660
(714) 861-1111

PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 70 (BAY SHORES)

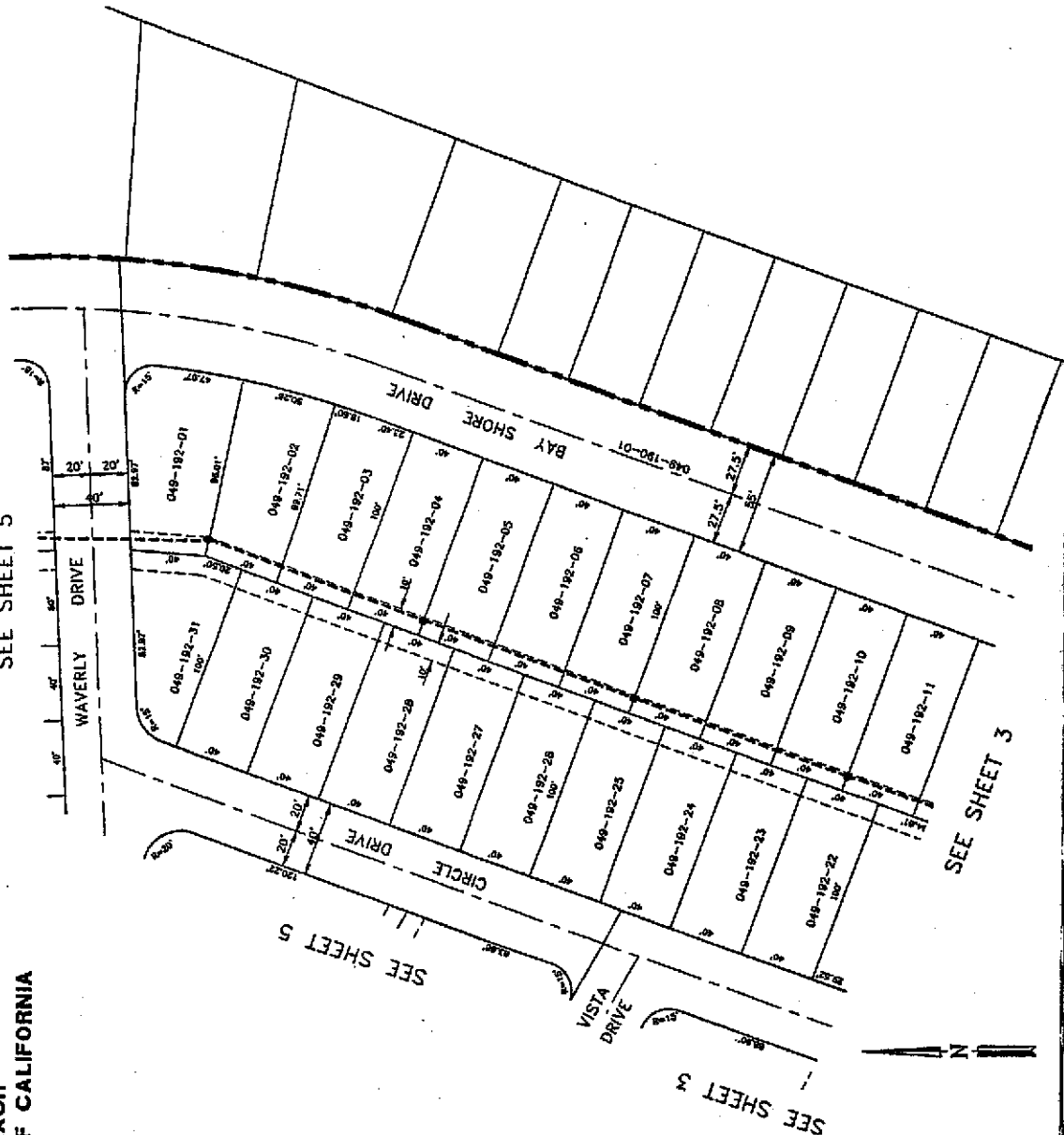
FOR THE
CITY OF NEWPORT BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA

SEE SHEET 5

SEE SHEET 5

SEE SHEET 3

SEE SHEET 3



LEGEND
 - - - - - ASSESSMENT DISTRICT BOUNDARY
 423-293-01 ASSESSOR'S PARCEL NUMBER



GFB-FRIEDRICH & ASSOC., INC.
 CONSULTING CIVIL ENGINEERS
 6328 RIVERBROOK AVENUE, SUITE 230
 RIVERSIDE, CA 92506
 (951) 761-0811

ASSESSMENT DIAGRAM (BAY SHORES) FOR THE CITY OF NEWPORT BEACH COUNTY OF ORANGE, STATE OF CALIFORNIA

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

DATE _____ TIME _____ FEE _____

DOCUMENT # _____

BOOK _____ PAGE _____
MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS IN THE OFFICE OF THE RECORDER OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

DARLENE J. BLOOM
COUNTY CLERK-RECORDER

BY: _____ DEPUTY
EXEMPT RECORDING PER G.C. 6103

THE ASSESSMENTS SHOWN ON THIS ASSESSMENT DIAGRAM WERE
CONFIRMED AND LEMED BY THE CITY COUNCIL OF THE CITY OF
NEWPORT BEACH, CALIFORNIA, ON THE _____ DAY OF
20____ AND SAID ASSESSMENT DIAGRAM WAS RECORDED IN THE
OFFICE OF THE SUPERINTENDENT OF STREETS AND HIGHWAYS OF
SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF
EACH ASSESSMENT LEMED 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 _____ 20____

