



FINAL ENGINEER'S REPORT FOR UNDERGROUNDING UTILITY - ASSESSMENT DISTRICT NO. 19-14

PREPARED UNDER THE PROVISIONS OF THE MUNICIPAL IMPROVEMENT ACT OF 1913

CITY OF MANHATTAN BEACH



N|V|5

October 1, 2019



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AGENCY: CITY OF MANHATTAN BEACH

PROJECT: ASSESSMENT DISTRICT NO. 19-14

TO: CITY COUNCIL

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

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area known as Assessment District No. 19-14. 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 Manhattan Beach, Southern California Edison, Charter and Frontier standards. By virtue of such improvements, the proposed improvements are of special and direct benefit to these properties.

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 MANHATTAN BEACH, State of California, in connection with the proceedings for Underground Utility Assessment District No. 19-14 (hereinafter referred to as the "Assessment District"), I, Jeffrey M. Cooper, P.E., a Registered Professional Engineer and authorized representative of NV5, Inc., 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 Director of Public Works, who is acting as the Superintendent of Streets (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 MANHATTAN 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 October 1, 2019

NV5, INC.

A handwritten signature in blue ink, appearing to read 'Jeffrey M. Cooper', written over a horizontal line.

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA



Preliminary approval by the CITY COUNCIL of the CITY OF MANHATTAN BEACH, CALIFORNIA,
on the 6th day of August, 2019.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF MANHATTAN BEACH, CALIFORNIA,
on the _____ day of _____, 2019.

CITY CLERK
CITY OF MANHATTAN 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. 19-14 describe the general nature, location and extent of the improvements for Assessment District are referenced herein and incorporated as if attached and a part of this Report.

Final plans and specifications have been prepared for the City by the utility companies and are on file in the office of the Superintendent of Streets.



Part II
Cost Estimate

		ASSESSMENT DISTRICT #19-14	
		Estimated Costs	
		Preliminary	Final
DESIGN COSTS			
SCE Design Engineering		\$ 80,000.00	\$ 80,000.00
Charter Design Engineering		\$ 21,930.00	\$ 21,930.00
Frontier Design Engineering		\$ 123,248.45	\$ 123,248.45
	Total Design Costs:	\$ 225,178.45	\$ 225,178.45
CONSTRUCTION COSTS			
SCE Structures		\$ 2,196,179.60	\$ 2,196,179.60
SCE Cable		\$ 128,406.63	\$ 128,406.63
Charter Structures		\$ 730,155.10	\$ 730,155.10
Charter Cables		\$ 101,819.95	\$ 101,819.95
Frontier Structures		\$ 1,900,752.87	\$ 1,900,752.87
Frontier Cables		\$ 288,517.32	\$ 288,517.32
	Total Construction Costs:	\$ 5,345,831.47	\$ 5,345,831.47
PROJECT CONTINGENCY			
	Total Project Contingency Costs:	\$ 267,291.57	\$ 267,291.57
INCIDENTAL EXPENSES			
City Administration/Inspection		\$ 200,000.00	\$ 200,000.00
Bond Printing, Registration & Servicing		\$ 2,500.00	\$ 2,500.00
Printing, Advertising, Notices		\$ 1,000.00	\$ 1,000.00
S & P Rating Agency Fee		\$ 16,500.00	\$ 16,500.00
Trustee		\$ 5,000.00	\$ 5,000.00
Bond & Disclosure Counsel		\$ 40,000.00	\$ 40,000.00
Financial Advisor		\$ 24,250.00	\$ 24,250.00
Assessment Engineering		\$ 42,850.00	\$ 42,850.00
Contingency		\$ 2,714.07	\$ 2,714.07
	Total Incidental Expenses:	\$ 334,814.07	\$ 334,814.07
BOND COSTS			
Underwriter's Discount	0.990%	\$ 67,450.00	\$ 67,450.00
Bond Reserve (20 year)	6.511%	\$ 443,400.00	\$ 443,400.00
Capitalized Interest	1.851%	\$ 126,034.44	\$ 126,034.44
	Total Bond Costs:	\$ 636,884.44	\$ 636,884.44
DISTRICT FORMATION AMOUNT TO ASSESSMENT:		\$ 6,810,000.00	\$ 6,810,000.00



Part III
Assessment Roll and Method of Assessment Spread

WHEREAS, on August 6, 2019 the City Council of the CITY OF MANHATTAN 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. 19-0075, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith (the "improvements"), in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 19-14 (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, JEFFREY M. COOPER, P.E., the authorized representative of NV5 Inc, 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 (expected twenty years) from the 4th day of December, 2019 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 (expected 4 – 5% 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:

	As Preliminary Approved	As Confirmed
Estimated Cost of Design, Construction and Contingency:	\$5,838,301.49	\$5,838,301.49
Estimated Incidental Expenses:	\$334,814.07	\$334,814.07
Estimated Bond Costs:	\$636,884.44	\$636,884.44
Estimated Total to Assessment:	\$6,810,000.00	\$6,810,000.00

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 I), 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	4137-012-077	\$ 4,578,680.00	-	\$ 27,989.81	\$ 27,989.81	164
2	4137-012-076	\$ 784,231.00	-	\$ 28,064.82	\$ 28,064.82	28
3	4137-012-073	\$ 950,465.00	-	\$ 24,898.70	\$ 24,898.70	38
4	4137-012-074	\$ 893,624.00	-	\$ 24,898.70	\$ 24,898.70	36
5	4137-012-075	\$ 185,906.00	-	\$ 24,898.70	\$ 24,898.70	7
6	4137-012-072	\$ 3,794,420.00	-	\$ 37,402.45	\$ 37,402.45	101
7	4137-012-078	\$ 1,860,115.00	-	\$ 37,477.45	\$ 37,477.45	50
8	4137-012-070	\$ 6,339,496.00	-	\$ 37,418.52	\$ 37,418.52	169
9	4137-012-080	\$ 342,635.00	-	\$ 24,909.41	\$ 24,909.41	14
10	4137-012-081	\$ 1,056,847.00	-	\$ 24,909.41	\$ 24,909.41	42
11	4137-012-082	\$ 357,963.00	-	\$ 24,909.41	\$ 24,909.41	14
12	4137-011-105	\$ 1,749,987.00	-	\$ 56,184.87	\$ 56,184.87	31
13	4137-011-104	\$ 410,879.00	-	\$ 37,413.17	\$ 37,413.17	11
14	4137-011-103	\$ 3,883,935.00	-	\$ 37,402.45	\$ 37,402.45	104
15	4137-011-102	\$ 372,946.00	-	\$ 37,370.31	\$ 37,370.31	10
16	4137-011-101	\$ 1,817,685.00	-	\$ 37,386.38	\$ 37,386.38	49
17	4137-010-032	\$ 7,921,993.00	-	\$ 38,575.68	\$ 38,575.68	205
18	4137-010-057	\$ 746,886.00	-	\$ 24,850.48	\$ 24,850.48	30
19	4137-010-058	\$ 1,038,667.00	-	\$ 24,850.48	\$ 24,850.48	42
20	4137-010-059	\$ 1,713,815.00	-	\$ 24,850.48	\$ 24,850.48	69
21	4137-010-030	\$ 549,012.00	-	\$ 37,214.95	\$ 37,214.95	15
22	4137-010-029	\$ 1,411,943.00	-	\$ 37,204.24	\$ 37,204.24	38
23	4137-010-061	\$ 2,817,648.00	-	\$ 28,021.96	\$ 28,021.96	101
24	4137-010-062	\$ 722,849.00	-	\$ 28,021.96	\$ 28,021.96	26
25	4137-010-026	\$ 402,084.00	-	\$ 27,630.88	\$ 27,630.88	15
26	4137-010-027	\$ 282,199.00	-	\$ 28,279.10	\$ 28,279.10	10
27	4137-009-032	\$ 839,928.00	-	\$ 28,005.89	\$ 28,005.89	30
28	4137-009-033	\$ 829,433.00	-	\$ 28,011.24	\$ 28,011.24	30
29	4137-009-069	\$ 12,411,123.00	-	\$ 55,975.94	\$ 55,975.94	222
30	4137-009-029	\$ 935,256.00	-	\$ 37,434.60	\$ 37,434.60	25
31	4137-009-027	\$ 2,957,543.00	-	\$ 28,005.89	\$ 28,005.89	106
32	4137-009-028	\$ 2,746,290.00	-	\$ 28,011.24	\$ 28,011.24	98
33	4137-009-025	\$ 1,120,448.00	-	\$ 28,027.31	\$ 28,027.31	40
34	4137-009-026	\$ 2,244,000.00	-	\$ 28,032.67	\$ 28,032.67	80
35	4137-008-035	\$ 140,333.00	-	\$ 25,905.86	\$ 25,905.86	5
36	4137-008-037	\$ 326,592.00	-	\$ 25,863.00	\$ 25,863.00	13
37	4137-008-039	\$ 149,269.00	-	\$ 25,873.71	\$ 25,873.71	6
38	4137-008-041	\$ 141,084.00	-	\$ 25,852.28	\$ 25,852.28	5
39	4137-008-043	\$ 908,177.00	-	\$ 25,857.64	\$ 25,857.64	35
40	4137-008-045	\$ 980,458.00	-	\$ 25,841.57	\$ 25,841.57	38
41	4137-008-047	\$ 2,281,533.00	-	\$ 25,873.71	\$ 25,873.71	88
42	4137-008-049	\$ 627,276.00	-	\$ 25,889.78	\$ 25,889.78	24
43	4137-008-051	\$ 136,771.00	-	\$ 25,900.50	\$ 25,900.50	5
44	4137-008-054	\$ 421,225.00	-	\$ 26,146.93	\$ 26,146.93	16
45	4137-008-055	\$ 1,486,767.00	-	\$ 25,648.71	\$ 25,648.71	58
46	4137-009-001	\$ 1,854,551.00	-	\$ 40,706.01	\$ 40,706.01	46
47	4137-009-002	\$ 123,179.00	-	\$ 25,911.21	\$ 25,911.21	5
48	4137-009-004	\$ 661,878.00	-	\$ 25,905.86	\$ 25,905.86	26
49	4137-009-006	\$ 1,799,892.00	-	\$ 25,911.21	\$ 25,911.21	69

