



Harris & Associates<sup>SM</sup>

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

# Final Engineer's Report

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for

**Underground Utility  
Assessment District No. 111  
(Newport Blvd / 23<sup>rd</sup> St / Ocean Front W / 31<sup>st</sup> St)**

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

For the

**City of Newport Beach  
County of Orange, California**

December 22, 2015

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**AGENCY: CITY OF NEWPORT BEACH**

**PROJECT: ASSESSMENT DISTRICT NO. 111**

**TO: CITY COUNCIL**

**ENGINEER'S "REPORT" PURSUANT TO THE  
PROVISIONS OF SECTIONS 2961 AND 10204  
OF THE STREETS AND HIGHWAYS CODE**

The purposes of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area generally bounded by Newport Boulevard, 23rd Street, Ocean Front W and 31st Street. The proposed underground utility improvements will provide conversion to an upgraded utility system and will enhance neighborhood aesthetics, safety and reliability.

The construction of these improvements will conform to existing City of Newport Beach, Southern California Edison, AT&T and Time Warner Cable standards. The proposed improvements are of special and direct benefit to the properties within the boundary of the proposed assessment district.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the CITY OF NEWPORT BEACH, State of California, in connection with the proceedings for Underground Utility Assessment District No. 111 (hereinafter referred to as the "Assessment District"), I, Alison M. Bouley, P.E., a Registered Professional Engineer and authorized representative of Harris & Associates, the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated below.

**PART I**

This part contains the plans and specifications which describe the general nature, location and extent for the proposed improvements to be constructed, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Superintendent of Streets.

**PART II**

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

**PART III**

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.



- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.

#### PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF 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

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention. The Boundary Map and Assessment Diagram are filed herewith and made a part hereof, and part of the assessment.

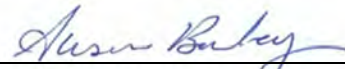
#### PART VI

This part shall consist of the following information:

- A. Description of facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on December 22, 2015.

HARRIS & ASSOCIATES



ALISON M. BOULEY, P.E.  
R.C.E. No. C61383  
ENGINEER OF WORK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA





Preliminary approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the 10 day of NOV, 2015.



A handwritten signature in blue ink, appearing to read "Michael Brown", is written over a horizontal line.

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF NEWPORT BEACH, CALIFORNIA, on the 12 day of JAN, 2016.

A handwritten signature in blue ink, appearing to read "Michael A. Brown", is written over a horizontal line.

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA



## **Part I Plans and Specifications**

The plans and specifications to construct the utility undergrounding improvements, and any ancillary improvements thereof, for the area generally described as Underground Utility Assessment District No. 111, (Newport Boulevard, 23rd Street, Ocean Front W and 31st Street), describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and incorporated as if attached and a part of this Report.

Said Plans and Specifications for the improvements are shown on the assessment diagram. Final plans and specifications will be prepared by the City in conjunction with the utility companies and will be on file in the office of the Superintendent of Streets when completed.



**Part II  
 Cost Estimate**

	<u>Length in ft.</u>	<u>CALCULATION</u> <u>Cost per ft.</u>	<u>TOTAL</u>
<u>Utility Engineering &amp; Construction</u>			
Southern California Edison	4400	\$352	\$1,550,000.00
AT&T	4400	\$175	\$769,000.00
Time Warner	4400	\$61	\$268,000.00
			<u>\$2,587,000.00</u>
Contingency	10%		\$250,886.00
<b>TOTAL CONSTRUCTION</b>			<b>\$2,837,886.00</b>
 <u>INCIDENTIAL EXPENSES:</u>			
Assessment Engineering			\$75,000.00
Contract Inspection			\$75,000.00
City Administration			\$75,000.00
Financial Advisor			\$20,000.00
Bond and Disclosure Counsel			\$55,000.00
Underwriter's Council			\$15,000.00
Paying Agent			\$2,500.00
Credit Rating Fee			\$15,000.00
Printing, Advertising, Notices			\$2,500.00
Miscellaneous			<u>\$5,300.00</u>
		Subtotal Incidental Expenses	\$340,300.00
		Construction	<u>\$2,837,886.00</u>
		Subtotal Incidental & Construction	<u>\$3,178,186.00</u>
 <u>FINANCIAL COSTS</u>			
Underwriter's Discount		1.0%	\$34,000.00
Bond Reserve		5.0%	\$171,000.00
Capitalized Interest - 5% for 3 months		1.3%	\$43,000.00
		Subtotal & Financial Costs	<u>7.3% \$248,000.00</u>
 <b>TOTAL ESTIMATE</b>			 <b><u>\$3,426,186.00</u></b>



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

WHEREAS, on November 10, 2015 the City Council of the CITY OF NEWPORT BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. 2015-96, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 111 (hereinafter referred to as the "Assessment District"); and

WHEREAS, said Resolution of Intention, as required by law, did direct the Engineer of Work to make and file a "Report", consisting of the following as required by Section 10204 of the Act:

- a. Plans and Specifications;
- b. A general description of works or appliances already installed and any other property necessary or convenient for the operation of the improvement, if the works, appliances, or property are to be acquired as part of the improvement;
- c. Cost Estimates;
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

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

NOW, THEREFORE, I, Alison M. Bouley, P.E., the authorized representative of HARRIS & ASSOCIATES, pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913", do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.
2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.



3. The subdivisions and parcels of land the numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued in one or more series, each with a term not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

	<b>As Preliminarily Approved</b>	<b>As Confirmed</b>
Estimated Cost of Design and Construction:	\$2,845,700	\$2,837,886
Estimated Incidental Expenses:	\$340,300	\$340,300
Estimated Financial Costs:	\$249,000	\$248,000
Estimated Contribution:	\$0	\$0
<b>Estimated Total to Assessment:</b>	<b>\$3,435,000</b>	<b>\$3,426,186</b>

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

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

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

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
1	04707103	\$ 753,176	\$ -	\$15,800.06	\$15,800.05	48
2	04707104	\$ 532,895	\$ -	\$13,365.15	\$13,365.14	40
3	93971015	\$ 482,115	\$ -	\$7,830.05	\$7,830.04	62
4	93971016	\$ 495,676	\$ -	\$7,830.05	\$7,830.04	63
5	93971001	\$ 710,669	\$ -	\$6,953.87	\$6,953.87	102
6	93971002	\$ 553,133	\$ -	\$6,953.87	\$6,953.87	80
7	93971003	\$ 722,000	\$ -	\$6,712.30	\$6,712.29	108
8	93971004	\$ 901,750	\$ -	\$6,712.30	\$6,712.29	134
9	93971005	\$ 203,046	\$ -	\$6,712.30	\$6,712.29	30
10	93971006	\$ 253,991	\$ -	\$6,712.30	\$6,712.29	38
11	04707108	\$ 373,625	\$ -	\$13,365.15	\$13,365.15	28
12	04707109	\$ 513,156	\$ -	\$13,365.15	\$13,365.15	38
13	04707112	\$ 154,662	\$ -	\$13,309.56	\$13,309.54	12
14	04707113	\$ 964,147	\$ -	\$8,811.68	\$8,811.67	109
15	04707114	\$ 476,436	\$ -	\$8,811.68	\$8,811.67	54
16	93971025	\$ 614,766	\$ -	\$6,744.89	\$6,744.88	91
17	93971026	\$ 614,766	\$ -	\$6,744.89	\$6,744.88	91
18	93971023	\$ 1,108,638	\$ -	\$6,744.89	\$6,744.88	164
19	93971024	\$ 1,050,000	\$ -	\$6,744.89	\$6,744.88	156
20	93971029	\$ 939,775	\$ -	\$6,681.62	\$6,681.61	141
21	93971030	\$ 1,000,000	\$ -	\$6,681.62	\$6,681.61	150
22	93971027	\$ 874,123	\$ -	\$6,681.62	\$6,681.61	131
23	93971028	\$ 1,000,000	\$ -	\$6,681.62	\$6,681.61	150
24	04707204	\$ 381,745	\$ -	\$13,365.15	\$13,365.15	29
25	04707205	\$ 420,097	\$ -	\$13,365.15	\$13,365.15	31
26	04707206	\$ 1,325,974	\$ -	\$13,365.15	\$13,365.15	99
27	04707221	\$ 635,969	\$ -	\$13,365.15	\$13,365.15	48
28	04707222	\$ 901,657	\$ -	\$13,365.15	\$13,365.15	67
29	04707224	\$ 945,817	\$ -	\$13,365.15	\$13,365.15	71
30	04707223	\$ 60,655	\$ -	\$13,365.15	\$13,365.15	5
31	04707209	\$ 422,361	\$ -	\$13,365.15	\$13,365.15	32
32	04707210	\$ 616,760	\$ -	\$13,365.15	\$13,365.15	46
33	04707211	\$ 1,591,168	\$ -	\$13,365.15	\$13,365.15	119
34	04707212	\$ 210,149	\$ -	\$13,365.15	\$13,365.15	16
35	04707213	\$ 1,405,000	\$ -	\$13,365.15	\$13,365.15	105
36	04707214	\$ 423,493	\$ -	\$13,365.15	\$13,365.15	32
37	04707215	\$ 512,818	\$ -	\$13,365.15	\$13,365.15	38
38	04707216	\$ 772,853	\$ -	\$13,365.15	\$13,365.15	58
39	04707217	\$ 586,645	\$ -	\$13,365.15	\$13,365.15	44
40	04707218	\$ 719,553	\$ -	\$13,365.15	\$13,365.15	54
41	04707219	\$ 551,928	\$ -	\$13,365.15	\$13,365.15	41
42	04707220	\$ 117,818	\$ -	\$11,662.63	\$11,662.62	10
43	04710101	\$ 78,827	\$ -	\$12,966.37	\$12,966.35	6
44	04710102	\$ 425,288	\$ -	\$13,802.29	\$13,802.28	31
45	04710103	\$ 519,167	\$ -	\$13,802.29	\$13,802.28	38



Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
46	04710104	\$ 617,974	\$ -	\$13,802.29	\$13,802.28	45
47	04710105	\$ 126,849	\$ -	\$13,802.29	\$13,802.28	9
48	04710106	\$ 1,067,385	\$ -	\$13,802.29	\$13,802.28	77
49	04710107	\$ 1,375,000	\$ -	\$13,802.29	\$13,802.28	100
50	04710108	\$ 237,970	\$ -	\$13,802.29	\$13,802.28	17
51	04710118	\$ 402,280	\$ -	\$13,802.29	\$13,802.28	29
52	04710119	\$ 612,322	\$ -	\$13,802.29	\$13,802.28	44
53	04710110	\$ 100,316	\$ -	\$13,802.29	\$13,802.28	7
54	04710111	\$ 399,171	\$ -	\$13,802.29	\$13,802.28	29
55	04710112	\$ 102,040	\$ -	\$13,802.29	\$13,802.28	7
56	04710113	\$ 1,739,079	\$ -	\$13,840.63	\$13,840.63	126
57	04710114	\$ 452,858	\$ -	\$14,049.61	\$14,049.60	32
58	04710115	\$ 501,679	\$ -	\$14,396.63	\$14,396.62	35
59	93284082	\$ 1,193,919	\$ -	\$7,450.44	\$7,450.43	160
60	93284083	\$ 382,733	\$ -	\$7,450.44	\$7,450.43	51
61	93284076	\$ 1,188,000	\$ -	\$8,665.97	\$8,665.96	137
62	93284077	\$ 1,047,177	\$ -	\$8,665.98	\$8,665.96	121
63	04708201	\$ 1,419,604	\$ -	\$13,365.16	\$13,365.15	106
64	04708202	\$ 1,652,307	\$ -	\$13,365.16	\$13,365.15	124
65	04708203	\$ 1,681,653	\$ -	\$13,365.16	\$13,365.15	126
66	04708240	\$ 777,337	\$ -	\$13,365.16	\$13,365.15	58
67	04708239	\$ 568,566	\$ -	\$13,365.16	\$13,365.15	43
68	04708205	\$ 1,229,188	\$ -	\$13,365.16	\$13,365.15	92
69	04708206	\$ 594,658	\$ -	\$13,365.16	\$13,365.15	44
70	04708207	\$ 233,143	\$ -	\$13,365.16	\$13,365.15	17
71	04708208	\$ 135,052	\$ -	\$13,365.16	\$13,365.15	10
72	04708209	\$ 644,517	\$ -	\$13,365.16	\$8,959.32	72
73	04708219	\$ 1,895,529	\$ -	\$13,365.16	\$8,959.32	212
74	04708228	\$ 189,793	\$ -	\$13,365.16	\$13,365.15	14
75	04708222	\$ 767,304	\$ -	\$13,365.16	\$13,365.15	57
76	04708223	\$ 1,409,839	\$ -	\$13,365.16	\$13,365.15	105
77	04708235	\$ 856,180	\$ -	\$13,365.16	\$13,365.15	64
78	04708236	\$ 188,140	\$ -	\$13,365.16	\$13,365.15	14
79	04708225	\$ 511,371	\$ -	\$13,365.16	\$13,365.15	38
80	04708226	\$ 508,181	\$ -	\$13,365.16	\$13,365.15	38
81	93284080	\$ 568,658	\$ -	\$6,683.55	\$6,683.54	85
82	93284081	\$ 758,211	\$ -	\$6,683.55	\$6,683.54	113
83	04708231	\$ 951,043	\$ -	\$13,365.16	\$13,365.15	71
84	04708330	\$ 855,610	\$ -	\$13,365.16	\$13,365.15	64
85	04708331	\$ 1,530,079	\$ -	\$13,365.15	\$13,365.15	114
86	04708302	\$ 1,700,000	\$ -	\$13,365.15	\$13,365.15	127
87	04708333	\$ 1,193,613	\$ -	\$13,365.15	\$13,365.15	89
88	04708332	\$ 167,706	\$ -	\$13,365.15	\$13,365.15	13
89	93284021	\$ 596,152	\$ -	\$6,683.54	\$6,683.53	89
90	93284022	\$ 721,809	\$ -	\$6,683.54	\$6,683.53	108



Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
91	04708336	\$ 1,472,500	\$ -	\$15,186.55	\$15,186.54	97
92	04708307	\$ 626,121	\$ -	\$14,275.85	\$14,275.84	44
93	04708308	\$ 293,481	\$ -	\$14,275.85	\$14,275.84	21
94	04708312	\$ 418,033	\$ -	\$13,125.50	\$13,125.49	32
95	04708313	\$ 3,993,895	\$ -	\$13,125.50	\$13,125.49	304
96	04708314	\$ 229,374	\$ -	\$17,439.32	\$17,439.30	13
97	04708315	\$ 2,497,123	\$ -	\$13,067.98	\$13,067.97	191
98	04708316	\$ 693,789	\$ -	\$13,365.15	\$13,365.15	52
99	04708317	\$ 402,934	\$ -	\$13,365.15	\$13,365.15	30
100	04708318	\$ 1,147,563	\$ -	\$13,365.15	\$13,365.15	86
101	04708319	\$ 620,238	\$ -	\$13,365.15	\$13,365.15	46
102	04708320	\$ 917,026	\$ -	\$13,365.15	\$13,365.15	69
103	04708321	\$ 684,820	\$ -	\$13,365.15	\$13,365.15	51
104	93284073	\$ 1,220,674	\$ -	\$6,685.45	\$6,685.44	183
105	93284072	\$ 467,524	\$ -	\$6,685.45	\$6,685.44	70
106	93284071	\$ 510,909	\$ -	\$6,685.45	\$6,685.45	76
107	93284070	\$ 529,689	\$ -	\$6,685.45	\$6,685.45	79
108	04708328	\$ 1,149,612	\$ -	\$13,365.15	\$13,365.15	86
109	04708329	\$ 684,820	\$ -	\$13,365.15	\$13,365.15	51
110	04709101	\$ 963,909	\$ -	\$13,365.15	\$13,365.15	72
111	04709102	\$ 1,797,702	\$ -	\$13,365.15	\$13,365.15	135
112	04709103	\$ 389,377	\$ -	\$13,365.15	\$13,365.15	29
113	04709104	\$ 95,557	\$ -	\$13,365.15	\$13,365.15	7
114	04709105	\$ 129,254	\$ -	\$13,365.15	\$13,365.15	10
115	04709106	\$ 831,250	\$ -	\$13,365.15	\$13,365.15	62
116	04709107	\$ 1,092,816	\$ -	\$13,365.15	\$13,365.15	82
117	04709108	\$ 1,558,000	\$ -	\$15,642.85	\$15,642.84	100
118	04709133	\$ 1,755,772	\$ -	\$15,642.85	\$15,642.84	112
119	04709110	\$ 200,883	\$ -	\$13,067.98	\$13,067.97	15
120	04709111	\$ 666,106	\$ -	\$13,125.50	\$13,125.49	51
121	04709112	\$ 102,047	\$ -	\$13,125.50	\$13,125.49	8
122	04709113	\$ 612,386	\$ -	\$13,125.50	\$13,125.49	47
123	04709114	\$ 152,033	\$ -	\$13,125.50	\$13,125.49	12
124	04709115	\$ 808,553	\$ -	\$13,125.50	\$13,125.49	62
125	04709116	\$ 3,091,413	\$ -	\$13,125.50	\$13,125.49	236
126	04709137	\$ 1,564,962	\$ -	\$13,125.50	\$13,125.49	119
127	04709136	\$ 4,493,206	\$ -	\$13,129.33	\$13,129.33	342
128	04709118	\$ 1,734,870	\$ -	\$13,265.46	\$13,265.45	131
129	04709119	\$ 892,790	\$ -	\$13,656.58	\$13,656.56	65
130	04709135	\$ 165,866	\$ -	\$13,704.51	\$13,704.50	12
131	04709134	\$ 576,713	\$ -	\$13,752.44	\$13,752.43	42
132	93284090	\$ 398,954	\$ -	\$6,911.69	\$6,911.68	58
133	93284091	\$ 1,202,914	\$ -	\$6,911.69	\$6,911.68	174
134	04709123	\$ 185,099	\$ -	\$13,848.30	\$13,848.29	13
135	04709124	\$ 1,567,654	\$ -	\$13,848.30	\$13,848.29	113





Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
136	04709125	\$ 295,623	\$ -	\$13,848.30	\$13,848.29	21
137	04709126	\$ 76,477	\$ -	\$13,848.30	\$13,848.29	6
138	04709131	\$ 1,200,000	\$ -	\$14,145.47	\$14,145.46	85
139	04709233	\$ 1,223,976	\$ -	\$12,786.15	\$12,786.14	96
140	04709202	\$ 1,229,532	\$ -	\$13,365.15	\$13,365.15	92
141	04709203	\$ 565,467	\$ -	\$13,365.15	\$13,365.15	42
142	04709204	\$ 1,400,000	\$ -	\$13,365.15	\$13,365.15	105
143	04709205	\$ 1,548,800	\$ -	\$13,365.15	\$13,365.15	116
144	04709206	\$ 442,107	\$ -	\$13,365.15	\$13,365.15	33
145	04709207	\$ 718,251	\$ -	\$13,365.15	\$13,365.15	54
146	04709208	\$ 244,861	\$ -	\$13,365.15	\$13,365.15	18
147	04709209	\$ 260,866	\$ -	\$13,365.15	\$13,365.15	20
148	04709210	\$ 1,000,020	\$ -	\$17,590.78	\$17,590.76	57
149	04709235	\$ 3,637,368	\$ -	\$12,406.54	\$12,406.52	293
150	04709234	\$ 1,622,845	\$ -	\$12,406.54	\$12,406.52	131
151	04709212	\$ 645,729	\$ -	\$12,406.54	\$12,406.52	52
152	04709213	\$ 1,755,285	\$ -	\$12,406.54	\$12,406.52	141
153	04709214	\$ 229,605	\$ -	\$16,001.37	\$16,001.37	14
154	04709226	\$ 508,565	\$ -	\$12,406.54	\$12,406.52	41
155	04709227	\$ 107,623	\$ -	\$12,406.54	\$12,406.52	9
156	04709216	\$ 1,114,419	\$ -	\$13,106.33	\$13,106.31	85
157	04709217	\$ 605,669	\$ -	\$13,365.15	\$13,365.15	45
158	04709218	\$ 642,897	\$ -	\$13,365.15	\$13,365.15	48
159	04709219	\$ 483,349	\$ -	\$13,365.15	\$13,365.15	36
160	04709220	\$ 609,297	\$ -	\$13,365.15	\$13,365.15	52
161	04709238	\$ 811,944	\$ -	\$13,365.15	\$13,365.15	61
162	04709236	\$ 903,178	\$ -	\$13,365.15	\$13,365.15	68
163	04709237	\$ 826,636	\$ -	\$13,365.15	\$13,365.15	62
164	04709229	\$ 1,599,007	\$ -	\$13,365.15	\$13,365.15	120
165	04709228	\$ 221,152	\$ -	\$13,365.15	\$13,365.15	17
166	04709224	\$ 180,976	\$ -	\$13,365.15	\$13,365.15	14
167	04709225	\$ 749,802	\$ -	\$12,855.17	\$12,855.16	58
168	04709301	\$ 1,338,000	\$ -	\$12,166.87	\$12,166.86	110
169	04709302	\$ 468,423	\$ -	\$12,166.87	\$12,166.86	38
170	04709303	\$ 375,191	\$ -	\$12,166.87	\$12,166.86	31
171	04709304	\$ 1,133,936	\$ -	\$12,166.87	\$12,166.86	93
172	04709305	\$ 406,038	\$ -	\$12,166.87	\$12,166.86	33
173	04709306	\$ 256,867	\$ -	\$12,166.87	\$12,166.86	21
174	04709307	\$ 64,043	\$ -	\$12,166.87	\$12,166.86	5
175	04709308	\$ 95,108	\$ -	\$12,166.87	\$12,166.86	8
176	04709309	\$ 244,895	\$ -	\$12,166.87	\$12,166.86	20
177	04709310	\$ 1,249,475	\$ -	\$12,166.87	\$12,166.86	103
178	04709311	\$ 327,892	\$ -	\$12,166.87	\$12,166.86	27
179	04709312	\$ 438,611	\$ -	\$11,982.81	\$11,982.81	37
180	04709331	\$ 1,185,769	\$ -	\$12,406.54	\$12,406.52	96



Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
181	04709337	\$ 3,304,614	\$ -	\$12,406.54	\$12,406.52	266
182	04709314	\$ 620,491	\$ -	\$12,406.54	\$12,406.52	50
183	93284074	\$ 59,647	\$ -	\$6,204.22	\$6,204.21	10
184	93284075	\$ 463,783	\$ -	\$6,292.34	\$6,292.34	74
185	04709316	\$ 2,349,927	\$ -	\$12,406.54	\$12,406.52	189
186	04709317	\$ 3,073,832	\$ -	\$12,406.54	\$12,406.52	248
187	04709318	\$ 1,229,532	\$ -	\$11,998.16	\$11,998.15	102
188	04709319	\$ 450,232	\$ -	\$12,166.87	\$12,166.86	37
189	04709320	\$ 107,923	\$ -	\$12,166.87	\$12,166.86	9
190	04709321	\$ 569,082	\$ -	\$12,166.87	\$12,166.86	47
191	04709322	\$ 959,404	\$ -	\$12,166.87	\$12,166.86	79
192	04709323	\$ 66,459	\$ -	\$12,166.87	\$12,166.86	5
193	04709324	\$ 811,863	\$ -	\$12,166.87	\$12,166.86	67
194	04709333	\$ 201,813	\$ -	\$12,166.87	\$12,166.86	17
195	04709334	\$ 669,469	\$ -	\$12,166.87	\$12,166.86	55
196	04709327	\$ 84,224	\$ -	\$12,166.87	\$12,166.86	7
197	04709328	\$ 1,253,245	\$ -	\$12,166.87	\$12,166.86	103
198	04709329	\$ 262,801	\$ -	\$12,166.87	\$12,166.86	22
199	04709401	\$ 527,155	\$ -	\$12,166.87	\$12,166.86	43
200	04709402	\$ 1,362,000	\$ -	\$12,166.87	\$12,166.86	112
201	04709403	\$ 1,279,205	\$ -	\$12,166.87	\$12,166.86	105
202	04709404	\$ 122,474	\$ -	\$12,166.87	\$12,166.86	10
203	04709405	\$ 279,788	\$ -	\$12,166.87	\$12,166.86	23
204	04709406	\$ 1,313,000	\$ -	\$12,166.87	\$12,166.86	108
205	04709429	\$ 882,503	\$ -	\$12,166.87	\$12,166.86	73
206	04709428	\$ 1,111,620	\$ -	\$12,166.87	\$12,166.86	91
207	04709408	\$ 67,287	\$ -	\$12,166.87	\$12,166.86	6
208	04709409	\$ 66,459	\$ -	\$12,166.87	\$12,166.86	5
209	04709410	\$ 959,404	\$ -	\$12,166.87	\$12,166.86	79
210	04709411	\$ 2,421,835	\$ -	\$11,975.15	\$11,975.13	202
211	04709412	\$ 119,691	\$ -	\$12,406.54	\$12,406.52	10
212	04709413	\$ 2,169,195	\$ -	\$12,406.54	\$12,406.52	175
213	04709414	\$ 1,341,706	\$ -	\$12,406.54	\$12,406.52	108
214	04709415	\$ 3,638,620	\$ -	\$12,406.54	\$12,406.52	293
215	04709416	\$ 1,159,932	\$ -	\$12,406.54	\$12,406.52	93
216	04709417	\$ 224,247	\$ -	\$12,406.54	\$12,406.52	18
217	04709418	\$ 272,888	\$ -	\$11,990.49	\$11,990.48	23
218	04709419	\$ 484,363	\$ -	\$12,166.87	\$12,166.86	40
219	04709420	\$ 80,932	\$ -	\$12,166.87	\$12,166.86	7
220	04709421	\$ 731,522	\$ -	\$12,166.87	\$12,166.86	60
221	04709432	\$ 435,407	\$ -	\$12,166.87	\$12,166.86	36
222	04709433	\$ 968,981	\$ -	\$12,166.87	\$12,166.86	80
223	04709423	\$ 370,670	\$ -	\$12,166.87	\$12,166.86	30
224	04709431	\$ 476,110	\$ -	\$12,166.87	\$12,166.86	39
225	04709430	\$ 143,582	\$ -	\$12,166.87	\$12,166.86	12



Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
226	04709425	\$ 103,318	\$ -	\$12,166.87	\$12,166.86	8
227	04709426	\$ 1,136,941	\$ -	\$12,166.87	\$12,166.86	93
228	04709427	\$ 1,408,234	\$ -	\$12,166.87	\$12,166.86	116
229	04714101	\$ 689,574	\$ -	\$12,071.02	\$12,071.00	57
230	04714102	\$ 130,391	\$ -	\$12,166.87	\$12,166.86	11
231	04714103	\$ 261,952	\$ -	\$12,166.87	\$12,166.86	22
232	04714104	\$ 862,209	\$ -	\$12,166.87	\$12,166.86	71
233	04714105	\$ 577,004	\$ -	\$12,166.87	\$12,166.86	47
234	04714106	\$ 867,661	\$ -	\$12,166.87	\$12,166.86	71
235	04714107	\$ 499,230	\$ -	\$12,166.87	\$12,166.86	41
236	04714108	\$ 1,544,056	\$ -	\$12,166.87	\$12,166.86	127
237	04714109	\$ 71,884	\$ -	\$12,166.87	\$12,166.86	6
238	04714110	\$ 1,127,731	\$ -	\$12,166.87	\$12,166.86	93
239	04714111	\$ 101,517	\$ -	\$12,166.87	\$12,166.86	8
240	04714112	\$ 226,416	\$ -	\$12,001.99	\$12,001.99	19
241	04714113	\$ 101,209	\$ -	\$12,406.54	\$12,406.52	8
242	04714114	\$ 101,209	\$ -	\$12,406.54	\$12,406.52	8
243	04714115	\$ 3,073,832	\$ -	\$12,406.54	\$12,406.52	248
244	04714116	\$ 2,786,934	\$ -	\$12,406.54	\$12,406.52	225
245	04714117	\$ 695,287	\$ -	\$12,406.54	\$12,406.52	56
246	04714118	\$ 3,800,000	\$ -	\$12,406.54	\$12,406.52	306
247	04714119	\$ 978,675	\$ -	\$12,025.00	\$12,024.98	81
248	04714120	\$ 114,404	\$ -	\$12,166.87	\$12,166.86	9
249	04714121	\$ 311,680	\$ -	\$12,166.87	\$12,166.86	26
250	04714130	\$ 423,931	\$ -	\$12,166.87	\$12,166.86	35
251	04714129	\$ 80,631	\$ -	\$12,166.87	\$12,166.86	7
252	04714123	\$ 203,225	\$ -	\$12,166.87	\$12,166.86	17
253	04714124	\$ 1,755,000	\$ -	\$12,166.87	\$12,166.86	144
254	04714125	\$ 389,377	\$ -	\$12,166.87	\$12,166.86	32
255	04714132	\$ 665,253	\$ -	\$12,166.87	\$12,166.86	55
256	04714131	\$ 1,413,962	\$ -	\$12,166.87	\$12,166.86	116
257	04714127	\$ 692,923	\$ -	\$12,166.87	\$12,166.86	57
258	04714128	\$ 888,615	\$ -	\$11,562.94	\$11,562.94	77
259	04714201	\$ 772,412	\$ -	\$15,853.75	\$15,853.73	49
260	04714226	\$ 934,925	\$ -	\$13,365.15	\$13,365.15	70
261	04714227	\$ 1,750,000	\$ -	\$13,365.15	\$13,365.15	131
262	04714204	\$ 942,203	\$ -	\$13,365.15	\$13,365.15	70
263	04714205	\$ 1,850,000	\$ -	\$13,365.15	\$13,365.15	138
264	04714206	\$ 982,146	\$ -	\$13,365.15	\$13,365.15	73
265	04714229	\$ 1,524,715	\$ -	\$13,365.15	\$13,365.15	114
266	04714208	\$ 1,450,000	\$ -	\$13,365.15	\$13,365.15	108
267	04714209	\$ 1,477,513	\$ -	\$13,365.15	\$13,365.15	111
268	04714210	\$ 757,747	\$ -	\$13,365.15	\$13,365.15	57
269	04714211	\$ 1,193,796	\$ -	\$13,119.75	\$13,119.75	91
270	04714212	\$ 2,525,717	\$ -	\$12,406.54	\$12,406.53	204



Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
271	04714213	\$ 2,976,584	\$ -	\$12,406.54	\$12,406.53	240
272	04714214	\$ 2,855,944	\$ -	\$12,406.54	\$12,406.53	230
273	04714215	\$ 1,989,030	\$ -	\$12,406.54	\$12,406.53	160
274	04714228	\$ 2,080,759	\$ -	\$20,336.28	\$20,336.27	102
275	04714222	\$ 1,529,970	\$ -	\$18,374.93	\$18,374.92	83
276	04714223	\$ 338,013	\$ -	\$15,642.85	\$15,642.84	22
277	04714224	\$ 534,088	\$ -	\$16,007.12	\$16,007.11	33
278	04714225	\$ 552,688	\$ -	\$16,089.57	\$16,089.56	34
		<b>\$242,137,779</b>	<b>\$ -</b>	<b>\$3,435,000.00</b>	<b>\$3,426,186.00</b>	<b>71</b>



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

A. ESTIMATED BALANCE TO ASSESSMENT	\$3,426,186
B. UNPAID SPECIAL ASSESSMENTS	\$0 *
TOTAL A & B	\$3,426,186
C. TRUE VALUE OF PARCELS	\$242,137,779 **
AVERAGE VALUE TO LIEN RATIO	71 :1

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

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

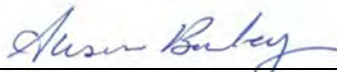
This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

CERTIFICATION

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

EXECUTED on December 22, 2015.

HARRIS & ASSOCIATES



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ALISON M. BOULEY, P.E.  
R.C.E. NO. C61383  
ASSESSMENT ENGINEER  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA



## **Exhibit 1**

### **Method and Formula of Assessment Spread**

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

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

Based upon an analysis of the special benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing, and tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the special benefits received by each parcel within the Assessment District. Ballot tabulation will be done at that time and, if a majority of the returned ballots weighted by assessment amount are not in opposition to the Assessment District, the City Council may form the Assessment District.

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

#### **SPECIAL BENEFITS**

In further making the analysis, it is necessary that the properties receive a special benefit distinguished from general benefits conferred on real property located in the District or to the public at large.

The purpose of this Assessment District is to provide the financing to underground existing overhead electrical, telephone and cable facilities as well as rehabilitate the affected portions of streets and alleys within the District. These facilities are the direct source of service to the properties within the Assessment District.



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

- **Improved Aesthetics Benefit.** This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles. For the purposes of this report, a street is defined as either a street or alley. The removal of guy wires and other support structures related to the overhead facilities are included in the definition of improved aesthetics. Properties that are directly adjacent to overhead facilities receive an aesthetic benefit. This benefit is based on the area of the parcel.
- **Additional Safety Benefit.** This benefit relates to the additional safety of having the overhead distribution wires placed underground and having the power poles removed, which eliminates the threat of downed utility lines and poles due to wind, rain and other unforeseeable events. Falling facilities can lead to personal injuries and damage to structures, including fire. Properties immediately adjacent to the facilities usually have a greater risk. Furthermore, in compact communities like the Balboa Peninsula, the negative effects of falling lines and poles are more widespread including blocked roadways and alleys, and property damage due to impact. Properties that are adjacent to, or in proximity of, overhead facilities receive a safety benefit. This benefit is equal for all parcels receiving this benefit and is therefore based on the average parcel area within the assessment district boundary.
- **Connection Benefit.** This benefit relates to the enhanced reliability of service from the utilities being underground, due to having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed lines. When compared to overhead systems, fewer outages occur due to various acts of nature, traffic collisions and obstructions (such as trees). Properties that are connected to, or have the ability to connect to, the facilities proposed to be undergrounded receive a connection benefit. This benefit is equal for all parcels receiving this benefit and is therefore based on the average parcel area within the assessment district boundary.

By virtue of such special benefits, the proposed improvements will provide a higher level of service, increase the desirability of the properties and will specifically enhance the values of the properties within the Assessment District. In addition, properties will receive easier access to garage parking within the residential alleyways. Therefore, the proposed improvements are of direct and special benefit to these properties.

## GENERAL BENEFITS

Section 4 of Article XIID requires that the general benefits imparted by the utility undergrounding project be separated from the special benefits and that only the special benefit portion of the costs of the project be assessed against those parcels which are identified as receiving special benefits. Separating the general from the special benefits requires an examination of the facts and circumstances of the project and the property being assessed.

In this particular assessment district, the streets and alleys along which the existing overhead utility facilities are being undergrounded function as local and collector streets. No other roadways are designated as an arterial, a major arterial or a scenic corridor in the Transportation Element of the City's General Plan. Furthermore, the City has an established network of arterial streets which



appear to function as intended to provide for the movement of traffic around and through the community at large without the need to utilize local collector streets for such purposes. Under these circumstances, any use of the streets within the Assessment District as “through” streets is incidental.

With the exception of certain properties (Assessment Numbers 30, 274, 275, 277, and 278), the properties situated within the Assessment District are used as residential. Under this circumstance, the impacts, both visual and safety, are largely isolated to those properties (and the persons who inhabit them) which front on these local streets and alleys, with only incidental impacts on those who visit homes within the Assessment District or who pass through the Assessment District on trips originating outside the boundary and having a destination outside the boundary.

Based on these facts and circumstances, any general benefits to the property within the Assessment District in general, to the surrounding community and to the public at large from the project of undergrounding these local overhead utility facilities on the local streets and alleys, such as to the general public visiting in cars, on bikes or on foot, are incidental and do not exceed five percent (5%) of the estimated project costs. This general benefit portion of the cost is more than offset by the estimated 20 percent (20%) utility company contribution. Therefore, the remainder of the project design and construction costs represents the local and special benefits to the parcels within the Assessment District. Because only the net amount of \$3,435,000 is apportioned to the parcels within the District, no parcel is assessed more than its proportional share of the special benefits from the improvements.

## **METHODOLOGY**

Based upon the findings described above, the special benefit received by the properties within the boundaries of the Assessment District is the conversion from an overhead to an underground utility system resulting in additional safety, enhanced reliability, and improved aesthetics to the adjacent properties.

Based on these conditions, it is our conclusion that the improvements specially benefit all assessed properties in the Assessment District.

To establish the benefit to the individual parcels within the Assessment District, the highest and best use of each property is considered. For example, a vacant property is considered developed to its highest potential and connected to the system.

The more a property is developed, the more it benefits from the proposed improvements. Most of properties within this Assessment District are zoned residential and some have one or two dwelling units on them. There is a direct correlation between the size of a property and the extent to which a property may develop. Because parcel size is one of the main limiting factors for what can be built on a property, or the extent the property is developed, the size of each parcel is used as the base unit for measuring benefit.