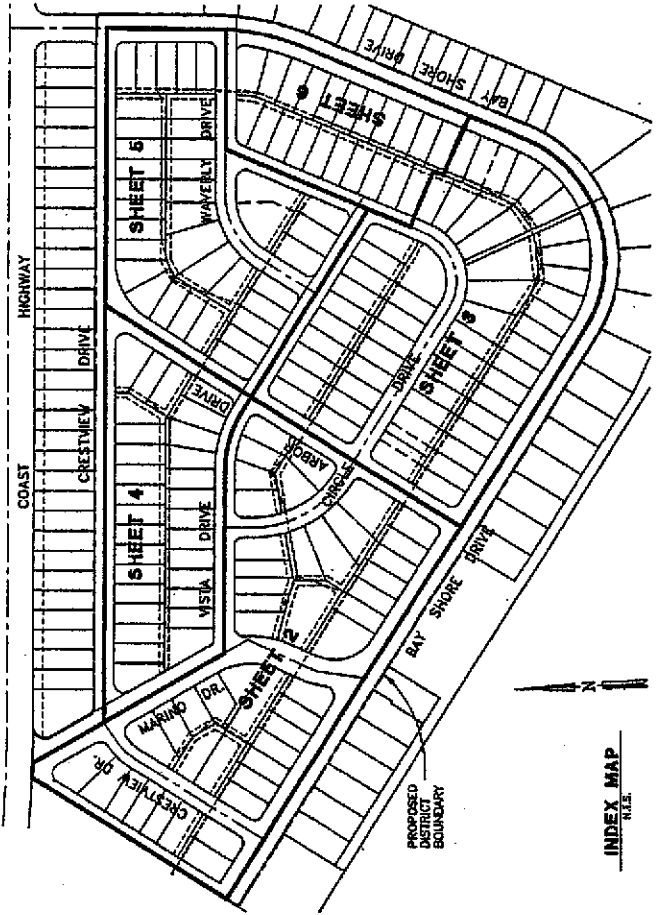
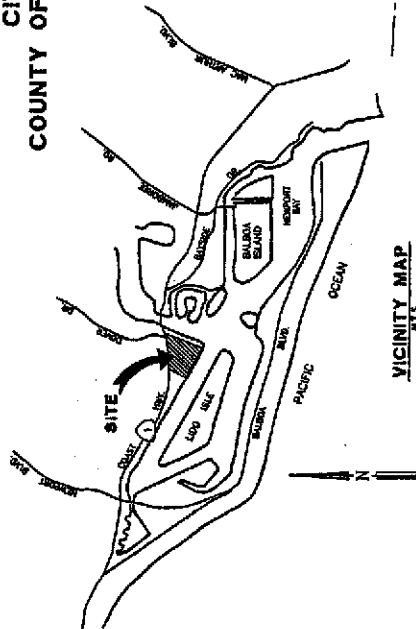
CITY CLERK, CITY OF NEWPORT BEACH

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF
STREETS THIS _____ DAY OF _____ 20____

SUPERINTENDENT OF STREETS
CITY OF NEWPORT BEACH

LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- 048-071-11 ASSESSORS PARCEL NUMBER
- 32 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
2229 RIVERSIDE AVENUE, STE. 210
NEWPORT BEACH, CA 92660
(714) 731-8811

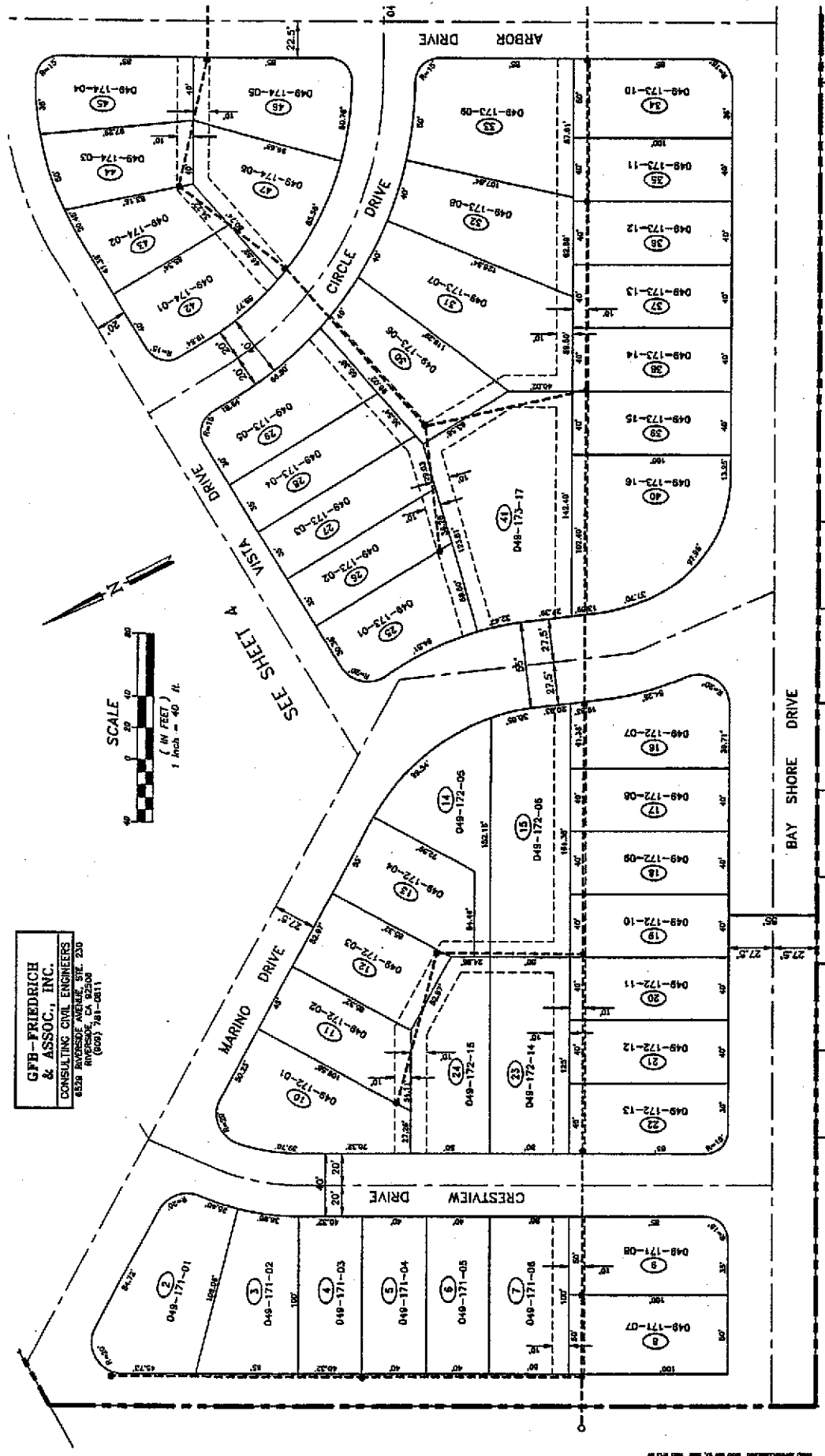
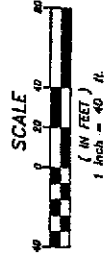
- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - 423-283-01 ASSESSORS PARCEL NUMBER
 - (22) ASSESSMENT NUMBER
 - WOOD POLE TO BE REMOVED
 - WOOD POLE TO REMAIN
 - OVERHEAD FACILITIES TO BE REMOVED
 - OVERHEAD FACILITIES TO REMAIN

ASSESSMENT DISTRICT NO. 70

(BAY SHORES)