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
50	4137-009-008	\$ 139,785.00	-	\$ 25,889.78	\$ 25,889.78	5
51	4137-009-062	\$ 710,650.00	-	\$ 33,143.46	\$ 33,143.46	21
52	4137-009-011	\$ 428,202.00	-	\$ 25,873.71	\$ 25,873.71	17
53	4137-009-013	\$ 1,542,512.00	-	\$ 25,889.78	\$ 25,889.78	60
54	4137-009-015	\$ 1,125,980.00	-	\$ 25,863.00	\$ 25,863.00	44
55	4137-009-017	\$ 147,365.00	-	\$ 25,884.43	\$ 25,884.43	6
56	4137-009-019	\$ 922,836.00	-	\$ 25,863.00	\$ 25,863.00	36
57	4137-009-021	\$ 1,479,089.00	-	\$ 25,879.07	\$ 25,879.07	57
58	4137-009-023	\$ 155,637.00	-	\$ 27,079.09	\$ 27,079.09	6
59	4137-009-024	\$ 326,813.00	-	\$ 27,105.87	\$ 27,105.87	12
60	4137-009-022	\$ 340,206.00	-	\$ 25,921.93	\$ 25,921.93	13
61	4137-009-020	\$ 555,038.00	-	\$ 25,900.50	\$ 25,900.50	21
62	4137-009-018	\$ 530,220.00	-	\$ 25,921.93	\$ 25,921.93	20
63	4137-009-016	\$ 1,534,590.00	-	\$ 25,895.14	\$ 25,895.14	59
64	4137-009-014	\$ 639,049.00	-	\$ 25,916.57	\$ 25,916.57	25
65	4137-009-012	\$ 396,932.00	-	\$ 25,900.50	\$ 25,900.50	15
66	4137-009-009	\$ 332,514.00	-	\$ 25,879.07	\$ 25,879.07	13
67	4137-009-007	\$ 1,510,459.00	-	\$ 25,900.50	\$ 25,900.50	58
68	4137-009-005	\$ 512,680.00	-	\$ 25,921.93	\$ 25,921.93	20
69	4137-009-003	\$ 933,897.00	-	\$ 25,900.50	\$ 25,900.50	36
70	4137-009-058	\$ 1,782,497.00	-	\$ 45,306.10	\$ 45,306.10	39
71	4137-009-055	\$ 1,495,833.00	-	\$ 25,911.21	\$ 25,911.21	58
72	4137-009-053	\$ 156,819.00	-	\$ 25,884.43	\$ 25,884.43	6
73	4137-009-051	\$ 130,813.00	-	\$ 25,911.21	\$ 25,911.21	5
74	4137-009-049	\$ 138,702.00	-	\$ 25,884.43	\$ 25,884.43	5
75	4137-009-047	\$ 179,622.00	-	\$ 25,589.78	\$ 25,589.78	7
76	4137-009-045	\$ 269,291.00	-	\$ 26,211.22	\$ 26,211.22	10
77	4137-009-043	\$ 1,163,555.00	-	\$ 25,911.21	\$ 25,911.21	45
78	4137-009-041	\$ 947,244.00	-	\$ 25,884.43	\$ 25,884.43	37
79	4137-009-060	\$ 2,080,800.00	-	\$ 25,895.14	\$ 25,895.14	80
80	4137-009-061	\$ 1,624,940.00	-	\$ 25,895.14	\$ 25,895.14	63
81	4137-009-063	\$ 2,422,500.00	-	\$ 25,879.07	\$ 25,879.07	94
82	4137-009-037	\$ 1,561,351.00	-	\$ 25,938.00	\$ 25,938.00	60
83	4137-009-068	\$ 921,641.00	-	\$ 24,277.26	\$ 24,277.26	38
84	4137-009-066	\$ 634,854.00	-	\$ 24,277.26	\$ 24,277.26	26
85	4137-009-067	\$ 560,158.00	-	\$ 24,277.26	\$ 24,277.26	23
86	4137-009-036	\$ 413,643.00	-	\$ 25,905.86	\$ 25,905.86	16
87	4137-009-064	\$ 1,669,922.00	-	\$ 25,873.71	\$ 25,873.71	65
88	4137-009-040	\$ 1,515,162.00	-	\$ 25,863.00	\$ 25,863.00	59
89	4137-009-042	\$ 817,950.00	-	\$ 25,889.78	\$ 25,889.78	32
90	4137-009-044	\$ 1,664,640.00	-	\$ 26,184.43	\$ 26,184.43	64
91	4137-009-046	\$ 290,066.00	-	\$ 25,573.71	\$ 25,573.71	11
92	4137-009-048	\$ 243,274.00	-	\$ 25,868.35	\$ 25,868.35	9
93	4137-009-050	\$ 140,218.00	-	\$ 25,895.14	\$ 25,895.14	5
94	4137-009-052	\$ 472,565.00	-	\$ 25,873.71	\$ 25,873.71	18
95	4137-009-054	\$ 148,953.00	-	\$ 25,900.50	\$ 25,900.50	6
96	4137-010-005	\$ 1,324,684.00	-	\$ 23,421.85	\$ 23,421.85	57
97	4137-010-007	\$ 1,239,185.00	-	\$ 26,725.51	\$ 26,725.51	46
98	4137-010-009	\$ 665,592.00	-	\$ 26,763.01	\$ 26,763.01	25
99	4137-010-011	\$ 395,518.00	-	\$ 26,720.15	\$ 26,720.15	15

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
100	4137-010-013	\$ 350,752.00	-	\$ 34,648.84	\$ 34,648.84	10
101	4137-010-015	\$ 1,800,000.00	-	\$ 26,607.65	\$ 26,607.65	68
102	4137-010-017	\$ 1,099,778.00	-	\$ 28,021.96	\$ 28,021.96	39
103	4137-010-019	\$ 337,248.00	-	\$ 27,084.44	\$ 27,084.44	12
104	4137-010-021	\$ 1,055,819.00	-	\$ 27,796.95	\$ 27,796.95	38
105	4137-010-023	\$ 517,820.00	-	\$ 26,816.58	\$ 26,816.58	19
106	4137-010-001	\$ 732,980.00	-	\$ 26,345.15	\$ 26,345.15	28
107	4137-010-003	\$ 1,399,505.00	-	\$ 26,259.43	\$ 26,259.43	53
108	4137-010-065	\$ 945,901.00	-	\$ 26,221.93	\$ 26,221.93	36
109	4137-010-066	\$ 1,517,866.00	-	\$ 26,221.93	\$ 26,221.93	58
110	4137-010-068	\$ 1,698,625.00	-	\$ 27,421.95	\$ 27,421.95	62
111	4137-010-069	\$ 2,931,135.00	-	\$ 27,421.95	\$ 27,421.95	107
112	4137-010-004	\$ 1,664,640.00	-	\$ 26,259.43	\$ 26,259.43	63
113	4137-010-002	\$ 1,503,155.00	-	\$ 26,313.00	\$ 26,313.00	57
114	4137-010-022	\$ 55,565.00	-	\$ 25,927.28	\$ 25,927.28	2
115	4137-010-020	\$ 30,752.00	-	\$ 25,075.49	\$ 25,075.49	1
116	4137-010-056	\$ 146,304.00	-	\$ 25,889.78	\$ 25,889.78	6
117	4137-010-016	\$ 317,180.00	-	\$ 25,075.49	\$ 25,075.49	13
118	4137-010-014	\$ 707,992.00	-	\$ 26,580.87	\$ 26,580.87	27
119	4137-010-012	\$ 1,690,024.00	-	\$ 26,688.01	\$ 26,688.01	63
120	4137-010-010	\$ 553,953.00	-	\$ 26,843.37	\$ 26,843.37	21
121	4137-010-008	\$ 493,961.00	-	\$ 26,896.94	\$ 26,896.94	18
122	4137-010-006	\$ 662,340.00	-	\$ 28,375.53	\$ 28,375.53	23
123	4137-010-055	\$ 1,988,791.00	-	\$ 54,116.98	\$ 54,116.98	37
124	4137-010-054	\$ 147,550.00	-	\$ 26,704.08	\$ 26,704.08	6
125	4137-010-052	\$ 1,458,019.00	-	\$ 26,682.65	\$ 26,682.65	55
126	4137-010-050	\$ 3,300,000.00	-	\$ 34,638.13	\$ 34,638.13	95
127	4137-010-048	\$ 99,491.00	-	\$ 26,586.22	\$ 26,586.22	4
128	4137-010-046	\$ 438,871.00	-	\$ 25,873.71	\$ 25,873.71	17
129	4137-010-045	\$ 1,482,459.00	-	\$ 26,538.01	\$ 26,538.01	56
130	4137-010-043	\$ 589,543.00	-	\$ 26,425.51	\$ 26,425.51	22
131	4137-010-042	\$ 1,212,432.00	-	\$ 26,859.44	\$ 26,859.44	45
132	4137-010-040	\$ 454,359.00	-	\$ 26,334.43	\$ 26,334.43	17
133	4137-010-038	\$ 166,321.00	-	\$ 26,259.43	\$ 26,259.43	6
134	4137-010-036	\$ 733,554.00	-	\$ 26,205.86	\$ 26,205.86	28
135	4137-010-063	\$ 3,059,177.00	-	\$ 27,309.45	\$ 27,309.45	112
136	4137-010-064	\$ 155,749.00	-	\$ 27,513.02	\$ 27,513.02	6
137	4137-010-035	\$ 1,507,306.00	-	\$ 26,227.29	\$ 26,227.29	57
138	4137-010-037	\$ 923,110.00	-	\$ 26,259.43	\$ 26,259.43	35
139	4137-010-039	\$ 950,445.00	-	\$ 26,371.93	\$ 26,371.93	36
140	4137-010-041	\$ 1,117,440.00	-	\$ 25,879.07	\$ 25,879.07	43
141	4137-010-070	\$ 1,137,250.00	-	\$ 26,430.86	\$ 26,430.86	43
142	4137-010-071	\$ 183,773.00	-	\$ 26,495.15	\$ 26,495.15	7
143	4137-010-047	\$ 568,560.00	-	\$ 27,213.02	\$ 27,213.02	21
144	4137-010-049	\$ 212,754.00	-	\$ 26,602.29	\$ 26,602.29	8
145	4137-010-051	\$ 159,560.00	-	\$ 26,704.08	\$ 26,704.08	6
146	4137-010-053	\$ 1,305,491.00	-	\$ 26,838.01	\$ 26,838.01	49
147	4137-011-060	\$ 381,206.00	-	\$ 26,538.01	\$ 26,538.01	14
148	4137-011-061	\$ 1,264,709.00	-	\$ 33,095.25	\$ 33,095.25	38
149	4137-011-062	\$ 1,089,384.00	-	\$ 26,554.08	\$ 26,554.08	41