Consideration was given to reducing the amount of area assigned to parcels based upon the building setbacks applicable to each parcel. Due to the combined factors of (a) significant variations in the setback requirements, including front, side and rear setbacks, (b) availability of future variances from currently applicable setback requirements as well as existing variances already in place, and (c) significant variations in the ratios between building size and lot size, it was concluded that adjustments to parcel areas on account of setback requirements would not improve upon the assessment methodology. Accordingly, no reductions have been made to parcel area based upon applicable setback requirements or the existence of easements within those setbacks.





The area of a condominium is calculated by taking the area of the base parcel and dividing by the number of condominiums.

The special benefits from the undergrounding of overhead utilities are categorized into the three (3) distinct benefits identified above. All parcels within the District, except for the few exceptions identified below, receive 3 of the 3 benefits.

For the Improved Aesthetics Benefit the parcel area is multiplied by 1 to calculate the "Aesthetics Benefit Area".

For the "Additional Safety Benefit", each parcel is considered to receive 1 unit of benefit. For condominiums, each unit is assigned 0.5 safety benefit unit. The average parcel size, 2,298 square feet, is multiplied by the safety benefit factor to calculate the "Safety Benefit Area".

For the Connection Benefit, each lot is assigned 1 benefit unit. For condominiums, each unit is assigned a 0.5 connection benefit. The average parcel area, 2,298 square feet, within the district is multiplied by the benefit unit for each parcel to determine "Connection Benefit Area".

The Assessed Benefit Area per parcel is equal to the Aesthetics Benefit Area plus the Safety Benefit Area plus the Connection Benefit Area, divided by 3. See Appendix A for the assessment calculations for each parcel within the District.

### **Exceptions**

The following are parcels whose benefits do not fit the above methodology, as explained below.

1. Assessment Nos. 14 & 15. These properties are deemed to receive no Improved Aesthetic Benefit from the undergrounding project, as they have no direct frontage on the utility lines being undergrounded. The properties are considered to receive full Additional Safety and Connection Benefits from the undergrounding project.
2. Assessment Nos. 72 & 73: These properties are deemed to receive no Additional Safety Benefit from the undergrounding project, as there are no utility lines directly adjacent to the property. The properties are considered to receive full Improved Aesthetics and Connection Benefits from the undergrounding project.
3. 107 23<sup>rd</sup> Street, 2300 to 2306 West Oceanfront, 2713 Balboa Boulevard, and 125 28<sup>th</sup> Street are excluded from the assessment district boundary since their adjacent utilities will be undergrounded by Southern California Edison through a Rule 20A process. They receive no benefits from this Assessment District.

### **ASSESSMENT APPORTIONMENT**

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

Incidental Expenses and Financial Costs have been assessed to the entire Assessment District on a prorata basis relative to the total construction cost allocations.



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

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

DATED: December 22, 2015

HARRIS & ASSOCIATES



A handwritten signature in blue ink that reads "Alison Bouley". The signature is written in a cursive style and is positioned above a horizontal line.

ALISON M. BOULEY, P.E.  
R.C.E. No. C61383  
ASSESSMENT ENGINEER  
CITY OF NEWPORT BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

I, LELANI I. BROWN, 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 20 day of JAN, 2016



Lelani I. Brown

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

I, LELANI I. BROWN, as CITY CLERK of the CITY OF NEWPORT BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF NEWPORT BEACH, CALIFORNIA, on the 19 day of NOV, 2015



Lelani I. Brown

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

I, LELANI I. BROWN, 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 12 day of

JAN, 2016



Lelani I. Brown

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

I, \_\_\_\_\_, 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 19 day of NOV, 2015.

David L. White

SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

## **Part IV Annual Administrative Assessment**

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the CITY OF 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 Los Angeles, Riverside, and Orange 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.