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

GFB-FRIEDRICH
& ASSOC., INC.
CONSULTING CIVIL ENGINEERS
4322 FERRISS AVENUE, STE. 230
IRVINE, CA 92614
(909) 741-8811



SEE SHEET 4

ASSESSMENT DISTRICT NO. 70 (BAY SHORES)

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

ASSESSMENT DIAGRAM

SHEET 3 OF 6 SHEETS

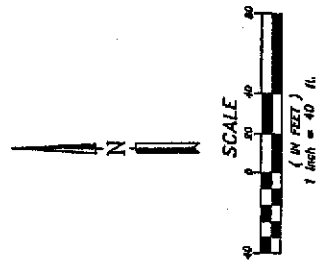
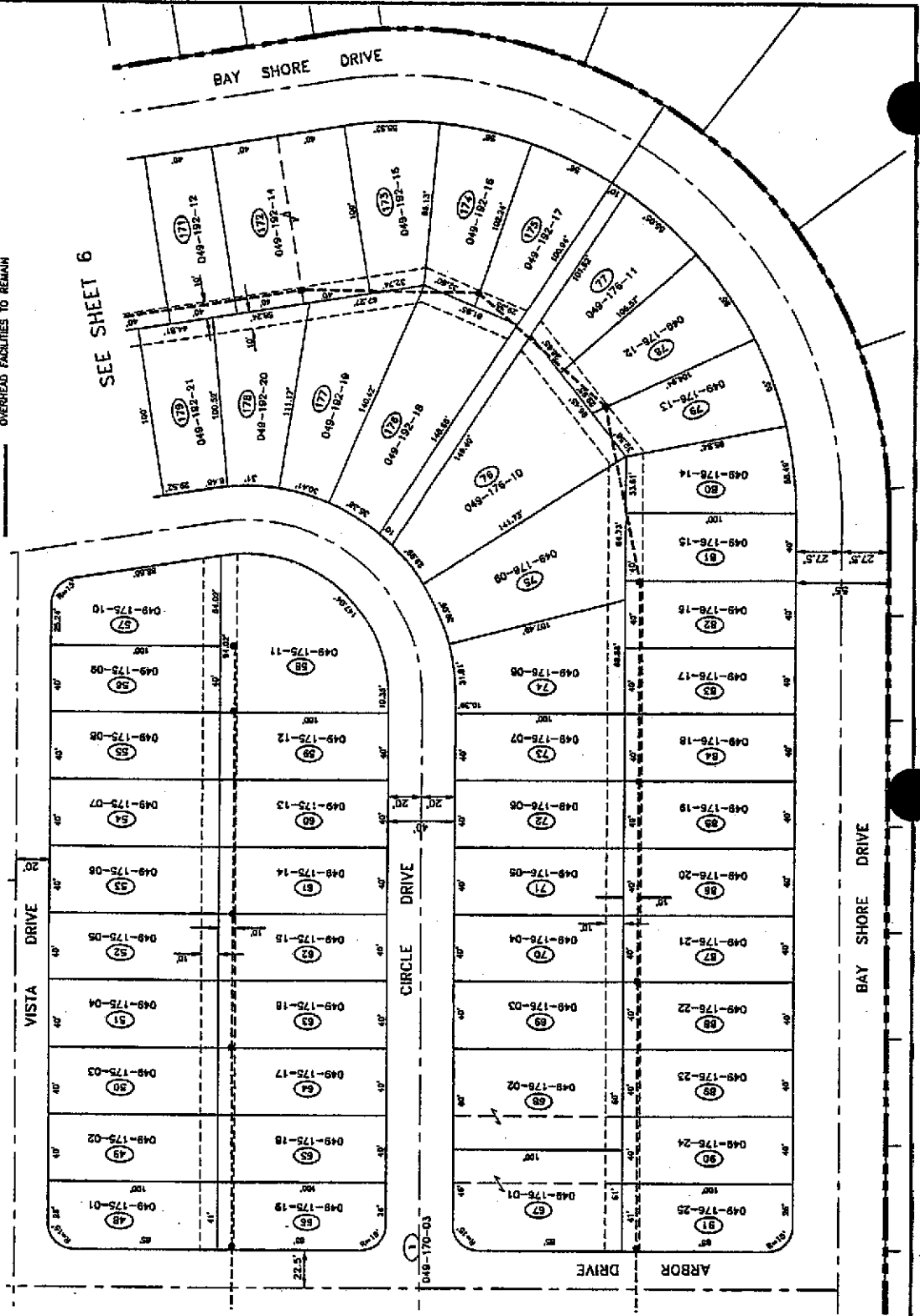
LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- 423-263-01 ASSESSORS PARCEL NUMBER
- (22) ASSESSMENT NUMBER
- WOOD POLE TO BE REMOVED
- WOOD POLE TO REMAIN
- OVERHEAD FACILITIES TO BE REMOVED
- OVERHEAD FACILITIES TO REMAIN