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
150	4137-011-064	\$ 339,980.00	-	\$ 25,873.71	\$ 25,873.71	13
151	4137-011-066	\$ 1,450,000.00	-	\$ 25,873.71	\$ 25,873.71	56
152	4137-011-068	\$ 333,799.00	-	\$ 25,895.14	\$ 25,895.14	13
153	4137-011-132	\$ 814,555.00	-	\$ 25,879.07	\$ 25,879.07	31
154	4137-011-151	\$ 1,113,327.00	-	\$ 25,905.86	\$ 25,905.86	43
155	4137-011-154	\$ 822,347.00	-	\$ 25,905.86	\$ 25,905.86	32
156	4137-011-077	\$ 1,309,532.00	-	\$ 25,884.43	\$ 25,884.43	51
157	4137-011-146	\$ 1,026,627.00	-	\$ 25,648.71	\$ 25,648.71	40
158	4137-011-147	\$ 1,026,627.00	-	\$ 26,152.29	\$ 26,152.29	39
159	4137-011-080	\$ 131,764.00	-	\$ 25,879.07	\$ 25,879.07	5
160	4137-011-130	\$ 732,262.00	-	\$ 25,884.43	\$ 25,884.43	28
161	4137-011-149	\$ 649,180.00	-	\$ 25,884.43	\$ 25,884.43	25
162	4137-011-086	\$ 753,022.00	-	\$ 27,127.30	\$ 27,127.30	28
163	4137-011-155	\$ 806,008.00	-	\$ 27,089.80	\$ 27,089.80	30
164	4137-011-091	\$ 514,887.00	-	\$ 27,111.23	\$ 27,111.23	19
165	4137-011-088	\$ 355,977.00	-	\$ 27,132.66	\$ 27,132.66	13
166	4137-011-082	\$ 245,870.00	-	\$ 25,873.71	\$ 25,873.71	10
167	4137-011-075	\$ 915,319.00	-	\$ 25,879.07	\$ 25,879.07	35
168	4137-011-133	\$ 1,136,369.00	-	\$ 25,884.43	\$ 25,884.43	44
169	4137-011-145	\$ 1,354,115.00	-	\$ 25,900.50	\$ 25,900.50	52
170	4137-011-067	\$ 2,198,100.00	-	\$ 25,884.43	\$ 25,884.43	85
171	4137-011-065	\$ 1,141,774.00	-	\$ 25,879.07	\$ 25,879.07	44
172	4137-011-063	\$ 741,605.00	-	\$ 25,241.56	\$ 25,241.56	29
173	4137-011-059	\$ 1,162,133.00	-	\$ 27,041.59	\$ 27,041.59	43
174	4137-011-100	\$ 583,972.00	-	\$ 37,284.59	\$ 37,284.59	16
175	4137-011-156	\$ 1,406,916.00	-	\$ 25,895.14	\$ 25,895.14	54
176	4137-011-150	\$ 973,751.00	-	\$ 25,905.86	\$ 25,905.86	38
177	4137-011-141	\$ 1,864,553.00	-	\$ 25,905.86	\$ 25,905.86	72
178	4137-011-148	\$ 1,378,530.00	-	\$ 25,107.63	\$ 25,107.63	55
179	4137-011-121	\$ 2,855,424.00	-	\$ 33,116.68	\$ 33,116.68	86
180	4137-011-120	\$ 1,329,801.00	-	\$ 25,916.57	\$ 25,916.57	51
181	4137-011-118	\$ 267,835.00	-	\$ 25,921.93	\$ 25,921.93	10
182	4137-011-116	\$ 321,987.00	-	\$ 25,911.21	\$ 25,911.21	12
183	4137-011-114	\$ 1,514,323.00	-	\$ 33,122.03	\$ 33,122.03	46
184	4137-011-144	\$ 2,200,851.00	-	\$ 33,127.39	\$ 33,127.39	66
185	4137-011-110	\$ 1,357,722.00	-	\$ 25,905.86	\$ 25,905.86	52
186	4137-011-108	\$ 753,032.00	-	\$ 25,911.21	\$ 25,911.21	29
187	4137-011-107	\$ 441,902.00	-	\$ 35,500.64	\$ 35,500.64	12
188	4137-011-135	\$ 1,492,153.00	-	\$ 24,293.33	\$ 24,293.33	61
189	4137-011-136	\$ 991,574.00	-	\$ 24,293.33	\$ 24,293.33	41
190	4137-011-137	\$ 1,525,982.00	-	\$ 24,293.33	\$ 24,293.33	63
191	4137-011-109	\$ 124,712.00	-	\$ 25,905.86	\$ 25,905.86	5
192	4137-011-111	\$ 1,739,642.00	-	\$ 25,905.86	\$ 25,905.86	67
193	4137-011-115	\$ 321,993.00	-	\$ 25,863.00	\$ 25,863.00	12
194	4137-011-117	\$ 654,450.00	-	\$ 25,895.14	\$ 25,895.14	25
195	4137-011-119	\$ 177,401.00	-	\$ 25,900.50	\$ 25,900.50	7
196	4137-011-094	\$ 780,943.00	-	\$ 26,677.30	\$ 26,677.30	29
197	4137-011-138	\$ 887,528.00	-	\$ 25,900.50	\$ 25,900.50	34
198	4137-012-083	\$ 2,655,135.00	-	\$ 35,548.85	\$ 35,548.85	75
199	4137-012-099	\$ 627,675.00	-	\$ 27,111.23	\$ 27,111.23	23

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
200	4137-012-100	\$ 2,709,320.00	-	\$ 27,111.23	\$ 27,111.23	100
201	4137-012-090	\$ 1,337,029.00	-	\$ 25,895.14	\$ 25,895.14	52
202	4137-012-091	\$ 1,692,646.00	-	\$ 25,895.14	\$ 25,895.14	65
203	4137-012-085	\$ 772,948.00	-	\$ 25,916.57	\$ 25,916.57	30
204	4137-012-086	\$ 992,828.00	-	\$ 25,916.57	\$ 25,916.57	38
205	4137-012-093	\$ 1,780,626.00	-	\$ 25,889.78	\$ 25,889.78	69
206	4137-012-094	\$ 985,131.00	-	\$ 25,889.78	\$ 25,889.78	38
207	4137-012-035	\$ 1,321,143.00	-	\$ 25,921.93	\$ 25,921.93	51
208	4137-012-037	\$ 1,199,332.00	-	\$ 26,521.94	\$ 26,521.94	45
209	4137-012-039	\$ 1,154,400.00	-	\$ 25,911.21	\$ 25,911.21	45
210	4137-012-096	\$ 2,295,000.00	-	\$ 25,895.14	\$ 25,895.14	89
211	4137-012-097	\$ 1,778,014.00	-	\$ 25,895.14	\$ 25,895.14	69
212	4137-012-043	\$ 272,374.00	-	\$ 25,905.86	\$ 25,905.86	11
213	4137-012-045	\$ 376,046.00	-	\$ 33,175.60	\$ 33,175.60	11
214	4137-012-047	\$ 464,307.00	-	\$ 27,121.94	\$ 27,121.94	17
215	4137-012-049	\$ 185,906.00	-	\$ 27,041.59	\$ 27,041.59	7
216	4137-012-050	\$ 634,865.00	-	\$ 27,127.30	\$ 27,127.30	23
217	4137-012-048	\$ 2,178,362.00	-	\$ 27,121.94	\$ 27,121.94	80
218	4137-012-046	\$ 1,750,000.00	-	\$ 25,895.14	\$ 25,895.14	68
219	4137-012-044	\$ 583,357.00	-	\$ 25,900.50	\$ 25,900.50	23
220	4137-012-042	\$ 463,736.00	-	\$ 25,879.07	\$ 25,879.07	18
221	4137-012-040	\$ 1,386,000.00	-	\$ 25,868.35	\$ 25,868.35	54
222	4137-012-038	\$ 147,823.00	-	\$ 25,262.99	\$ 25,262.99	6
223	4137-012-036	\$ 1,080,934.00	-	\$ 25,911.21	\$ 25,911.21	42
224	4137-012-068	\$ 6,020,716.00	-	\$ 35,468.50	\$ 35,468.50	170
225	4137-012-067	\$ 2,165,344.00	-	\$ 35,500.64	\$ 35,500.64	61
226	4137-012-066	\$ 2,825,509.00	-	\$ 33,154.18	\$ 33,154.18	85
227	4137-012-065	\$ 1,400,515.00	-	\$ 33,111.32	\$ 33,111.32	42
228	4137-012-064	\$ 214,781.00	-	\$ 33,143.46	\$ 33,143.46	6
229	4137-012-063	\$ 1,338,806.00	-	\$ 25,900.50	\$ 25,900.50	52
230	4137-012-061	\$ 2,193,521.00	-	\$ 33,116.68	\$ 33,116.68	66
231	4137-012-059	\$ 254,082.00	-	\$ 25,916.57	\$ 25,916.57	10
232	4137-012-058	\$ 418,345.00	-	\$ 33,122.03	\$ 33,122.03	13
233	4137-012-057	\$ 253,774.00	-	\$ 33,100.60	\$ 33,100.60	8
234	4137-012-056	\$ 1,673,643.00	-	\$ 33,116.68	\$ 33,116.68	51
235	4137-012-055	\$ 2,038,185.00	-	\$ 33,154.18	\$ 33,154.18	61
236	4137-012-053	\$ 1,857,698.00	-	\$ 27,095.16	\$ 27,095.16	69
237	4137-012-087	\$ 714,938.00	-	\$ 27,100.52	\$ 27,100.52	26
238	4137-012-088	\$ 165,546.00	-	\$ 27,100.52	\$ 27,100.52	6
239	4137-012-054	\$ 326,077.00	-	\$ 27,111.23	\$ 27,111.23	12
240	4137-012-060	\$ 588,771.00	-	\$ 25,905.86	\$ 25,905.86	23
241	4137-012-062	\$ 279,480.00	-	\$ 25,873.71	\$ 25,873.71	11
242	4137-008-034	\$ 258,940.00	-	\$ 35,554.21	\$ 35,554.21	7
243	4137-008-061	\$ 949,126.00	-	\$ 28,075.53	\$ 28,075.53	34
244	4137-008-062	\$ 801,657.00	-	\$ 28,075.53	\$ 28,075.53	29



Table 2
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT (Not including city owned parcels)	\$6,810,000.00
B. UNPAID SPECIAL ASSESSMENTS	\$0
TOTAL A& B	\$6,810,000.00
C. TRUE VALUE OF PARCELS (Not including city owned parcels)	\$277,333,508.00
AVERAGE VALUE TO LIEN RATIO	41:1

* 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 October 1, 2019

NV5, INC.



JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
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 XIID 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 XIID 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:

- 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, or in proximity of, overhead facilities receive an aesthetic benefit. This benefit is based on the area of the parcel.
- 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. Furthermore, in compact communities like Manhattan Beach, the negative effects of falling lines and poles are more widespread including blocked driveways 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 based on the average area of the parcels to be assessed.
- Reliability 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, reduced likelihood of corrosion, traffic collisions and obstructions. Properties that are connected to, or have the ability to connect to, the facilities proposed to be undergrounded receive a reliability benefit. This benefit is based upon connecting for each property. The benefit is based on the average area of the parcels to be assessed.