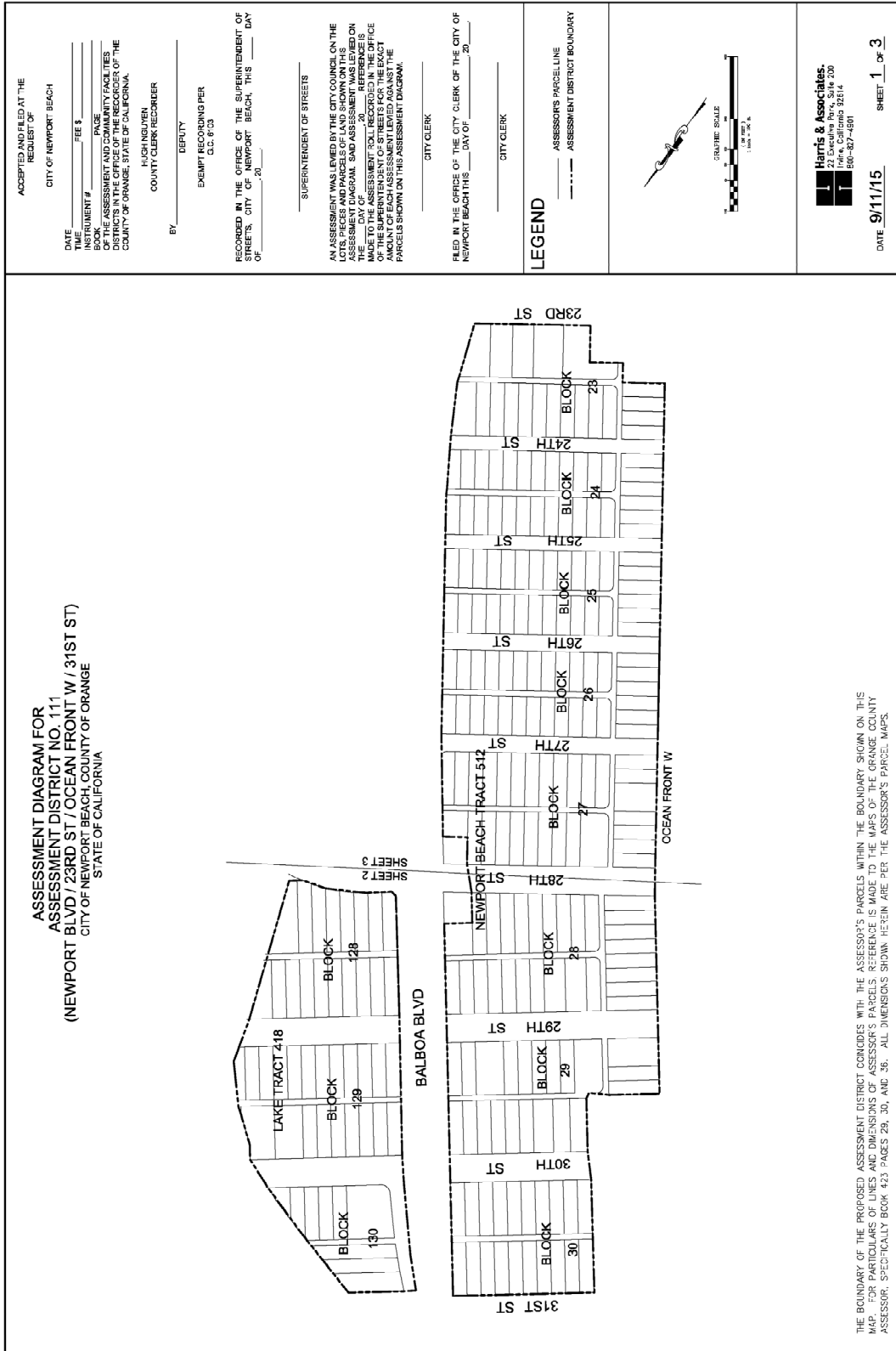


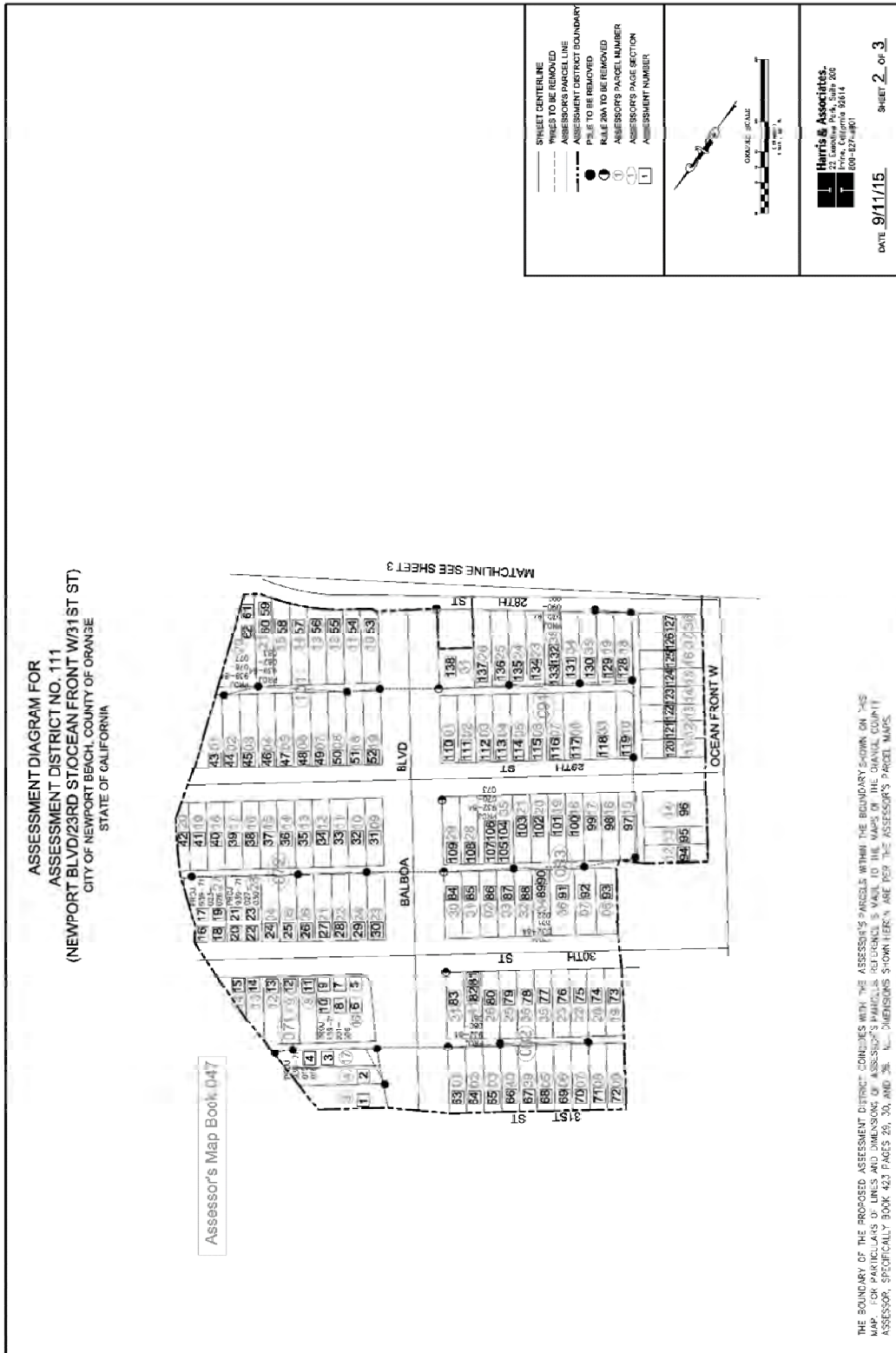
## **Part V Diagram of Assessment**

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

As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III Table 1. The Assessor's Parcel Number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Orange for the boundaries and dimensions of each parcel of land.













## Part VI Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be installed, or improved under the provisions of the Act, including the acquisition of required right-of-way and/or property. For the general location of the improvements to be constructed referenced is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Assessment District No. 111.

1. Acquisition of any required easements or rights-of-way.
2. Removal of existing utility poles.
3. Removal of overhead resident service drops.
4. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes and pullboxes, and installation of cabling, wiring and other facilities.
5. Construction of service conduit and appurtenances.

The improvements will be designed by the Southern California Edison Company, AT&T and Time Warner Cable. The utility companies will be responsible for inspecting the work for their facilities and the City of Newport Beach will inspect the work to ensure conformance to City standards and specifications where applicable.

The City will also construct additional pavement rehabilitation as needed for the project.

Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, AT&T, and Time Warner Cable.

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

The estimated time for completion of the undergrounding of the utilities is 36 months after the sale of bonds. Property owners will be required to provide necessary underground connections within 120 days of the completion of the underground facilities.

Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property pursuant to Section 15.32 of the Municipal Code. Overhead facilities cannot be removed until all overhead service has been discontinued.



## Right-of-Way Certificate

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

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

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

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, and the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 111 (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

All easements or right-of-way necessary for the construction and installation of the public improvements of the Assessment District either have been obtained or are in process of being obtained and will be obtained and in the possession of the affected utility company, the City, the County of Orange or the State of California prior to commencement of the construction and installation of such public improvements.

EXECUTED this 19 day of November, 2015, at CITY OF NEWPORT BEACH, CALIFORNIA.

SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

By:   
DAVID WEBB, PE



## Certificate of Completion of Environmental Proceedings

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

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

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special Assessment District being formed pursuant to the provisions of the "Municipal Improvement Act of 1913" being Division 12 of the Streets and Highways Code of the State of California, said special Assessment District known and designated as UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 111 (hereinafter referred to as the "Assessment District").


2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

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

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

EXECUTED this 17 day of November, 2015, at CITY OF NEWPORT BEACH, CALIFORNIA.

By:   
\_\_\_\_\_  
DAVID WEBB, P.E.  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA



Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf)	Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total			Final Total Assessment
	Asmt No.	Parcel Number						Construction Costs	Incidental Expenses	Financial Costs	
3012 & 1/2 BALBOA BLVD	1	04707103	3,645	3645	2298	2298	2,747	\$13,087.07	\$1,569.31	\$1,143.67	\$15,800.05
301D BALBOA BLVD	2	04707104	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.45	\$967.42	\$13,365.14
3003 A BALBOA BLVD	3	93971015	1,786	1786	1149	1149	1,361	\$6,485.56	\$777.71	\$566.77	\$7,830.04
3003 B BALBOA BLVD	4	93971016	1,786	1786	1149	1149	1,361	\$6,485.56	\$777.71	\$566.77	\$7,830.04
201 A 30TH ST	5	93971001	1,329	1329	1149	1149	1,209	\$5,759.84	\$690.63	\$503.35	\$6,953.87
201 B 30TH ST	6	93971002	1,329	1329	1149	1149	1,209	\$5,759.84	\$690.63	\$503.35	\$6,953.87
203 A 30TH ST	7	93971003	1,203	1203	1149	1149	1,167	\$5,559.74	\$666.69	\$485.86	\$6,712.29
203 B 30TH ST	8	93971004	1,203	1203	1149	1149	1,167	\$5,559.74	\$666.69	\$485.86	\$6,712.29
205 A 30TH ST	9	93971005	1,203	1203	1149	1149	1,167	\$5,559.74	\$666.69	\$485.86	\$6,712.29
205 B 30TH ST	10	93971006	1,203	1203	1149	1149	1,167	\$5,559.74	\$666.69	\$485.86	\$6,712.29
207 A&B 30TH ST	11	04707108	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
209 30TH ST	12	04707109	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
213 30TH ST	13	04707112	2,346	2346	2298	2298	2,314	\$11,024.20	\$1,321.95	\$963.39	\$13,309.54
215 30TH ST	14	04707113	1,855	0	2298	2298	1,532	\$7,298.65	\$875.20	\$637.82	\$8,811.67
217 30TH ST	15	04707114	1,178	0	2298	2298	1,532	\$7,298.65	\$875.20	\$637.82	\$8,811.67
2221 30TH ST	16	93971025	1,220	1220	1149	1149	1,173	\$5,586.74	\$669.92	\$488.22	\$6,744.88
2222 30TH ST	17	93971026	1,220	1220	1149	1149	1,173	\$5,586.74	\$669.92	\$488.22	\$6,744.88
220 30TH ST	18	93971023	1,220	1220	1149	1149	1,173	\$5,586.74	\$669.92	\$488.22	\$6,744.88
220 & 1/2 30TH ST	19	93971024	1,220	1220	1149	1149	1,173	\$5,586.74	\$669.92	\$488.22	\$6,744.88
216 30TH ST	20	93971029	1,187	1187	1149	1149	1,162	\$5,534.33	\$663.64	\$483.64	\$6,681.61
216 & 1/2 30TH ST	21	93971030	1,187	1187	1149	1149	1,162	\$5,534.33	\$663.64	\$483.64	\$6,681.61
214 30TH ST	22	93971027	1,187	1187	1149	1149	1,162	\$5,534.33	\$663.64	\$483.64	\$6,681.61
214 & 1/2 30TH ST	23	93971028	1,187	1187	1149	1149	1,162	\$5,534.33	\$663.64	\$483.64	\$6,681.61
212 & 1/2 30TH ST	24	04707204	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
210 A&B 30TH ST	25	04707205	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
208 30TH ST	26	04707206	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
206 30TH ST	27	04707221	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
204 A&B 30TH ST	28	04707222	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
202 A&B 30TH ST	29	04707224	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
200 30TH ST	30	04707223	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
201 29TH ST	31	04707209	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
203 & 1/2 29TH ST	32	04707210	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
205 A&B 29TH ST	33	04707211	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
207 29TH ST	34	04707212	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
209 29TH ST	35	04707213	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
211 & 1/2 29TH ST	36	04707214	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
213 & 1/2 29TH ST	37	04707215	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
215 & 1/2 29TH ST	38	04707216	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
217 & 1/2 29TH ST	39	04707217	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
219 29TH ST	40	04707218	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
221 29TH ST	41	04707219	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
223 29TH ST	42	04707220	1,487	1487	2298	2298	2,028	\$9,660.07	\$1,158.37	\$844.18	\$11,662.62
218 & 1/2 29TH ST	43	04710101	2,167	2167	2298	2298	2,254	\$10,739.94	\$1,287.85	\$938.55	\$12,966.35
216 A&B 29TH ST	44	04710102	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
214 & 1/2 29TH ST	45	04710103	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28

Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf)	Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Final Total Assessment
	Asmt No.	Parcel Number									
212 & 1/2 29TH ST	46	04710104	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
210 & 1/2 29TH ST	47	04710105	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
208 & 1/2 29TH ST	48	04710106	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
206 & 1/2 29TH ST	49	04710107	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
204 29TH ST	50	04710108	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
202 29TH ST	51	04710118	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
200 29TH ST	52	04710119	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
201 A&B 28TH ST	53	04710110	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
203 & 1/2 28TH ST	54	04710111	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
205 A&B 28TH ST	55	04710112	2,603	2603	2298	2298	2,400	\$11,432.33	\$1,370.89	\$999.06	\$13,802.28
207 28TH ST	56	04710113	2,623	2623	2298	2298	2,406	\$11,464.09	\$1,374.70	\$1,001.84	\$13,840.63
209 A&B 28TH ST	57	04710114	2,732	2732	2298	2298	2,443	\$11,637.19	\$1,395.45	\$1,016.96	\$14,049.60
211 A&B 28TH ST	58	04710115	2,913	2913	2298	2298	2,503	\$11,924.62	\$1,429.92	\$1,042.08	\$14,396.62
213 A 28TH ST	59	93284082	1,588	1588	1149	1149	1,295	\$6,171.14	\$740.00	\$539.29	\$7,450.43
213 B 28TH ST	60	93284083	1,588	1588	1149	1149	1,295	\$6,171.14	\$740.00	\$539.29	\$7,450.43
215 28TH ST	61	93284076	2,222	2222	1149	1149	1,507	\$7,177.96	\$860.73	\$627.27	\$8,665.96
217 28TH ST	62	93284077	2,222	2222	1149	1149	1,507	\$7,177.96	\$860.73	\$627.27	\$8,665.96
126 A&B 31ST ST	63	04708201	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
124 A&B 31ST ST	64	04708202	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
122 A&B 31ST ST	65	04708203	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
120 A&B 31ST ST	66	04708240	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
118 3' ST ST	67	04708239	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
116 3' ST ST	68	04708205	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
114 3' ST ST	69	04708206	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
112 3' ST ST	70	04708207	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
110 3' ST ST	71	04708208	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
108 3' ST ST	72	04708209	2,375	2375	0	2298	1,558	\$7,420.93	\$889.88	\$648.51	\$8,959.32
109 A&B 30TH ST	73	04708219	2,375	2375	0	2298	1,558	\$7,420.93	\$889.88	\$648.51	\$8,959.32
111 A&B 30TH ST	74	04708228	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
113 A&B 30TH ST	75	04708222	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
115 A&B 30TH ST	76	04708223	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
117 30TH ST	77	04708235	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
119 A&B 30TH ST	78	04708236	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
121 A&B 30TH ST	79	04708225	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
123 A&B 30TH ST	80	04708226	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
125 A 30TH ST	81	93284080	1,188	1188	1149	1149	1,162	\$5,535.92	\$663.83	\$483.79	\$6,683.54
125 B 30TH ST	82	93284081	1,188	1188	1149	1149	1,162	\$5,535.92	\$663.83	\$483.79	\$6,683.54
127 A&B 30TH ST	83	04708231	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
126 & 1/2 30TH ST	84	04708330	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
124 A&B 30TH ST	85	04708331	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
122 A&B 30TH ST	86	04708302	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
120 & 1/2 30TH ST	87	04708333	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
118 30TH ST	88	04708332	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
116 A 30TH ST	89	93284021	1,188	1188	1149	1149	1,162	\$5,535.92	\$663.83	\$483.78	\$6,683.53
116 B 30TH ST	90	93284022	1,188	1188	1149	1149	1,162	\$5,535.92	\$663.83	\$483.78	\$6,683.53

Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf)	Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Final Total Assessment
	Asmt No.	Parcel Number									
112 30TH ST	91	04708336	3,325	3325	2298	2298	2,640	\$12,578.90	\$1,508.38	\$1,099.26	\$15,186.54
110 A&B 30TH ST	92	04708307	2,850	2850	2298	2298	2,482	\$11,824.58	\$1,417.92	\$1,033.34	\$14,275.84
108 A&B 30TH ST	93	04708308	2,850	2850	2298	2298	2,482	\$11,824.58	\$1,417.92	\$1,033.34	\$14,275.84
2906 W OCEAN FRONT	94	04708312	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2904 W OCEAN FRONT	95	04708313	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2900 W OCEAN FRONT	96	04708314	4,500	4500	2298	2298	3,032	\$14,444.85	\$1,732.13	\$1,262.32	\$17,439.30
107 29TH ST	97	04708315	2,220	2220	2298	2298	2,272	\$10,824.11	\$1,297.95	\$945.91	\$13,067.97
109 29TH ST	98	04708316	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
111 29TH ST	99	04708317	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
113 A&B 29TH ST	100	04708318	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
115 A&B 29TH ST	101	04708319	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
117 29TH ST	102	04708320	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
119 29TH ST	103	04708321	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
121 & 1/2 29TH ST	104	93284073	1,189	1189	1149	1149	1,162	\$5,537.50	\$664.02	\$483.92	\$6,685.44
121 29TH ST	105	93284072	1,189	1189	1149	1149	1,162	\$5,537.50	\$664.02	\$483.92	\$6,685.44
123 & 1/2 29TH ST	106	93284071	1,189	1189	1149	1149	1,162	\$5,537.51	\$664.02	\$483.92	\$6,685.45
123 29TH ST	107	93284070	1,189	1189	1149	1149	1,162	\$5,537.51	\$664.02	\$483.92	\$6,685.45
125 29TH ST	108	04708328	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
127 A&B 29TH ST	109	04708329	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
128 29TH ST	110	04709101	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
126 29TH ST	111	04709102	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
124 & 1/2 29TH ST	112	04709103	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
122 A&B 29TH ST	113	04709104	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
120 29TH ST	114	04709105	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
118 A&B 29TH ST	115	04709106	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
116 & 1/2 29TH ST	116	04709107	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
114 29TH ST	117	04709108	3,563	3563	2298	2298	2,720	\$12,956.85	\$1,553.70	\$1,132.29	\$15,642.84
108 & 110 29TH ST	118	04709133	3,563	3563	2298	2298	2,720	\$12,956.85	\$1,553.70	\$1,132.29	\$15,642.84
106 A&B 29TH ST	119	04709110	2,220	2220	2298	2298	2,272	\$10,824.11	\$1,297.95	\$945.91	\$13,067.97
2814 W OCEAN FRONT	120	04709111	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2812 W OCEAN FRONT	121	04709112	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2810 W OCEAN FRONT	122	04709113	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2808 W OCEAN FRONT	123	04709114	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2806 W OCEAN FRONT	124	04709115	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2804 W OCEAN FRONT	125	04709116	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2802 W OCEAN FRONT	126	04709137	2,250	2250	2298	2298	2,282	\$10,871.75	\$1,303.67	\$950.07	\$13,125.49
2800 W OCEAN FRONT	127	04709136	2,252	2252	2298	2298	2,283	\$10,874.93	\$1,304.05	\$950.35	\$13,129.33
107 & 1/2 28TH ST	128	04709118	2,323	2323	2298	2298	2,306	\$10,987.68	\$1,317.57	\$960.20	\$13,265.45
109 & 1/2 28TH ST	129	04709119	2,527	2527	2298	2298	2,374	\$11,311.64	\$1,356.41	\$988.51	\$13,656.56
111 & 1/2 28TH ST	130	04709135	2,552	2552	2298	2298	2,383	\$11,351.34	\$1,361.18	\$991.98	\$13,704.50
113 & 1/2 28TH ST	131	04709134	2,577	2577	2298	2298	2,391	\$11,391.04	\$1,365.94	\$995.45	\$13,752.43
115 A 28TH ST	132	93284090	1,307	1307	1149	1149	1,202	\$5,724.90	\$686.49	\$500.29	\$6,911.68
115 B 28TH ST	133	93284091	1,307	1307	1149	1149	1,202	\$5,724.90	\$686.49	\$500.29	\$6,911.68
117 A&B 28TH ST	134	04709123	2,627	2627	2298	2298	2,408	\$11,470.44	\$1,375.46	\$1,002.39	\$13,848.29
119 A&B 28TH ST	135	04709124	2,627	2627	2298	2298	2,408	\$11,470.44	\$1,375.46	\$1,002.39	\$13,848.29



Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf)	Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Final Total Assessment
	Asmt No.	Parcel Number									
121 A&B 28TH ST	136	04709125	2,627	2627	2298	2298	2,408	\$11,470.44	\$1,375.46	\$1,002.39	\$13,848.29
123 28TH ST	137	04709126	2,627	2627	2298	2298	2,408	\$11,470.44	\$1,375.46	\$1,002.39	\$13,848.29
2801 &2805 BALBOA BLVD	138	04709131	2,782	2782	2298	2298	2,459	\$11,716.59	\$1,404.97	\$1,023.90	\$14,145.46
2711 A&B BALBOA BLVD	139	04709233	2,073	2073	2298	2298	2,223	\$10,590.67	\$1,269.96	\$925.51	\$12,786.14
124 A&B 28TH ST	140	04709202	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
122 A&B 28TH ST	141	04709203	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
120 A&B 28TH ST	142	04709204	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
118 A&B 28TH ST	143	04709205	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
116 & 1/2 28TH ST	144	04709206	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
114 A&B 28TH ST	145	04709207	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
112 A&B 28TH ST	146	04709208	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
110 A&B 28TH ST	147	04709209	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
106 & 108 28TH ST	148	04709210	4,579	4579	2298	2298	3,058	\$14,570.31	\$1,747.17	\$1,273.28	\$17,590.76
2714 W OCEAN FRONT	149	04709235	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2712 W OCEAN FRONT	150	04709234	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2710 W OCEAN FRONT	151	04709212	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2708 W OCEAN FRONT	152	04709213	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2706 W OCEAN FRONT	153	04709214	3,750	3750	2298	2298	2,782	\$13,253.82	\$1,589.31	\$1,158.24	\$16,001.37
2702 W OCEAN FRONT	154	04709226	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2700 W OCEAN FRONT	155	04709227	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
107 A&B 27TH ST	156	04709216	2,240	2240	2298	2298	2,279	\$10,855.87	\$1,301.76	\$948.68	\$13,106.31
109 27TH ST	157	04709217	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
111 27TH ST	158	04709218	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
113 27TH ST	159	04709219	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
115 27TH ST	160	04709220	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
117 A&B 27TH ST	161	04709238	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
119 A&B 27TH ST	162	04709236	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
121 A&B 27TH ST	163	04709237	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
123 27TH ST	164	04709229	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
125 A&B 27TH ST	165	04709228	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
127 & 1/2 27TH ST	166	04709224	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
129 A&B 27TH ST	167	04709225	2,109	2109	2298	2298	2,235	\$10,647.84	\$1,276.82	\$930.50	\$12,855.16
128 27TH ST	168	04709301	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
126 27TH ST	169	04709302	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
124 & 1/2 27TH ST	170	04709303	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
122 27TH ST	171	04709304	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
120 27TH ST	172	04709305	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
118 27TH ST	173	04709306	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
116 27TH ST	174	04709307	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
114 27TH ST	175	04709308	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
112 27TH ST	176	04709309	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
110 27TH ST	177	04709310	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
108 27TH ST	178	04709311	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
106 27TH ST	179	04709312	1,654	1654	2298	2298	2,083	\$9,925.28	\$1,190.17	\$867.36	\$11,982.81
2610 W OCEAN FRONT	180	04709331	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52

Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf)	Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Final Total Assessment
	Asmt No.	Parcel Number									
2608 W OCEAN FRONT	181	04709337	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2606 W OCEAN FRONT	182	04709314	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2604 A W OCEAN FRONT	183	93284074	938	938	1149	1149	1,079	\$5,138.91	\$616.22	\$449.08	\$6,204.21
2604 B W OCEAN FRONT	184	93284075	938	938	1149	1195	1,094	\$5,211.90	\$624.98	\$455.46	\$6,292.34
2602 W OCEAN FRONT	185	04709316	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2600 W OCEAN FRONT	186	04709317	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
107 A&B 26TH ST	187	04709318	1,662	1662	2298	2298	2,086	\$9,937.98	\$1,191.70	\$868.47	\$11,998.15
109 & 1/2 26TH ST	188	04709319	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
111 26TH ST	189	04709320	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
113 26TH ST	190	04709321	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
115 26TH ST	191	04709322	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
117 26TH ST	192	04709323	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
119 26TH ST	193	04709324	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
121 26TH ST	194	04709333	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
123 26TH ST	195	04709334	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
125 26TH ST	196	04709327	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
127 26TH ST	197	04709328	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
129 26TH ST	198	04709329	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
128 26TH ST	199	04709401	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
126 26TH ST	200	04709402	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
124 26TH ST	201	04709403	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
122 26TH ST	202	04709404	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
120 A&B 26TH ST	203	04709405	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
118 26TH ST	204	04709406	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
116 26TH ST	205	04709429	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
114 26TH ST	206	04709428	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
112 26TH ST	207	04709408	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
110 26TH ST	208	04709409	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
108 A&B 26TH ST	209	04709410	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
106 26TH ST	210	04709411	1,650	1650	2298	2298	2,082	\$9,918.92	\$1,189.41	\$866.80	\$11,975.13
2510 W OCEAN FRONT	211	04709412	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2508 W OCEAN FRONT	212	04709413	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2506 W OCEAN FRONT	213	04709414	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2504 W OCEAN FRONT	214	04709415	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2502 A&B W OCEAN FRONT	215	04709416	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2500 W OCEAN FRONT	216	04709417	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
107 25TH ST	217	04709418	1,658	1658	2298	2298	2,085	\$9,931.63	\$1,190.93	\$867.92	\$11,990.48
109 & 1/2 25TH ST	218	04709419	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
111 A&B 25TH ST	219	04709420	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
113 25TH ST	220	04709421	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
115 A&B 25TH ST	221	04709432	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
117 & 1/2 25TH ST	222	04709433	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
119 25TH ST	223	04709423	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
121 A&B 25TH ST	224	04709431	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
123 A&B 25TH ST	225	04709430	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86



Appendix A - Assessment Calculations

Property Address	Assessor's		Parcel Size (sf)	Aesthetics Benefit Area	Safety Benefit Area	Connection Benefit Area	Assessed Benefit Area	Total Construction Costs	Incidental Expenses	Financial Costs	Final Total Assessment
	Asmt No.	Parcel Number									
125 A&B 25TH ST	226	04709425	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
127 25TH ST	227	04709426	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
129 25TH ST	228	04709427	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
128 25TH ST	229	04714101	1,700	1700	2298	2298	2,099	\$9,998.33	\$1,198.93	\$873.74	\$12,071.00
126 25TH ST	230	04714102	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
124 25TH ST	231	04714103	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
122 & 1/2 25TH ST	232	04714104	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
120 A&B 25TH ST	233	04714105	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
118 A&B 25TH ST	234	04714106	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
116 25TH ST	235	04714107	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
114 25TH ST	236	04714108	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
112 25TH ST	237	04714109	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
110 A&B 25TH ST	238	04714110	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
108 A&B 25TH ST	239	04714111	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
106 & 1/2 25TH ST	240	04714112	1,664	1664	2298	2298	2,087	\$9,941.16	\$1,192.08	\$868.75	\$12,001.99
2410 A&B W OCEAN FRONT	241	04714113	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2408 W OCEAN FRONT	242	04714114	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2406 W OCEAN FRONT	243	04714115	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2404 W OCEAN FRONT	244	04714116	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2402 W OCEAN FRONT	245	04714117	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
2400 W OCEAN FRONT	246	04714118	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.03	\$12,406.52
107 24TH ST	247	04714119	1,676	1676	2298	2298	2,091	\$9,960.21	\$1,194.36	\$870.41	\$12,024.98
109 24TH ST	248	04714120	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
111 24TH ST	249	04714121	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
113 A&B 24TH ST	250	04714130	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
115 A&B 24TH ST	251	04714129	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
117 24TH ST	252	04714123	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
119 24TH ST	253	04714124	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
121 24TH ST	254	04714125	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
123 24TH ST	255	04714132	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
125 24TH ST	256	04714131	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
127 A&B 24TH ST	257	04714127	1,750	1750	2298	2298	2,115	\$10,077.73	\$1,208.45	\$880.68	\$12,166.86
129 24TH ST	258	04714128	1,435	1435	2298	2298	2,010	\$9,577.50	\$1,148.47	\$836.97	\$11,562.94
126 & 1/2 24TH ST	259	04714201	3,673	3673	2298	2298	2,756	\$13,131.54	\$1,574.64	\$1,147.55	\$15,853.73
124 A&B 24TH ST	260	04714226	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
122 A&B 24TH ST	261	04714227	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
120 & 1/2 24TH ST	262	04714204	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
118 A&B 24TH ST	263	04714205	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
116 & 1/2 24TH ST	264	04714206	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
114 & 1/2 24TH ST	265	04714229	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
112 24TH ST	266	04714208	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
110 & 1/2 24TH ST	267	04714209	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
108 A&B 24TH ST	268	04714210	2,375	2375	2298	2298	2,324	\$11,070.26	\$1,327.47	\$967.42	\$13,365.15
106 A&B 24TH ST	269	04714211	2,247	2247	2298	2298	2,281	\$10,866.99	\$1,303.10	\$949.66	\$13,119.75
2314 A&B W OCEAN FRONT	270	04714212	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.04	\$12,406.53

**Appendix A - Assessment Calculations**

Property Address	Assessor's		Parcel Size (sf)	Aesthetics	Safety	Connection	Assessed	Total	Incidental Expenses	Financial Costs	Final Total Assessment
	Asmt No.	Parcel Number		Benefit Area	Benefit Area	Benefit Area	Benefit Area	Construction Costs			
2312 W OCEAN FRONT	271	04714213	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.04	\$12,406.53
2310 W OCEAN FRONT	272	04714214	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.04	\$12,406.53
2308 W OCEAN FRONT	273	04714215	1,875	1875	2298	2298	2,157	\$10,276.23	\$1,232.26	\$898.04	\$12,406.53
111 23RD ST	274	04714228	6,011	6011	2298	2298	3,536	\$16,844.39	\$2,019.86	\$1,472.02	\$20,336.27
115 & 117 23RD ST	275	04714222	4,988	4988	2298	2298	3,195	\$15,219.82	\$1,825.06	\$1,330.04	\$18,374.92
119 23RD ST	276	04714223	3,563	3563	2298	2298	2,720	\$12,956.85	\$1,553.70	\$1,132.29	\$15,642.84
123 & 125 23RD ST	277	04714224	3,753	3753	2298	2298	2,783	\$13,258.58	\$1,589.88	\$1,158.65	\$16,007.11
2301 & 2307 & 9 BALBOA BLVD	278	04714225	3,796	3796	2298	2298	2,797	\$13,326.87	\$1,598.07	\$1,164.62	\$16,089.56
<b>Total</b>								<b>\$2,837,886.00</b>	<b>\$340,300.00</b>	<b>\$248,000.00</b>	<b>\$3,426,186.00</b>