SEE SHEET 5

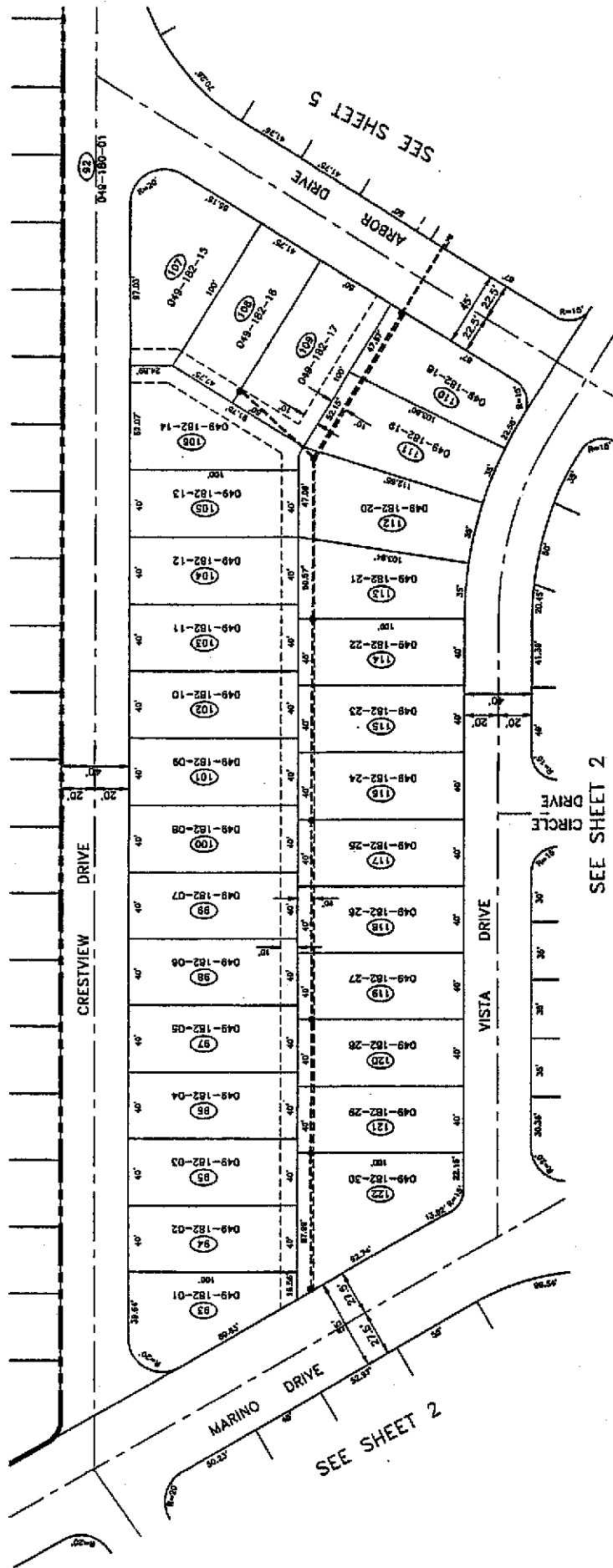
SEE SHEET 6

SEE SHEET 2

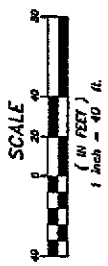
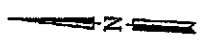


GFB-FRIEDRICH
& ASSOC., INC.
CONSULTING CIVIL ENGINEERS
6524 RIVERSIDE AVENUE, STE. 330
RIVERSIDE, CALIF. 92506
(951) 514-8811

ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT NO. 70
 (BAY SHORES)
 FOR THE
 CITY OF NEWPORT BEACH
 COUNTY OF ORANGE, STATE OF CALIFORNIA



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



GFB-FRIEDRICH & ASSOC., INC.
 CONSULTING CIVIL ENGINEERS
 6528 WINDYBROOK DRIVE, STE. 250
 NEWPORT BEACH, CALIF. 92646
 (949) 741-2811

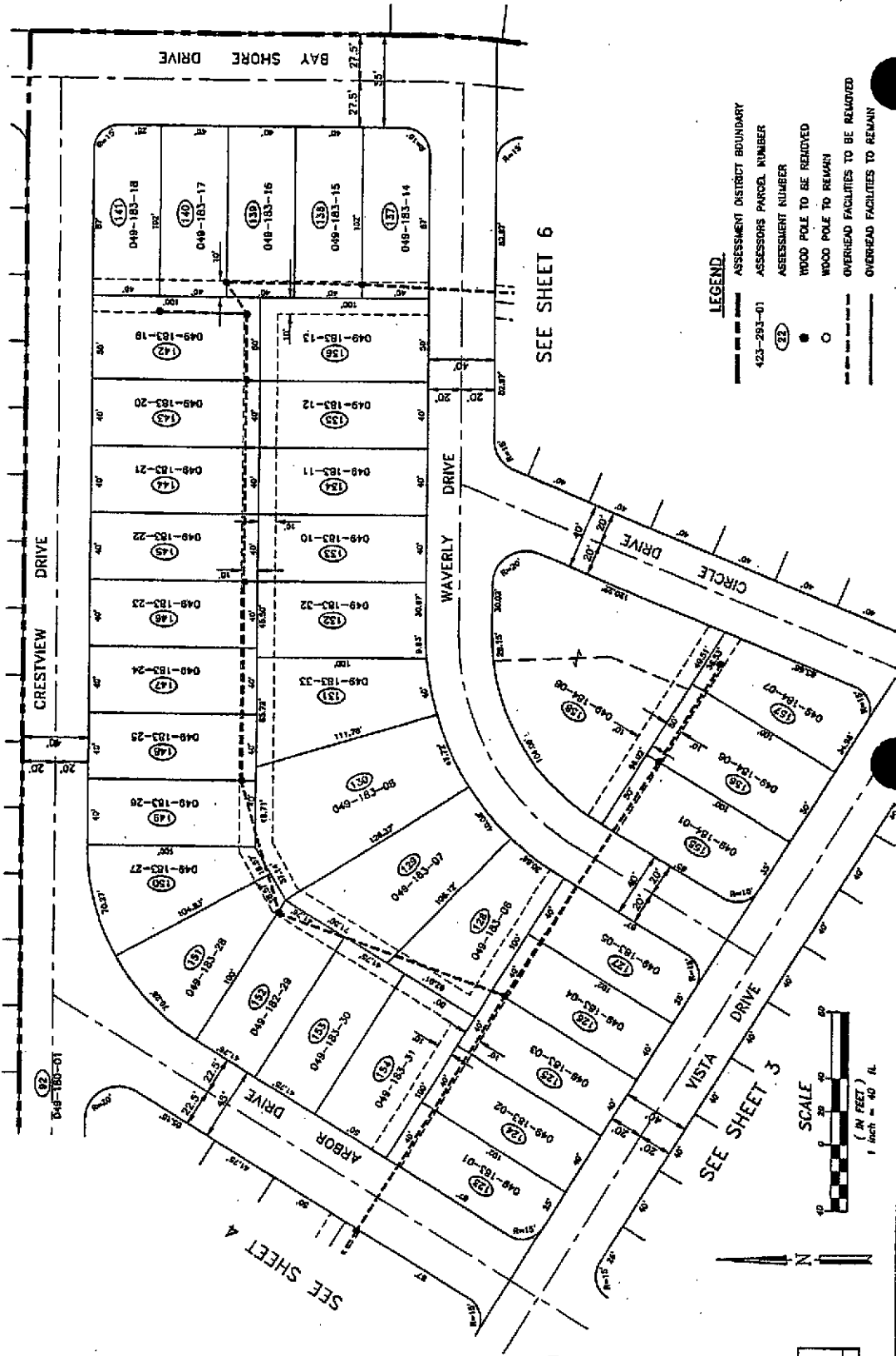
ASSESSMENT DISTRICT NO. 70

(BAY SHORES)