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. Therefore, the proposed improvements are of direct and special benefit to these properties.

The following is a summary of each property with special considerations:

Assessment No. 46 does not connect to the new system and will have a zero (0) reliability benefit. It



does receive the safety and aesthetics benefit.

Assessment Nos. 70 and 96 only partially connect to the new system for phone and cable only. Therefore, a half (0.5) reliability benefit has been assigned. They both receive the safety and aesthetics benefit.

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.

The properties situated within the assessment district are used almost exclusively 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 approximate 20% percent 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 \$6,810,000.00 is apportioned to the parcels within the District, no parcel is assessed more than its proportional share of the special benefits from the improvements.

Federal Income Tax Component of Contribution Tax (ITCC) has not been included. The ITCC is a tax assessed whenever private party contributions in aid of construction (CIAC) are made. To date, underground utility districts have not been assessed this tax as underground utility districts are viewed



as providing public benefit by increasing community aesthetics and public safety.

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.

There are a few split parcels in the District that function as one. These parcels cannot be developed individually and therefore have been combined and assessed as one.

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 those few exceptions identified above, receive 3 of the 3 benefits. For the Improved Aesthetics Benefit, the parcel area is multiplied by 1 to calculate the "Aesthetics Benefit Area". Each parcel in the District receives a safety benefit determined by the average parcel size in the District. For the Reliability Benefit, the average parcel area within the district is multiplied by the number of connections (with a maximum of one) on each parcel to determine "Reliability Benefit Area". The Assessed Benefit Area per parcel is equal to the Aesthetics Benefit Area plus the Safety Benefit Area plus the Reliability Benefit Area, divided by 3.



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: October 1, 2019

NV5, INC.

A handwritten signature in blue ink, appearing to read 'Jeffrey M. Cooper', written over a horizontal line.

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the _____ day of _____, 2019.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF MANHATTAN 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 MANHATTAN BEACH, CALIFORNIA, on _____ day of _____, 2019.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of the CITY OF MANHATTAN BEACH, CALIFORNIA, on _____ day of _____, 2019.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____ as SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on _____ day of _____, 2019.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN
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 MANHATTAN 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(£) 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.



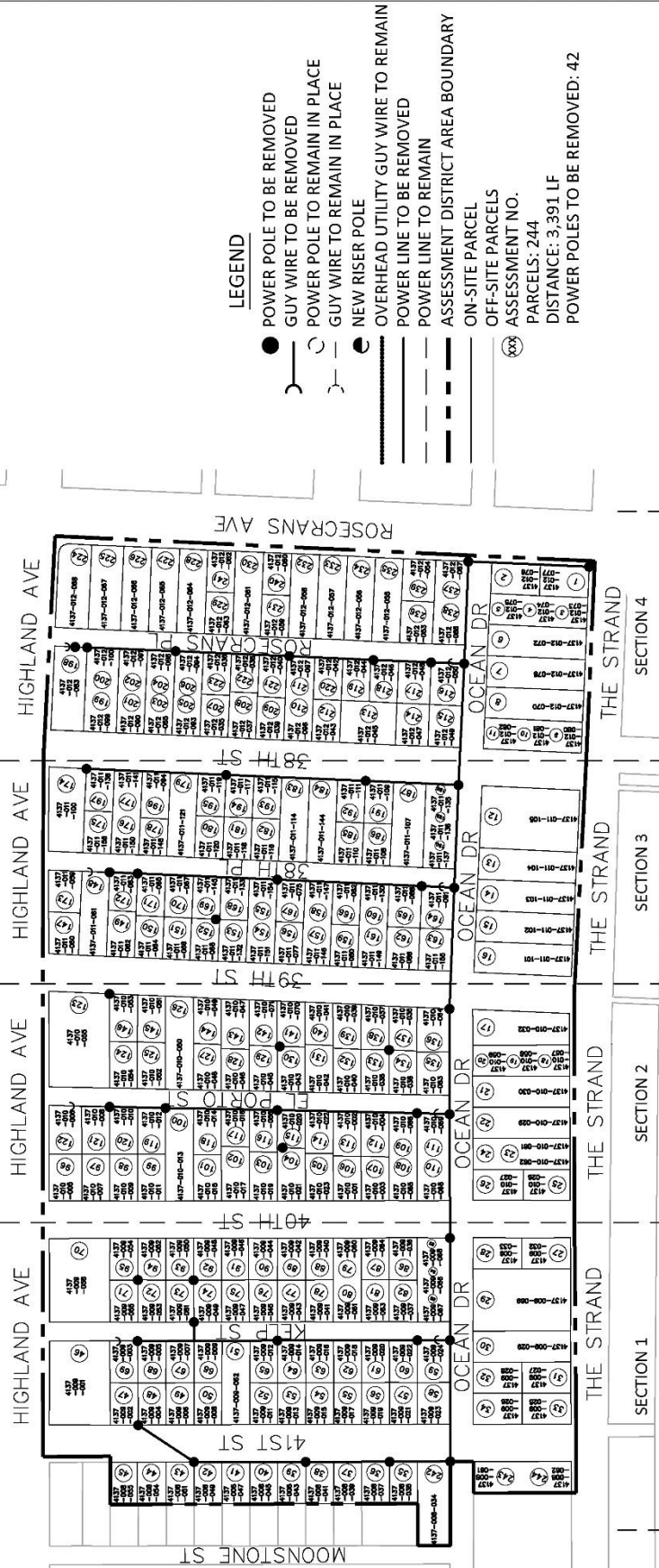
Part V
Diagram of Assessment

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 Manhattan 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 I. 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 Los Angeles for the boundaries and dimensions of each parcel of land.