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

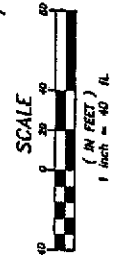
ASSESSMENT DIAGRAM

SHEET 5 OF 6 SHEETS



SEE SHEET 6

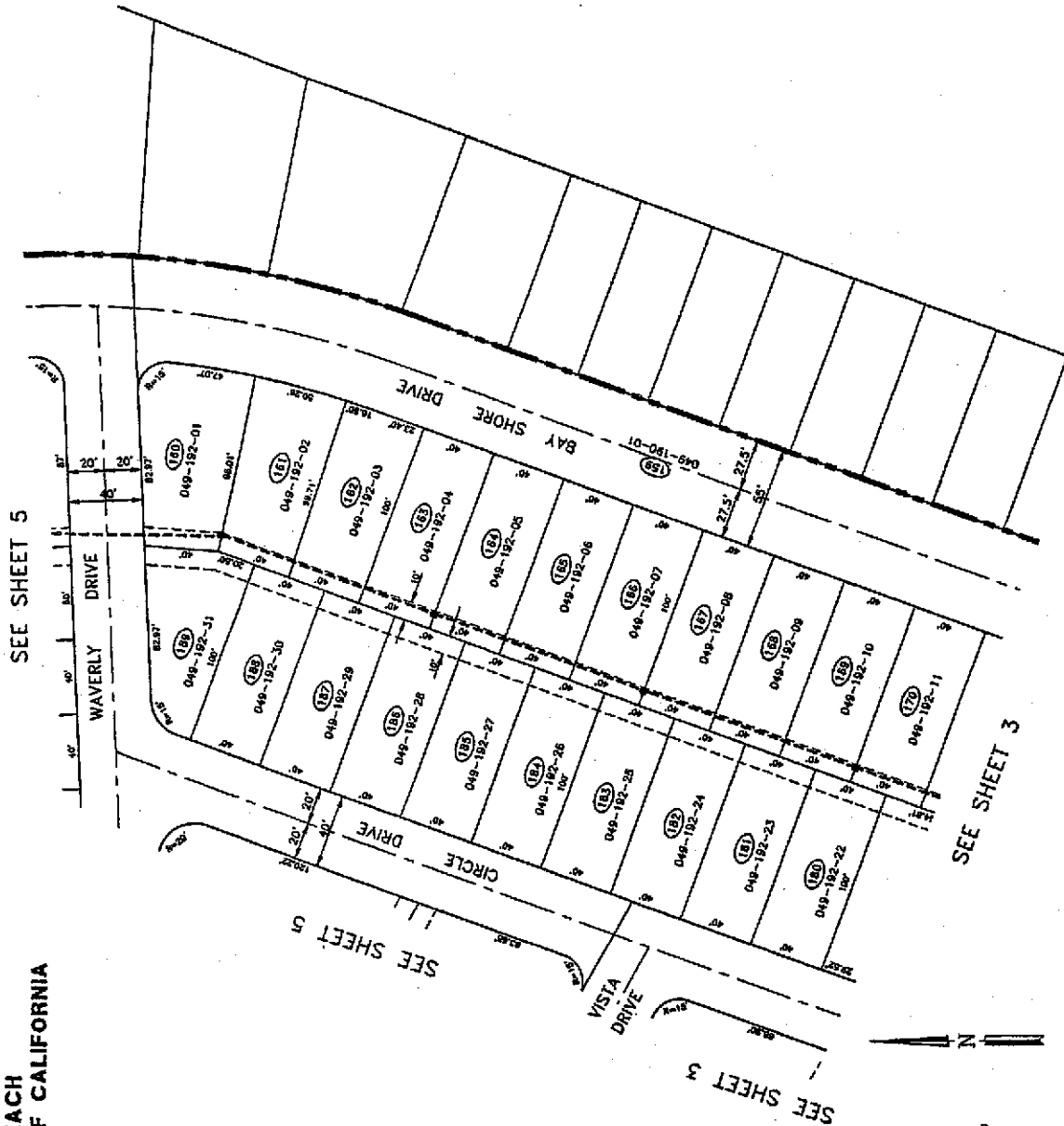
- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - ASSESSORS PARCEL NUMBER
 - ASSESSMENT NUMBER
 - WOOD POLE TO BE REMOVED
 - WOOD POLE TO REMAIN
 - OVERHEAD FACILITIES TO BE REMOVED
 - OVERHEAD FACILITIES TO REMAIN



GFB-FRIEDRICH
& ASSOC., INC.
CONSULTING CIVIL ENGINEERS
8328 BURNBURY DRIVE, STE. 230
NEWPORT BEACH, CALIF. 92646

ASSESSMENT DISTRICT NO. 70 (BAY SHORES)

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



- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - 422-393-01 ASSESSOR'S PARCEL NUMBER
 - (180) 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
6825 RIVERBEND AVENUE, STE. 230
IRVINE, CA 92618
(949) 751-9811

ENGINEER'S REPORT

PART VI(A)

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

DESCRIPTION OF WORKS OF IMPROVEMENT, TIME ESTIMATE

The following improvements are proposed to be constructed and installed in easements along the back lot lines of the lots on the northwest side of Crestview Drive between Bay Shore Drive and Marino Drive, the back lot lines of the lots on the northerly and westerly sides of Bay Shore Drive between the westerly tract boundary and Crestview Drive, the back lot lines of the lots on the west side of Marino Drive between Crestview Drive and said easement on the north side of Bay Shore Drive, the back lot lines of the lots on the southerly side of Vista Drive between Marino Drive and Circle Drive, the back lot line of the lot on Marino Drive between said easement on the southerly side of Vista Drive and said easement on the northerly side of Bay Shore Drive, the back lot lines of the lots on the northerly side of Vista Drive between Marino Drive and Circle Drive, the back lot lines of the lots on the westerly side of Arbor Drive between Crestview Drive and said easement on the northerly side of Vista Drive, and the back lot lines of the lots on the northerly side of Waverly Drive between said easement on the northerly side of Vista Drive and said easement on the westerly side of Bay Shore Drive.

1. Removal of 51 existing power and telephone poles.
2. Removal of all overhead service drops for both electric and telephone service.
3. Construction of approximately 5,315 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 for 186 lots within the District.

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.

The estimated time for completion of the undergrounding of the utilities is six (6) months after the sale of bonds. Property owners will be required to provide necessary underground connections within 120 calendar days of the completion of the underground facilities.

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

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

ENGINEER'S "REPORT"

PART VI(B)

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

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. 70 *(Bayshores)* (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 13TH day of NOVEMBER, 2002, at Newport Beach, California.



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

ENGINEER'S "REPORT"

PART VI(C)

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT NO. 70

(Bayshores)

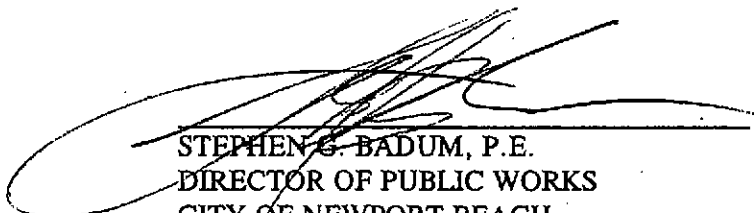
CERTIFICATION OF COMPLETION OF ENVIRONMENTAL PROCEEDINGS

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. 70 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. 70 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. 70 have been completed to my satisfaction, and no further environmental proceedings are necessary.

EXECUTED this 13TH day of NOVEMBER, 20 02, at Newport Beach, California.


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

CITY OF NEWPORT BEACH

FILED

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

FEB 28 2002

POSTED

FEB 28 2002

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

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

NOTICE OF EXEMPTION

To:

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

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

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

Date received for filing at OPR:

Name of Project: Assessment District No. 70

Project Location: Bayshores, Newport Beach, CA
Specific: Area bounded by Crestview Dr., Bay Shore Dr., & the alley w/o
Crestview Dr. between Bay Shore Dr. and Marino Dr.

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

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

Recorded in Official Records, County of Orange
Gary Granville, Clerk-Recorder

Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number. Class 2; Replacement and reconstruction;
Section 15302.

Statutory Exemptions. State code number: _____

General Rule (Sec. 15061(b)(3))

NO FEE

200285000214 01:19pm 02/28/02

170 52 201

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

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

Name of Public Agency Approving Project: City of Newport Beach

Date of Approval: _____

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

Contact Person: Dick Hoffstadt Title: Development Engineer

Signature: [Signature] Tel.No. (949) 644-3311 Date: 2-28-02

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
1	049-170-03	*** Private Street *** (No special benefit for electric and telephone facility undergrounding)		0.0	\$0.00	\$0.00	\$0.00
2	049-171-01	Gormley, Patrick & Janice 2441 Marino Drive Newport Beach, CA 92663		0.768	\$9,099.37	\$10,490.66	\$8,061.02 Adjusted Assessment - See Exhibit "A" of Engineer's Report
3	049-171-02	Alexander, Guy C. III 2471 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
4	049-171-03	Gooding, Robert E. Jr. 2461 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
5	049-171-04	Simpson Trust P.O. Box 290 Newport Beach, CA 92662		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					SCE ITCC Tax without	SCE ITCC Tax with	
6	049-171-05	Morgan, Marylyn 2441 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
7	049-171-06	Kochmuk, Alex J. 2431 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
8	049-171-07	Marr Trust 2401 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
9	049-171-08	Peters, James M. 2411 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
10	049-172-01	Green, Mary M. 2451 Marino Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
11	049-172-02	Patin, Nicholas S. P.O. Box 15398 Newport Beach, CA 92659		1.0	\$9,099.37	\$10,490.66	\$10,490.66
12	049-172-03	Alexander, Guy C. Jr. 2461 Marino Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
13	049-172-04	Blue, D. Laird 2465 Marino Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
14	049-172-05	Wong, Delphine 777 So. Figueroa Street, #2820 Los Angeles, CA 90017		1.0	\$9,099.37	\$10,490.66	\$10,490.66
15	049-172-06	Helfrich, David 2475 Marino Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					SCE ITCC Tax without	SCE ITCC Tax with	
16	049-172-07	Lewis, J. & Nancy 2481 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
17	049-172-08	Enkema, Wendy A. 2471 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
18	049-172-09	Boylhart, William J. 2461 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
19	049-172-10	Rudinica, Michael & Elizabeth 2451 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
20	049-172-11	Hutchison, John H. 2441 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
21	049-172-12	Allen, Anthony 2431 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
22	049-172-13	Dalrymple, Olga 57-023 Pahipahialua Place Kahuku, HI 96731		1.0	\$9,099.37	\$10,490.66	\$10,490.66
23	049-172-14	Security Trust Company Trustee & Trust #1907-1 2432 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
24	049-172-15	Leavitt, Grace Rachael 2442 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
25	049-173-01	Sumner, Bruce W. 2502 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
26	049-173-02	Prentice, John G. 2506 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
27	049-173-03	Czepiel, Mark A. 2512 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
28	049-173-04	Patten, Byron Crane Jr. 1233 Willowgate Lane St. Charles, IL 60174		1.0	\$9,099.37	\$10,490.66	\$10,490.66
29	049-173-05	Ivan, Susan M. 2522 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
30	049-173-06	Nikols, Donald G. 2532 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
31	049-173-07	Gladstone, Marvin Meyer 2542 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
32	049-173-08	Bibb, Debra Diane 2552 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
33	049-173-09	Salisbury, George R & Darlene M. Darlene Mcvey 824 E. Whittier Boulevard La Habra, CA 90631		1.0	\$9,099.37	\$10,490.66	\$10,490.66
34	049-173-10	Rios, Jose 13115 Newhope Street Garden Grove, CA 92843		1.0	\$9,099.37	\$10,490.66	\$10,490.66
35	049-173-11	Hilton, Alex 2561 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					SCE ITCC Tax without	SCE ITCC Tax with	
36	049-173-12	Nichols, Percival K. Jr. 3028 Capri Lane Costa Mesa, CA 92626		1.0	\$9,099.37	\$10,490.66	\$10,490.66
37	049-173-13	Grier, Milton S. 477 Esther Street Costa Mesa, CA 92627		1.0	\$9,099.37	\$10,490.66	\$10,490.66
38	049-173-14	Quinn, Eugene M. 2531 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
39	049-173-15	DeYoung, Roger & Sandy 2641 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
40	049-173-16	Reed Trust 2511 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
41	049-173-17	Storch, Betty Children Trust 426 Seville Avenue Newport Beach, CA 92661		1.0	\$9,099.37	\$10,490.66	\$10,490.66
42	049-174-01	Shea, Peter Owen Jr. 2532 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
43	049-174-02	Morrison, Joseph F. 80 Huntington Street, #153 Huntington Beach, CA 92648		1.0	\$9,099.37	\$10,490.66	\$10,490.66
44	049-174-03	Murphy, Richard M. 2552 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
45	049-174-04	Tratar, Kenneth J. 2562 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					SCE ITCC Tax without	SCE ITCC Tax with	
46	049-174-05	Clark, E. Val 900 Descanso Drive La Canada, CA 91011		1.0	\$9,099.37	\$10,490.66	\$10,490.66
47	049-174-06	Meehan, Kathleen 313 N. Birch Street Santa Ana, CA 92701		1.0	\$9,099.37	\$10,490.66	\$10,490.66
48	049-175-01	Knight, Kevin 2480 Arbor Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
49	049-175-02	Kane, Robert J. 2582 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
50	049-175-03	Buckley, Terrence D. 2592 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
51	049-175-04	Fleming, David John 2602 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
52	049-175-05	Campbell, William D. 149 Shorecliff Road Corona Del Mar, CA 92625		1.0	\$9,099.37	\$10,490.66	\$10,490.66
53	049-175-06	Rankin, David C. 2622 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
54	049-175-07	Hauser, George F. & Milane 2575 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
55	049-175-08	First American Trust P.O. Box 267 Santa Ana, CA 92702		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					SCE ITCC Tax without	SCE ITCC Tax with	
56	049-175-09	Burdorf, Donald Lee 2652 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
57	049-175-10	Duley, Robert W. 2729 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
58	049-175-11	McCray, John W. 2701 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
59	049-175-12	Hinkhouse, Stephen & Donna 2641 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
60	049-175-13	Hendrickson, W.J. 2631 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
61	049-175-14	Temyson, Peter J. 2621 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
62	049-175-15	De Santis, Jeffrey R. & Laurie J. 2611 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
63	049-175-16	Smith, James Allen TR 2601 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
64	049-175-17	Sanchez, Jose Antonio 2591 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
65	049-175-18	Deuth, Charles M. & Kathryn G. 2581 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
66	049-175-19	McLarand, Catherine E. TR 2571 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
67	049-176-01	Patten, Byron C. & Susan W. 20 N. Wacker Drive Chicago, IL 60606		1.0	\$9,099.37	\$10,490.66	\$10,490.66
68	049-176-02	Power, William F. 3184 Airway Avenue, #G Costa Mesa, CA 92626		1.0	\$9,099.37	\$10,490.66	\$10,490.66
69	049-176-03	Skillman, Michael J. 2602 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
70	049-176-04	Szulga, Thomas & Nancy 2612 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
71	049-176-05	Taube, Robert L. 2622 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
72	049-176-06	Bertone, John Richard 2632 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
73	049-176-07	Bathen, Eric J. Jr. 2642 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
74	049-176-08	Shaw, Lee & Linda 2652 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
75	049-176-09	Henley, David C. 2662 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
76	049-176-10	Link, F. Steven 2672 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
77	049-176-11	Sever, James F. & Carol M. 2685 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
78	049-176-12	Curci, Carol 5 Beacon Bay Newport Beach, CA 92660		1.0	\$9,099.37	\$10,490.66	\$10,490.66
79	049-176-13	Searles, Robert J. 4 Upper Newport Plaza, #1 Newport Beach, CA 92660		1.0	\$9,099.37	\$10,490.66	\$10,490.66
80	049-176-14	Tarnutzer, Byron M. Trust 2671 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
81	049-176-15	Espley-Jones 1999 2665 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
82	049-176-16	Airth, Alan F. Bayshore Trust 2661 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
83	049-176-17	Oltmans, Elizabeth 2655 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
84	049-176-18	Youngberg, Robin B. 2651 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
85	049-176-19	Damsen, Sally G. 2641 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					SCE ITCC Tax without	SCE ITCC Tax with	
86	049-176-20	Layton, Steven R. 2631 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
87	049-176-21	Sutherland, Veryl Nanette 2621 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
88	049-176-22	Vassar, Brad & Caroline 2611 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
89	049-176-23	Rawlins Trust 2601 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
90	049-176-24	Wiese, Grant K. 2591 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