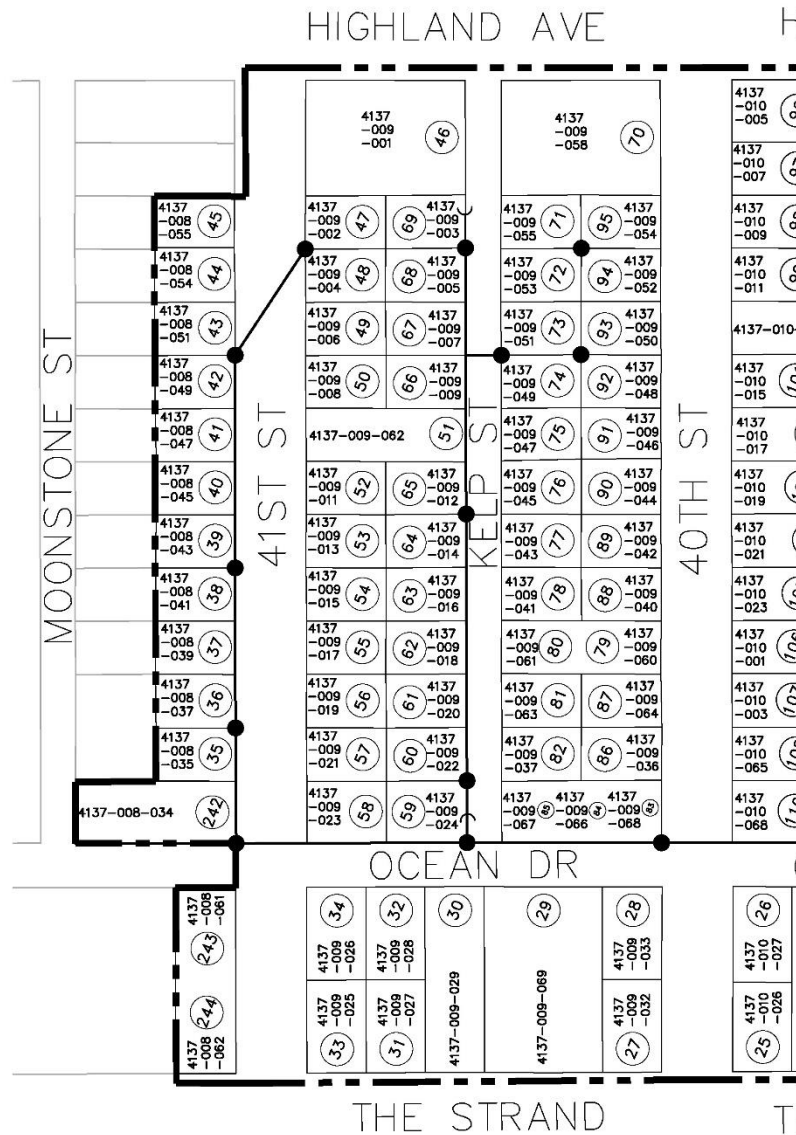
NV5

ASSESSMENT DIAGRAM - EXHIBIT "1"
ALL SECTIONS



CITY OF MANHATTAN BEACH
ASSESSMENT DISTRICT - 19-14

N.T.S.
07/24/2019



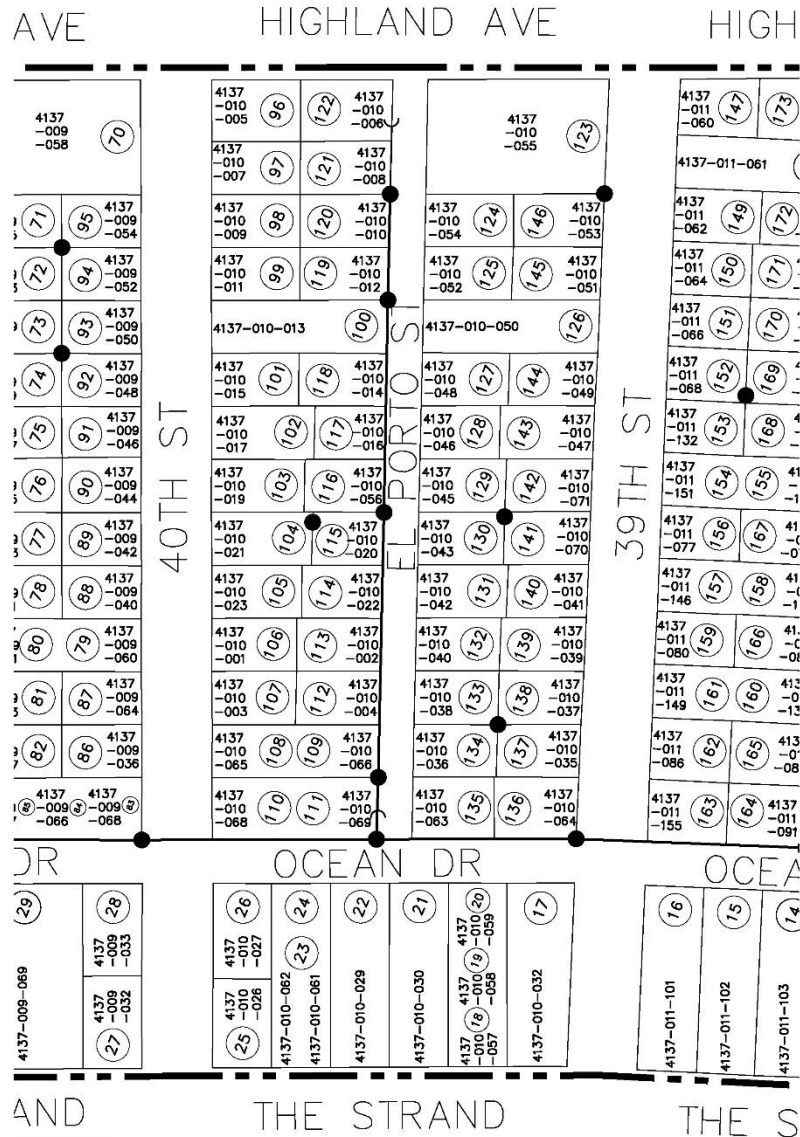
N.T.S.
07/24/2019

PARCELS: 244
DISTANCE: 3,391 LF
POWER POLES TO BE REMOVED: 42

CITY OF MANHATTAN BEACH ASSESSMENT DISTRICT - 19-14

LEGEND

- POWER POLE TO BE REMOVED
- GUY WIRE TO BE REMOVED
- POWER POLE TO REMAIN IN PLACE
- GUY WIRE TO REMAIN IN PLACE
- NEW RISER POLE
- OVERHEAD UTILITY GUY WIRE TO REMAIN
- POWER LINE TO BE REMOVED
- POWER LINE TO REMAIN
- ASSESSMENT DISTRICT AREA BOUNDARY
- ON-SITE PARCEL
- OFF-SITE PARCELS
- xxx ASSESSMENT NO.



N.T.S.
07/24/2019

PARCELS: 244
DISTANCE: 3,391 LF
POWER POLES TO BE REMOVED: 42

LEGEND

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- xxx ASSESSMENT NO.

CITY OF MANHATTAN BEACH
ASSESSMENT DISTRICT - 19-14



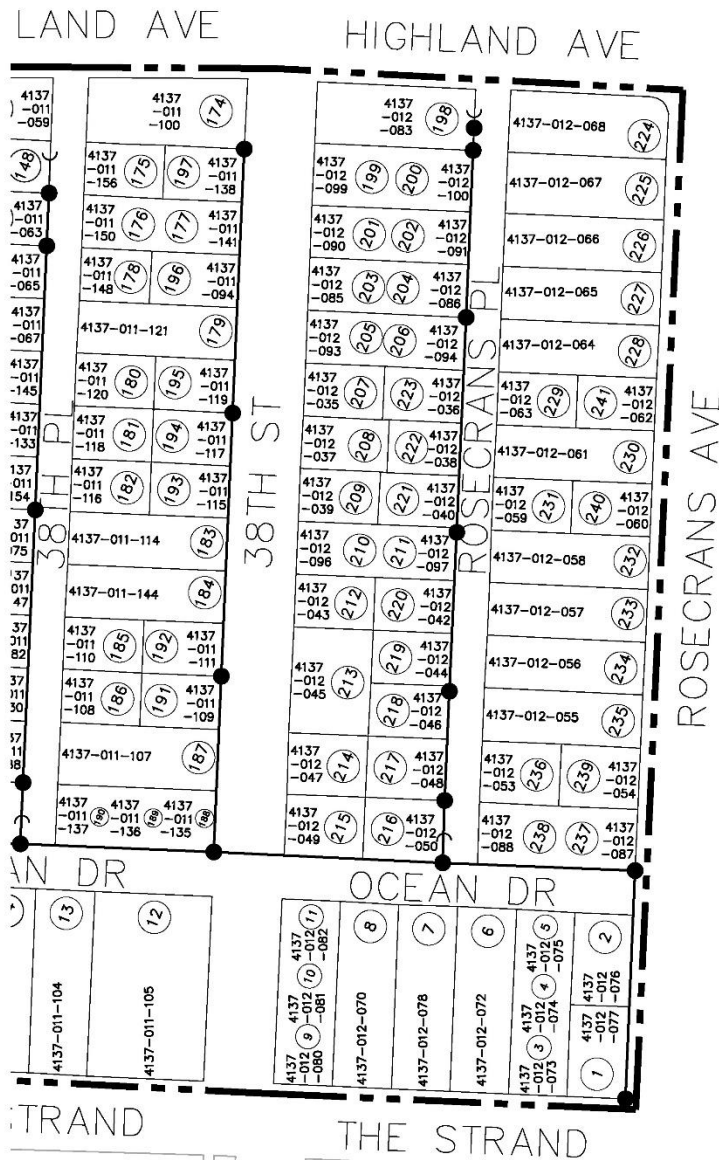
N.T.S.
07/24/2019

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CITY OF MANHATTAN BEACH ASSESSMENT DISTRICT - 19-14



N.T.S.
07/24/2019

PARCELS: 244
DISTANCE: 3,391 LF
POWER POLES TO BE REMOVED: 42

LEGEND

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- ASSESSMENT DISTRICT AREA BOUNDARY
- ON-SITE PARCEL
- OFF-SITE PARCELS
- xxx ASSESSMENT NO.

CITY OF MANHATTAN BEACH ASSESSMENT DISTRICT - 19-14

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. 19-14.

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

The improvements will be designed by the Southern California Edison Company, Charter and Frontier. The utility companies will be responsible for inspecting the work for their facilities and the City of Manhattan Beach will inspect the work to ensure conformance to City standards and specifications where applicable.

The Utilities 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, Charter, and Frontier.

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 12 months after the sale of bonds. Property owners will be required to provide necessary underground connections within 150 days of the completion of the underground facilities.



Failure to convert individual service corrections 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 7.28.100 of the Manhattan Beach Municipal Code. Overhead facilities cannot be removed until all overhead service has been discontinued.



Right-of -Way Certificate

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN 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 MANHATTAN BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIII D 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. 19-14 (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 Los Angeles or the State of California prior to commencement of the construction and installation of such public improvements.

EXECUTED this _____ day of _____, 2019 at CITY OF MANHATTAN BEACH, California.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN BEACH
State of California

By: _____
Stephanie Katsouleas, PE



Certificate of Completion of Environmental Proceedings

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN 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. 19-14 (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 _____ day of _____, 2019 at CITY OF MANHATTAN BEACH, California.

By: _____
Stephanie Katsouleas, PE
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