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CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
91	049-176-25	Wiese, Grant Knowlton 2581 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
92	049-180-01	*** Private Street *** (No special benefit for electric and telephone facility undergrounding)		0.0	\$0.00	\$0.00	\$0.00
93	049-182-01	Thetford, Dewayne L. 2450 Marino Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
94	049-182-02	Security Trust Co Trustee 2502 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
95	049-182-03	Eckert, Frank E. 2506 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
96	049-182-04	Irvine Company 550 Newport Center Drive Newport Beach, CA 92660		1.0	\$9,099.37	\$10,490.66	\$10,490.66
97	049-182-05	Anderson, Robert M. 2516 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
98	049-182-06	Park, Mary V. 2522 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
99	049-182-07	Lippitz, Charles A. 1200 S Ocean Boulevard, #5A Boca Raton, FL 33432		1.0	\$9,099.37	\$10,490.66	\$10,490.66
100	049-182-08	Perkins, John S. 2635 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
101	049-182-09	Security Trust Co Trustee 2536 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
102	049-182-10	Roberts, Stephen 2542 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
103	049-182-11	Nolan, Cary J. & Lynn K. 1847 40th Avenue E. Seattle, WA 98112		1.0	\$9,099.37	\$10,490.66	\$10,490.66
104	049-182-12	Todd, Cameron George 2552 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
105	049-182-13	Carson, Carey Trust 5502 E. Yucca Street Scottsdale, AZ 85254		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
106	049-182-14	Schwartz, Steven B. 2562 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
107	049-182-15	Security Trust Co Trustee 2580 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
108	049-182-16	Kendall-Bell, Richard W. 2218 Moreno Drive Los Angeles, CA 90039		1.0	\$9,099.37	\$10,490.66	\$10,490.66
109	049-182-17	Scheurer, Mark R. 2575 Arbor Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
110	049-182-18	Oderman, Jeffrey 2561 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(*Bay Shores*)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
111	049-182-19	Johnsrud, Jeffrey M. 2555 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
112	049-182-20	Skjonsby, Mary J. 2001 Trust 2551 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
113	049-182-21	Clarkson, Patricia J. 2545 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
114	049-182-22	Mersch, Michael W. 2541 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
115	049-182-23	Eastman, Peter & Laurie 2535 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

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CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
116	049-182-24	Duffield, Marshall D. Jr. 2531 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
117	049-182-25	Clarkson, James Evan Clarkson Family Trust 2525 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
118	049-182-26	Wright, Eileen L. 229 Chapel Street Grass Valley, CA 95945		1.0	\$9,099.37	\$10,490.66	\$10,490.66
119	049-182-27	Oglevie, Steven B. & Viviane 2515 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
120	049-182-28	McKay, Joseph & Lori 2511 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

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CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
121	049-182-29	McAllister, Michael R. & Joan 2505 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
122	049-182-30	Infantino, J. Katherine 2500 Marino Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
123	049-183-01	Kahan, Del F. 2571 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
124	049-183-02	Roberts, Jack E. TR 2726 Wasatch Drive, #5 Salt Lake City, UT 84108		1.0	\$9,099.37	\$10,490.66	\$10,490.66
125	049-183-03	Meisch, Rueben 863 W. Guanajuato Drive Claremont, CA 91711		1.0	\$9,099.37	\$10,490.66	\$10,490.66

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CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
126	049-183-04	Clark, Crayton V. 2601 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
127	049-183-05	Kreider, Jewel M. 3862 Ravenswood drive Yorba Linda, CA 92886		1.0	\$9,099.37	\$10,490.66	\$10,490.66
128	049-183-06	Bibb Trust 2571 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
129	049-183-07	Linden, Thomas M. & Karen D. 4041 MacArthur Boulevard Newport Beach, CA 92660		1.0	\$9,099.37	\$10,490.66	\$10,490.66
130	049-183-08	Morrison, Theresa Cagney P.O. Box 15878 Newport Beach, CA 92659		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
131	049-183-33	Bemus, George William 2631 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
132	049-183-32	Perkins, John S. 2635 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
133	049-183-10	Security Trust Co Trustee 2641 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
134	049-183-11	Carpenter, Patricia H. 2651 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
135	049-183-12	Mullin, Gale W. 2661 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
136	049-183-13	Beck, Marshal A. Jr. 2671 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
137	049-183-14	Marcina, Donald J. 2762 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
138	049-183-15	Martin, Richard L. 2841 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
139	049-183-16	Pedlow Trust 2851 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
140	049-183-17	Hanks, Thomas L. & Mary J. 2861 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
141	049-183-18	Thomas, Margaret 2871 Baysshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
142	049-183-19	Shaw, Lee A. 2672 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
143	049-183-20	Dewane, Mary K. P.O. Box 1366 Newport Beach, CA 92659		1.0	\$9,099.37	\$10,490.66	\$10,490.66
144	049-183-21	Farrar, Bruce Ralph 2652 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
145	049-183-22	Smith, Leslie 2642 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
146	049-183-23	Mathews Trust 2632 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
147	049-183-24	Faul, John E. 2622 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
148	049-183-25	Cate, Ethel Mathews 2612 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
149	049-183-26	Jones, Patricia Ann 2602 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
150	049-183-27	Warren, Felice P. 2596 Crestview Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
151	049-183-28	Patmont, Jane Mc Alester 2592 Arbor Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
152	049-183-29	Larson, J.M. & Michelle R. 2586 Arbor Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
153	049-183-30	Wood, Thomas 2582 Arbor Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
154	049-183-31	Iseli, Joy L. 2704 N. Vista Valley Road Orange, CA 92867		1.0	\$9,099.37	\$10,490.66	\$10,490.66
155	049-184-01	Valenstein, Richard 2562 Waverly Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No.: 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
156	049-184-06	Tomaselli, Louis J. & Patricia Y. 2641 Vista Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
157	049-184-07	Sinclair, Roy P. 2050 Aliso Avenue Costa Mesa, CA 92627		1.0	\$9,099.37	\$10,490.66	\$10,490.66
158	049-184-08	Turner, Rusty & Mary 2801 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
159	049-190-01	*** Private Street *** (No special benefit for electric and telephone facility undergrounding)		0.0	\$0.00	\$0.00	\$0.00
160	049-192-01	Marilyn L. Allen Irrevocable Trust 2821 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(*Bay Shores*)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					SCE ITCC Tax without	SCE ITCC Tax with	
161	049-192-02	Teal, John C. Jr. 2811 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
162	049-192-03	Clark, Richard W. 2801 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
163	049-192-04	Dale, Christopher & Jill 2791 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
164	049-192-05	Penfil Trust 1448 Galaxy Drive Newport Beach, CA 92660		1.0	\$9,099.37	\$10,490.66	\$10,490.66
165	049-192-06	Sargeant, James & Pamela 2771 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
166	049-192-07	Eastman, Harlan 2761 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
167	049-192-08	Neuhoff, Ronald 16988 Avenida De Santa Ynez Pacific Palisades, CA 90272		1.0	\$9,099.37	\$10,490.66	\$10,490.66
168	049-192-09	Knox Trust 2741 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
169	049-192-10	Keedy, Sandra K. 1300 Dove Street, #205 Newport Beach, CA 92660		1.0	\$9,099.37	\$10,490.66	\$10,490.66
170	049-192-11	Shattuck, William N. 4770 Von Karman Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
171	049-192-12	Security Trust Co Trustee 2715 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
172	049-192-14	Brokate, George W. 2705 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
173	049-192-15	Sheperdson, James A. III 2701 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
174	049-192-16	Belling, Phil 2695 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
175	049-192-17	Lawler, Andrew J. & Linda L. 2691 Bayshore Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

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CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70

(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
176	049-192-18	Schneider, Douglas F. & Marilee C. 2682 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
177	049-192-19	Fuller, Alan L. 2692 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
178	049-192-20	Friedmann, Steven & Tracy A. 2702 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
179	049-192-21	Brown, Raymon H. 2712 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
180	049-192-22	Colvin, Al & Josephine 2722 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment
					without SCE ITCC Tax	with SCE ITCC Tax	
181	049-192-23	Amies, John Richard 2732 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
182	049-192-24	Swedlund, Judith Claire 2742 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
183	049-192-25	Beauchamp, Shirley 2752 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.37	\$10,490.66	\$10,490.66
184	049-192-26	Mareina, Donald & Georgette 2762 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.38	\$10,490.66	\$10,490.66
185	049-192-27	Barlow, Susan J. 2772 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.38	\$10,490.66	\$10,490.66

Exhibit II

CITY OF NEWPORT BEACH

ASSESSMENT DISTRICT No. 70
(Bay Shores)

ASSESSMENT SPREAD

Asmt. No.	Assessor's Parcel No. 2000-01 Roll	Property Owner's Name & Mailing Address	Area (acres)	Units (AU's)	Preliminary Assessment		Confirmed Assessment	
					SCE ITCC Tax without	SCE ITCC Tax with		
186	049-192-28	Perenchio, Margaret A. 1999 Avenue of the Stars, #3050 Los Angeles, CA 90067		1.0	\$9,099.38	\$10,490.66	\$10,490.66	
187	049-192-29	Hood Trust 2792 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.38	\$10,490.66	\$10,490.66	
188	049-192-30	Sherick, Burr J. Jr 2802 Circle Drive Newport Beach, CA 92663		1.0	\$9,099.38	\$10,490.66	\$10,490.66	
189	049-192-31	Kneubuhl, Suzanne & Mike 19900 MacArthur Boulevard Irvine, CA 92612		1.0	\$9,099.38	\$10,490.66	\$10,490.66	
TOTALS					185.8	\$1,692,482.88	\$1,951,262.76	\$1,948,833.12 *

* Revised Confirmed Assessment Total