APPENDIX

A. Assessment Calculations



ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Preliminary Total Assessment
3700 The Strand	1	4137-012-077	1,742	1	YES	1,742	YES	1,741.34	1,741.34	1,741.56	\$ 23,996.03	\$ 1,376.12	\$ 2,617.66	\$ 27,989.81
3701 Ocean Dr	2	4137-012-076	1,756	1	YES	1,756	YES	1,741.34	1,741.34	1,746.23	\$ 24,060.33	\$ 1,379.81	\$ 2,624.68	\$ 28,064.82
3704 The Strand	3	4137-012-073	1,165	1	YES	1,165	YES	1,741.34	1,741.34	1,549.23	\$ 21,345.98	\$ 1,224.15	\$ 2,328.57	\$ 24,898.70
3704 The Strand	4	4137-012-074	1,165	1	YES	1,165	YES	1,741.34	1,741.34	1,549.23	\$ 21,345.98	\$ 1,224.15	\$ 2,328.57	\$ 24,898.70
3704 The Strand	5	4137-012-075	1,165	1	YES	1,165	YES	1,741.34	1,741.34	1,549.23	\$ 21,345.98	\$ 1,224.15	\$ 2,328.57	\$ 24,898.70
3708 The Strand	6	4137-012-072	3,499	1	YES	3,499	YES	1,741.34	1,741.34	2,327.23	\$ 32,065.61	\$ 1,838.89	\$ 3,497.95	\$ 37,402.45
3712 The Strand	7	4137-012-078	3,513	1	YES	3,513	YES	1,741.34	1,741.34	2,331.90	\$ 32,129.91	\$ 1,842.58	\$ 3,504.96	\$ 37,477.45
3716 The Strand	8	4137-012-070	3,502	1	YES	3,502	YES	1,741.34	1,741.34	2,328.23	\$ 32,079.39	\$ 1,839.68	\$ 3,499.45	\$ 37,418.52
3720 The Strand	9	4137-012-080	1,167	1	YES	1,167	YES	1,741.34	1,741.34	1,549.90	\$ 21,355.16	\$ 1,224.67	\$ 2,329.58	\$ 24,909.41
3720 The Strand	10	4137-012-081	1,167	1	YES	1,167	YES	1,741.34	1,741.34	1,549.90	\$ 21,355.16	\$ 1,224.67	\$ 2,329.58	\$ 24,909.41
3720 The Strand	11	4137-012-082	1,167	1	YES	1,167	YES	1,741.34	1,741.34	1,549.90	\$ 21,355.16	\$ 1,224.67	\$ 2,329.58	\$ 24,909.41
3800 The Strand	12	4137-011-105	7,005	1	YES	7,005	YES	1,741.34	1,741.34	3,495.90	\$ 48,168.02	\$ 2,762.33	\$ 5,254.52	\$ 56,184.87
3809 Ocean Dr	13	4137-011-104	3,501	1	YES	3,501	YES	1,741.34	1,741.34	2,327.90	\$ 32,074.79	\$ 1,839.42	\$ 3,498.95	\$ 37,413.17
3812 The Strand	14	4137-011-103	3,499	1	YES	3,499	YES	1,741.34	1,741.34	2,327.23	\$ 32,065.61	\$ 1,838.89	\$ 3,497.95	\$ 37,402.45
3816 The Strand	15	4137-011-102	3,493	1	YES	3,493	YES	1,741.34	1,741.34	2,325.23	\$ 32,038.05	\$ 1,837.31	\$ 3,494.94	\$ 37,370.31
3820 The Strand	16	4137-011-101	3,496	1	YES	3,496	YES	1,741.34	1,741.34	2,326.23	\$ 32,051.83	\$ 1,838.10	\$ 3,496.45	\$ 37,386.38
3900 The Strand	17	4137-010-032	3,718	1	YES	3,718	YES	1,741.34	1,741.34	2,400.23	\$ 33,071.44	\$ 1,896.58	\$ 3,607.67	\$ 38,575.68
3904 The Strand	18	4137-010-057	1,156	1	YES	1,156	YES	1,741.34	1,741.34	1,546.23	\$ 21,304.64	\$ 1,221.78	\$ 2,324.07	\$ 24,850.48
3904 The Strand	19	4137-010-058	1,156	1	YES	1,156	YES	1,741.34	1,741.34	1,546.23	\$ 21,304.64	\$ 1,221.78	\$ 2,324.07	\$ 24,850.48
3904 The Strand	20	4137-010-059	1,156	1	YES	1,156	YES	1,741.34	1,741.34	1,546.23	\$ 21,304.64	\$ 1,221.78	\$ 2,324.07	\$ 24,850.48
3909 1/2 The Strand	21	4137-010-030	3,464	1	YES	3,464	YES	1,741.34	1,741.34	2,315.56	\$ 31,904.86	\$ 1,829.68	\$ 3,480.41	\$ 37,214.95
3915 Ocean Dr	22	4137-010-029	3,462	1	YES	3,462	YES	1,741.34	1,741.34	2,314.90	\$ 31,895.67	\$ 1,829.15	\$ 3,479.41	\$ 37,204.24
3916 The Strand	23	4137-010-061	1,748	1	YES	1,748	YES	1,741.34	1,741.34	1,743.56	\$ 24,023.59	\$ 1,377.70	\$ 2,620.67	\$ 28,021.96
3918 The Strand	24	4137-010-062	1,748	1	YES	1,748	YES	1,741.34	1,741.34	1,743.56	\$ 24,023.59	\$ 1,377.70	\$ 2,620.67	\$ 28,021.96
100 40th St	25	4137-010-026	1,675	1	YES	1,675	YES	1,741.34	1,741.34	1,719.23	\$ 23,688.31	\$ 1,358.47	\$ 2,584.09	\$ 27,630.88
3929 The Strand	26	4137-010-027	1,796	1	YES	1,796	YES	1,741.34	1,741.34	1,759.56	\$ 24,244.04	\$ 1,390.34	\$ 2,644.72	\$ 28,279.10
4002 The Strand	27	4137-009-032	1,745	1	YES	1,745	YES	1,741.34	1,741.34	1,742.56	\$ 24,009.81	\$ 1,376.91	\$ 2,619.16	\$ 28,005.89
105 40th St	28	4137-009-033	1,746	1	YES	1,746	YES	1,741.34	1,741.34	1,742.90	\$ 24,014.40	\$ 1,377.17	\$ 2,619.67	\$ 28,011.24
4009 Ocean Dr	29	4137-009-069	6,966	1	YES	6,966	YES	1,741.34	1,741.34	3,482.90	\$ 47,988.90	\$ 2,752.06	\$ 5,234.98	\$ 55,975.94
4013 Ocean Dr	30	4137-009-029	3,505	1	YES	3,505	YES	1,741.34	1,741.34	2,329.23	\$ 32,093.17	\$ 1,840.47	\$ 3,500.96	\$ 37,434.60
4016 The Strand	31	4137-009-027	1,745	1	YES	1,745	YES	1,741.34	1,741.34	1,742.56	\$ 24,009.81	\$ 1,376.91	\$ 2,619.16	\$ 28,005.89
4017 Ocean Dr	32	4137-009-028	1,746	1	YES	1,746	YES	1,741.34	1,741.34	1,742.90	\$ 24,014.40	\$ 1,377.17	\$ 2,619.67	\$ 28,011.24
4020 The Strand	33	4137-009-025	1,749	1	YES	1,749	YES	1,741.34	1,741.34	1,743.90	\$ 24,028.18	\$ 1,377.96	\$ 2,621.17	\$ 28,027.31
4021 Oean Dr	34	4137-009-026	1,750	1	YES	1,750	YES	1,741.34	1,741.34	1,744.23	\$ 24,032.77	\$ 1,378.23	\$ 2,621.67	\$ 28,032.67
117 41st St	35	4137-008-035	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
121 41st St	36	4137-008-037	1,345	1	YES	1,345	YES	1,741.34	1,741.34	1,609.23	\$ 22,172.68	\$ 1,271.56	\$ 2,418.76	\$ 25,863.00
125 41st St	37	4137-008-039	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
129 41st St	38	4137-008-041	1,343	1	YES	1,343	YES	1,741.34	1,741.34	1,608.56	\$ 22,163.50	\$ 1,271.03	\$ 2,417.76	\$ 25,852.28
201 41st St	39	4137-008-043	1,344	1	YES	1,344	YES	1,741.34	1,741.34	1,608.90	\$ 22,168.09	\$ 1,271.29	\$ 2,418.26	\$ 25,857.64
205 41st St	40	4137-008-045	1,341	1	YES	1,341	YES	1,741.34	1,741.34	1,607.90	\$ 22,154.31	\$ 1,270.50	\$ 2,416.75	\$ 25,841.57
209 41st St	41	4137-008-047	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
213 41st St	42	4137-008-049	1,350	1	YES	1,350	YES	1,741.34	1,741.34	1,610.90	\$ 22,195.65	\$ 1,272.87	\$ 2,421.26	\$ 25,889.78
219 41st St	43	4137-008-051	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
223 41st St	44	4137-008-054	1,398	1	YES	1,398	YES	1,741.34	1,741.34	1,626.90	\$ 22,416.10	\$ 1,285.52	\$ 2,445.31	\$ 26,146.93
225 41st St	45	4137-008-055	1,305	1	YES	1,305	YES	1,741.34	1,741.34	1,595.90	\$ 21,988.97	\$ 1,261.02	\$ 2,398.72	\$ 25,648.71
4017 Highland Ave	46	4137-009-001	5,857	0	YES	5,857	YES	1,741.34	-	2,532.78	\$ 34,897.79	\$ 2,001.31	\$ 3,806.91	\$ 40,706.01



ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Preliminary Total Assessment
224 41st St	47	4137-009-002	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
220 41st St	48	4137-009-004	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
214 41st St	49	4137-009-006	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
212 41st St	50	4137-009-008	1,350	1	YES	1,350	YES	1,741.34	1,741.34	1,610.90	\$ 22,195.65	\$ 1,272.87	\$ 2,421.26	\$ 25,889.78
208 41st St	51	4137-009-062	2,704	1	YES	2,704	YES	1,741.34	1,741.34	2,062.23	\$ 28,414.32	\$ 1,629.50	\$ 3,099.64	\$ 33,143.46
204 41st St	52	4137-009-011	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
200 41st St	53	4137-009-013	1,350	1	YES	1,350	YES	1,741.34	1,741.34	1,610.90	\$ 22,195.65	\$ 1,272.87	\$ 2,421.26	\$ 25,889.78
130 41st St	54	4137-009-015	1,345	1	YES	1,345	YES	1,741.34	1,741.34	1,609.23	\$ 22,172.68	\$ 1,271.56	\$ 2,418.76	\$ 25,863.00
124 41st St	55	4137-009-017	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
120 41st St	56	4137-009-019	1,345	1	YES	1,345	YES	1,741.34	1,741.34	1,609.23	\$ 22,172.68	\$ 1,271.56	\$ 2,418.76	\$ 25,863.00
116 41st St	57	4137-009-021	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
4020 Ocean Dr	58	4137-009-023	1,572	1	YES	1,572	YES	1,741.34	1,741.34	1,684.90	\$ 23,215.25	\$ 1,331.34	\$ 2,532.49	\$ 27,079.09
4012 Ocean Dr	59	4137-009-024	1,577	1	YES	1,577	YES	1,741.34	1,741.34	1,686.56	\$ 23,238.22	\$ 1,332.66	\$ 2,534.99	\$ 27,105.87
117 Kelp St	60	4137-009-022	1,356	1	YES	1,356	YES	1,741.34	1,741.34	1,612.90	\$ 22,223.20	\$ 1,274.45	\$ 2,424.27	\$ 25,921.93
121 Kelp St	61	4137-009-020	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
125 Kelp St	62	4137-009-018	1,356	1	YES	1,356	YES	1,741.34	1,741.34	1,612.90	\$ 22,223.20	\$ 1,274.45	\$ 2,424.27	\$ 25,921.93
131 Kelp St	63	4137-009-016	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
201 Kelp St	64	4137-009-014	1,355	1	YES	1,355	YES	1,741.34	1,741.34	1,612.56	\$ 22,218.61	\$ 1,274.19	\$ 2,423.77	\$ 25,916.57
205 Kelp St	65	4137-009-012	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
213 Kelp St	66	4137-009-009	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
217 Kelp St	67	4137-009-007	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
221 Kelp St	68	4137-009-005	1,356	1	YES	1,356	YES	1,741.34	1,741.34	1,612.90	\$ 22,223.20	\$ 1,274.45	\$ 2,424.27	\$ 25,921.93
225 Kelp St	69	4137-009-003	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
4005 Highland Ave	70	4137-009-058	5,845	0.5	YES	5,845	YES	1,741.34	870.67	2,819.00	\$ 38,841.51	\$ 2,227.48	\$ 4,237.11	\$ 45,306.10
224 Kelp St	71	4137-009-055	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
220 Kelp St	72	4137-009-053	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
216 Kelp St	73	4137-009-051	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
212 Kelp St	74	4137-009-049	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
208 Kelp St	75	4137-009-047	1,294	1	YES	1,294	YES	1,741.34	1,741.34	1,592.23	\$ 21,938.45	\$ 1,258.12	\$ 2,393.21	\$ 25,589.78
204 Kelp St	76	4137-009-045	1,410	1	YES	1,410	YES	1,741.34	1,741.34	1,630.90	\$ 22,471.22	\$ 1,288.68	\$ 2,451.32	\$ 26,211.22
200 Kelp St	77	4137-009-043	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
130 Kelp St	78	4137-009-041	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
127 40th St	79	4137-009-060	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
128 Kelp St	80	4137-009-061	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
118 Kelp St	81	4137-009-063	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
116 Kelp St	82	4137-009-037	1,359	1	YES	1,359	YES	1,741.34	1,741.34	1,613.90	\$ 22,236.98	\$ 1,275.24	\$ 2,425.77	\$ 25,938.00
4006 Ocean Dr	83	4137-009-068	1,049	1	YES	1,049	YES	1,741.34	1,741.34	1,510.56	\$ 20,813.21	\$ 1,193.59	\$ 2,270.46	\$ 24,277.26
4010 Ocean Dr	84	4137-009-066	1,049	1	YES	1,049	YES	1,741.34	1,741.34	1,510.56	\$ 20,813.21	\$ 1,193.59	\$ 2,270.46	\$ 24,277.26
4008 Ocean Dr	85	4137-009-067	1,049	1	YES	1,049	YES	1,741.34	1,741.34	1,510.56	\$ 20,813.21	\$ 1,193.59	\$ 2,270.46	\$ 24,277.26
119 40th St	86	4137-009-036	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
123 40th St	87	4137-009-064	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
131 40th St	88	4137-009-040	1,345	1	YES	1,345	YES	1,741.34	1,741.34	1,609.23	\$ 22,172.68	\$ 1,271.56	\$ 2,418.76	\$ 25,863.00
201 40th St	89	4137-009-042	1,350	1	YES	1,350	YES	1,741.34	1,741.34	1,610.90	\$ 22,195.65	\$ 1,272.87	\$ 2,421.26	\$ 25,889.78
205 40th St	90	4137-009-044	1,405	1	YES	1,405	YES	1,741.34	1,741.34	1,629.23	\$ 22,448.25	\$ 1,287.36	\$ 2,448.82	\$ 26,184.43
209 40th St	91	4137-009-046	1,291	1	YES	1,291	YES	1,741.34	1,741.34	1,591.23	\$ 21,924.67	\$ 1,257.33	\$ 2,391.70	\$ 25,573.71
213 40th St	92	4137-009-048	1,346	1	YES	1,346	YES	1,741.34	1,741.34	1,609.56	\$ 22,177.28	\$ 1,271.82	\$ 2,419.26	\$ 25,868.35
217 40th St	93	4137-009-050	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14



ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Preliminary Total Assessment
221 40th St	94	4137-009-052	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
225 40th St	95	4137-009-054	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
230 40th St	96	4137-010-005	1,760	0.5	YES	1,760	YES	1,741.34	870.67	1,457.34	\$ 20,079.86	\$ 1,151.54	\$ 2,190.46	\$ 23,421.85
228 40th St	97	4137-010-007	1,506	1	YES	1,506	YES	1,741.34	1,741.34	1,662.90	\$ 22,912.13	\$ 1,313.96	\$ 2,499.42	\$ 26,725.51
224 40th St	98	4137-010-009	1,513	1	YES	1,513	YES	1,741.34	1,741.34	1,665.23	\$ 22,944.28	\$ 1,315.81	\$ 2,502.93	\$ 26,763.01
220 40th St	99	4137-010-011	1,505	1	YES	1,505	YES	1,741.34	1,741.34	1,662.56	\$ 22,907.53	\$ 1,313.70	\$ 2,498.92	\$ 26,720.15
216 40th St	100	4137-010-013	2,985	1	YES	2,985	YES	1,741.34	1,741.34	2,155.90	\$ 29,704.90	\$ 1,703.51	\$ 3,240.43	\$ 34,648.84
212 40th St	101	4137-010-015	1,484	1	YES	1,484	YES	1,741.34	1,741.34	1,655.56	\$ 22,811.09	\$ 1,308.17	\$ 2,488.40	\$ 26,607.65
208 40th St	102	4137-010-017	1,748	1	YES	1,748	YES	1,741.34	1,741.34	1,743.56	\$ 24,023.59	\$ 1,377.70	\$ 2,620.67	\$ 28,021.96
204 40th St	103	4137-010-019	1,573	1	YES	1,573	YES	1,741.34	1,741.34	1,685.23	\$ 23,219.85	\$ 1,331.61	\$ 2,532.99	\$ 27,084.44
200 40th St	104	4137-010-021	1,706	1	YES	1,706	YES	1,741.34	1,741.34	1,729.56	\$ 23,830.69	\$ 1,366.64	\$ 2,599.63	\$ 27,796.95
130 40th St	105	4137-010-023	1,523	1	YES	1,523	YES	1,741.34	1,741.34	1,668.56	\$ 22,990.20	\$ 1,318.44	\$ 2,507.94	\$ 26,816.58
126 40th St	106	4137-010-001	1,435	1	YES	1,435	YES	1,741.34	1,741.34	1,639.23	\$ 22,586.04	\$ 1,295.26	\$ 2,463.85	\$ 26,345.15
120 40th St	107	4137-010-003	1,419	1	YES	1,419	YES	1,741.34	1,741.34	1,633.90	\$ 22,512.55	\$ 1,291.05	\$ 2,455.83	\$ 26,259.43
116 40th St	108	4137-010-065	1,412	1	YES	1,412	YES	1,741.34	1,741.34	1,631.56	\$ 22,480.40	\$ 1,289.20	\$ 2,452.33	\$ 26,221.93
119 El Porto St	109	4137-010-066	1,412	1	YES	1,412	YES	1,741.34	1,741.34	1,631.56	\$ 22,480.40	\$ 1,289.20	\$ 2,452.33	\$ 26,221.93
112 40th St	110	4137-010-068	1,636	1	YES	1,636	YES	1,741.34	1,741.34	1,706.23	\$ 23,509.19	\$ 1,348.20	\$ 2,564.55	\$ 27,421.95
113 El Porto St	111	4137-010-069	1,636	1	YES	1,636	YES	1,741.34	1,741.34	1,706.23	\$ 23,509.19	\$ 1,348.20	\$ 2,564.55	\$ 27,421.95
123 El Porto St	112	4137-010-004	1,419	1	YES	1,419	YES	1,741.34	1,741.34	1,633.90	\$ 22,512.55	\$ 1,291.05	\$ 2,455.83	\$ 26,259.43
125 El Porto St	113	4137-010-002	1,429	1	YES	1,429	YES	1,741.34	1,741.34	1,637.23	\$ 22,558.48	\$ 1,293.68	\$ 2,460.84	\$ 26,313.00
Undeveloped	114	4137-010-022	1,357	1	YES	1,357	YES	1,741.34	1,741.34	1,613.23	\$ 22,227.80	\$ 1,274.72	\$ 2,424.77	\$ 25,927.28
201 El Porto St	115	4137-010-020	1,198	1	YES	1,198	YES	1,741.34	1,741.34	1,560.23	\$ 21,497.54	\$ 1,232.84	\$ 2,345.11	\$ 25,075.49
205 El Porto St	116	4137-010-056	1,350	1	YES	1,350	YES	1,741.34	1,741.34	1,610.90	\$ 22,195.65	\$ 1,272.87	\$ 2,421.26	\$ 25,889.78
209 El Porto St	117	4137-010-016	1,198	1	YES	1,198	YES	1,741.34	1,741.34	1,560.23	\$ 21,497.54	\$ 1,232.84	\$ 2,345.11	\$ 25,075.49
213 El Porto St	118	4137-010-014	1,479	1	YES	1,479	YES	1,741.34	1,741.34	1,653.90	\$ 22,788.12	\$ 1,306.85	\$ 2,485.89	\$ 26,580.87
221 El Porto St	119	4137-010-012	1,499	1	YES	1,499	YES	1,741.34	1,741.34	1,660.56	\$ 22,879.98	\$ 1,312.12	\$ 2,495.91	\$ 26,688.01
225 El Porto St	120	4137-010-010	1,528	1	YES	1,528	YES	1,741.34	1,741.34	1,670.23	\$ 23,013.17	\$ 1,319.76	\$ 2,510.44	\$ 26,843.37
229 El Porto St	121	4137-010-008	1,538	1	YES	1,538	YES	1,741.34	1,741.34	1,673.56	\$ 23,059.10	\$ 1,322.39	\$ 2,515.45	\$ 26,896.94
3917 Highland Ave	122	4137-010-006	1,814	1	YES	1,814	YES	1,741.34	1,741.34	1,765.56	\$ 24,326.71	\$ 1,395.08	\$ 2,653.74	\$ 28,375.53
3901 Highland Ave	123	4137-010-055	6,619	1	YES	6,619	YES	1,741.34	1,741.34	3,367.23	\$ 46,395.19	\$ 2,660.66	\$ 5,061.13	\$ 54,116.98
224 El Porto St	124	4137-010-054	1,502	1	YES	1,502	YES	1,741.34	1,741.34	1,661.56	\$ 22,893.76	\$ 1,312.91	\$ 2,497.42	\$ 26,704.08
220 El Porto St	125	4137-010-052	1,498	1	YES	1,498	YES	1,741.34	1,741.34	1,660.23	\$ 22,875.38	\$ 1,311.85	\$ 2,495.41	\$ 26,682.65
217 39th St	126	4137-010-050	2,983	1	YES	2,983	YES	1,741.34	1,741.34	2,155.23	\$ 29,695.72	\$ 1,702.99	\$ 3,239.42	\$ 34,638.13
214 El Port St	127	4137-010-048	1,480	1	YES	1,480	YES	1,741.34	1,741.34	1,654.23	\$ 22,792.71	\$ 1,307.11	\$ 2,486.40	\$ 26,586.22
210 El Porto St	128	4137-010-046	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
204 El Porto St	129	4137-010-045	1,471	1	YES	1,471	YES	1,741.34	1,741.34	1,651.23	\$ 22,751.38	\$ 1,304.74	\$ 2,481.89	\$ 26,538.01
200 El Porto St	130	4137-010-043	1,450	1	YES	1,450	YES	1,741.34	1,741.34	1,644.23	\$ 22,654.93	\$ 1,299.21	\$ 2,471.36	\$ 26,425.51
132 El Porto St	131	4137-010-042	1,531	1	YES	1,531	YES	1,741.34	1,741.34	1,671.23	\$ 23,026.95	\$ 1,320.55	\$ 2,511.95	\$ 26,859.44
126 El Porto St	132	4137-010-040	1,433	1	YES	1,433	YES	1,741.34	1,741.34	1,638.56	\$ 22,576.85	\$ 1,294.73	\$ 2,462.85	\$ 26,334.43
122 El Porto St	133	4137-010-038	1,419	1	YES	1,419	YES	1,741.34	1,741.34	1,633.90	\$ 22,512.55	\$ 1,291.05	\$ 2,455.83	\$ 26,259.43
120 El Porto St	134	4137-010-036	1,409	1	YES	1,409	YES	1,741.34	1,741.34	1,630.56	\$ 22,466.62	\$ 1,288.41	\$ 2,450.82	\$ 26,205.86
3904 Ocean Dr	135	4137-010-063	1,615	1	YES	1,615	YES	1,741.34	1,741.34	1,699.23	\$ 23,412.74	\$ 1,342.67	\$ 2,554.03	\$ 27,309.45
3900 Ocean Dr	136	4137-010-064	1,653	1	YES	1,653	YES	1,741.34	1,741.34	1,711.90	\$ 23,587.27	\$ 1,352.68	\$ 2,573.07	\$ 27,513.02
117 39th St	137	4137-010-035	1,413	1	YES	1,413	YES	1,741.34	1,741.34	1,631.90	\$ 22,485.00	\$ 1,289.47	\$ 2,452.83	\$ 26,227.29
121 39th St	138	4137-010-037	1,419	1	YES	1,419	YES	1,741.34	1,741.34	1,633.90	\$ 22,512.55	\$ 1,291.05	\$ 2,455.83	\$ 26,259.43



ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Preliminary Total Assessment
125 39th St	139	4137-010-039	1,440	1	YES	1,440	YES	1,741.34	1,741.34	1,640.90	\$ 22,609.00	\$ 1,296.58	\$ 2,466.35	\$ 26,371.93
129 39th St	140	4137-010-041	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
201 39th St	141	4137-010-070	1,451	1	YES	1,451	YES	1,741.34	1,741.34	1,644.56	\$ 22,659.52	\$ 1,299.48	\$ 2,471.87	\$ 26,430.86
207 39th St	142	4137-010-071	1,463	1	YES	1,463	YES	1,741.34	1,741.34	1,648.56	\$ 22,714.64	\$ 1,302.64	\$ 2,477.88	\$ 26,495.15
209 39th St	143	4137-010-047	1,597	1	YES	1,597	YES	1,741.34	1,741.34	1,693.23	\$ 23,330.07	\$ 1,337.93	\$ 2,545.01	\$ 27,213.02
213 39th St	144	4137-010-049	1,483	1	YES	1,483	YES	1,741.34	1,741.34	1,655.23	\$ 22,806.49	\$ 1,307.90	\$ 2,487.90	\$ 26,602.29
221 39th St	145	4137-010-051	1,502	1	YES	1,502	YES	1,741.34	1,741.34	1,661.56	\$ 22,893.76	\$ 1,312.91	\$ 2,497.42	\$ 26,704.08
225 39th St	146	4137-010-053	1,527	1	YES	1,527	YES	1,741.34	1,741.34	1,669.90	\$ 23,008.58	\$ 1,319.49	\$ 2,509.94	\$ 26,838.01
232 38th St	147	4137-011-060	1,471	1	YES	1,471	YES	1,741.34	1,741.34	1,651.23	\$ 22,751.38	\$ 1,304.74	\$ 2,481.89	\$ 26,538.01
230 39th St	148	4137-011-061	2,695	1	YES	2,695	YES	1,741.34	1,741.34	2,059.23	\$ 28,372.98	\$ 1,627.13	\$ 3,095.13	\$ 33,095.25
224 39th St	149	4137-011-062	1,474	1	YES	1,474	YES	1,741.34	1,741.34	1,652.23	\$ 22,765.16	\$ 1,305.53	\$ 2,483.39	\$ 26,554.08
220 39th St	150	4137-011-064	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
216 39th St	151	4137-011-066	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
212 39th St	152	4137-011-068	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
208 39th St	153	4137-011-132	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
204 39th St	154	4137-011-151	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
205 38th St	155	4137-011-154	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
200 39th St	156	4137-011-077	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
128 39th St	157	4137-011-146	1,305	1	YES	1,305	YES	1,741.34	1,741.34	1,595.90	\$ 21,988.97	\$ 1,261.02	\$ 2,398.72	\$ 25,648.71
128 39th St	158	4137-011-147	1,399	1	YES	1,399	YES	1,741.34	1,741.34	1,627.23	\$ 22,420.70	\$ 1,285.78	\$ 2,445.81	\$ 26,152.29
124 39th St	159	4137-011-080	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
121 38th Pl	160	4137-011-130	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
120 39th St	161	4137-011-149	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
114 39th St	162	4137-011-086	1,581	1	YES	1,581	YES	1,741.34	1,741.34	1,687.90	\$ 23,256.59	\$ 1,333.72	\$ 2,537.00	\$ 27,127.30
3820 Ocean Dr	163	4137-011-155	1,574	1	YES	1,574	YES	1,741.34	1,741.34	1,685.56	\$ 23,224.44	\$ 1,331.87	\$ 2,533.49	\$ 27,089.80
3812 Ocean Dr	164	4137-011-091	1,578	1	YES	1,578	YES	1,741.34	1,741.34	1,686.90	\$ 23,242.81	\$ 1,332.93	\$ 2,535.49	\$ 27,111.23
115 38th Pl	165	4137-011-088	1,582	1	YES	1,582	YES	1,741.34	1,741.34	1,688.23	\$ 23,261.18	\$ 1,333.98	\$ 2,537.50	\$ 27,132.66
125 38th Pl	166	4137-011-082	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
201 38th Pl	167	4137-011-075	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
209 38th Pl	168	4137-011-133	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
211 38th Pl	169	4137-011-145	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
219 38th Pl	170	4137-011-067	1,349	1	YES	1,349	YES	1,741.34	1,741.34	1,610.56	\$ 22,191.06	\$ 1,272.61	\$ 2,420.76	\$ 25,884.43
221 38th Pl	171	4137-011-065	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
225 38th Pl	172	4137-011-063	1,229	1	YES	1,229	YES	1,741.34	1,741.34	1,570.56	\$ 21,639.92	\$ 1,241.00	\$ 2,360.64	\$ 25,241.56
233 38th Pl	173	4137-011-059	1,565	1	YES	1,565	YES	1,741.34	1,741.34	1,682.56	\$ 23,183.10	\$ 1,329.50	\$ 2,528.98	\$ 27,041.59
3801 Highland Ave	174	4137-011-100	3,477	1	YES	3,477	YES	1,741.34	1,741.34	2,319.90	\$ 31,964.57	\$ 1,833.10	\$ 3,486.93	\$ 37,284.59
228 38th Pl	175	4137-011-156	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
224 38th Pl	176	4137-011-150	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
225 38th St	177	4137-011-141	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
222 38th Pl	178	4137-011-148	1,204	1	YES	1,204	YES	1,741.34	1,741.34	1,562.23	\$ 21,525.10	\$ 1,234.42	\$ 2,348.11	\$ 25,107.63
214 38th Pl	179	4137-011-121	2,699	1	YES	2,699	YES	1,741.34	1,741.34	2,060.56	\$ 28,391.36	\$ 1,628.18	\$ 3,097.14	\$ 33,116.68
212 38th Pl	180	4137-011-120	1,355	1	YES	1,355	YES	1,741.34	1,741.34	1,612.56	\$ 22,218.61	\$ 1,274.19	\$ 2,423.77	\$ 25,916.57
208 38th Pl	181	4137-011-118	1,356	1	YES	1,356	YES	1,741.34	1,741.34	1,612.90	\$ 22,223.20	\$ 1,274.45	\$ 2,424.27	\$ 25,921.93
204 38th Pl	182	4137-011-116	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
201 38th St	183	4137-011-114	2,700	1	YES	2,700	YES	1,741.34	1,741.34	2,060.90	\$ 28,395.95	\$ 1,628.45	\$ 3,097.64	\$ 33,122.03
128 38th Pl	184	4137-011-144	2,701	1	YES	2,701	YES	1,741.34	1,741.34	2,061.23	\$ 28,400.54	\$ 1,628.71	\$ 3,098.14	\$ 33,127.39

ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Preliminary Total Assessment
124 38th Pl	185	4137-011-110	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
120 38th Pl	186	4137-011-108	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
117 38th St	187	4137-011-107	3,144	1	YES	3,144	YES	1,741.34	1,741.34	2,208.90	\$ 30,435.16	\$ 1,745.39	\$ 3,320.09	\$ 35,500.64
113 38th St	188	4137-011-135	1,052	1	YES	1,052	YES	1,741.34	1,741.34	1,511.56	\$ 20,826.99	\$ 1,194.38	\$ 2,271.96	\$ 24,293.33
3804 Ocean Dr	189	4137-011-136	1,052	1	YES	1,052	YES	1,741.34	1,741.34	1,511.56	\$ 20,826.99	\$ 1,194.38	\$ 2,271.96	\$ 24,293.33
3808 Ocean Dr	190	4137-011-137	1,052	1	YES	1,052	YES	1,741.34	1,741.34	1,511.56	\$ 20,826.99	\$ 1,194.38	\$ 2,271.96	\$ 24,293.33
121 38th St	191	4137-011-109	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
125 38th St	192	4137-011-111	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
205 38th St	193	4137-011-115	1,345	1	YES	1,345	YES	1,741.34	1,741.34	1,609.23	\$ 22,172.68	\$ 1,271.56	\$ 2,418.76	\$ 25,863.00
209 38th St	194	4137-011-117	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
213 38th St	195	4137-011-119	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
221 38th St	196	4137-011-094	1,497	1	YES	1,497	YES	1,741.34	1,741.34	1,659.90	\$ 22,870.79	\$ 1,311.59	\$ 2,494.91	\$ 26,677.30
229 38th St	197	4137-011-138	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
3713 Highland Ave	198	4137-012-083	3,153	1	YES	3,153	YES	1,741.34	1,741.34	2,211.90	\$ 30,476.49	\$ 1,747.76	\$ 3,324.60	\$ 35,548.85
228 38th St	199	4137-012-099	1,578	1	YES	1,578	YES	1,741.34	1,741.34	1,686.90	\$ 23,242.81	\$ 1,332.93	\$ 2,535.49	\$ 27,111.23
229 Rosecrans Pl	200	4137-012-100	1,578	1	YES	1,578	YES	1,741.34	1,741.34	1,686.90	\$ 23,242.81	\$ 1,332.93	\$ 2,535.49	\$ 27,111.23
224 38th St	201	4137-012-090	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
225 Rosecrans Pl	202	4137-012-091	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
220 38th St	203	4137-012-085	1,355	1	YES	1,355	YES	1,741.34	1,741.34	1,612.56	\$ 22,218.61	\$ 1,274.19	\$ 2,423.77	\$ 25,916.57
220 38th St	204	4137-012-086	1,355	1	YES	1,355	YES	1,741.34	1,741.34	1,612.56	\$ 22,218.61	\$ 1,274.19	\$ 2,423.77	\$ 25,916.57
216 38th St	205	4137-012-093	1,350	1	YES	1,350	YES	1,741.34	1,741.34	1,610.90	\$ 22,195.65	\$ 1,272.87	\$ 2,421.26	\$ 25,889.78
217 Rosecrans Pl	206	4137-012-094	1,350	1	YES	1,350	YES	1,741.34	1,741.34	1,610.90	\$ 22,195.65	\$ 1,272.87	\$ 2,421.26	\$ 25,889.78
212 38th St	207	4137-012-035	1,356	1	YES	1,356	YES	1,741.34	1,741.34	1,612.90	\$ 22,223.20	\$ 1,274.45	\$ 2,424.27	\$ 25,921.93
208 38th St	208	4137-012-037	1,468	1	YES	1,468	YES	1,741.34	1,741.34	1,650.23	\$ 22,737.60	\$ 1,303.95	\$ 2,480.38	\$ 26,521.94
204 38th St	209	4137-012-039	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
200 38th St	210	4137-012-096	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
201 Rosecrans Pl	211	4137-012-097	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
128 38th St	212	4137-012-043	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
120 38th St	213	4137-012-045	2,710	1	YES	2,710	YES	1,741.34	1,741.34	2,064.23	\$ 28,441.88	\$ 1,631.08	\$ 3,102.65	\$ 33,175.60
116 38th St	214	4137-012-047	1,580	1	YES	1,580	YES	1,741.34	1,741.34	1,687.56	\$ 23,252.00	\$ 1,333.45	\$ 2,536.50	\$ 27,121.94
112 38th St	215	4137-012-049	1,565	1	YES	1,565	YES	1,741.34	1,741.34	1,682.56	\$ 23,183.10	\$ 1,329.50	\$ 2,528.98	\$ 27,041.59
3712 Ocean Dr	216	4137-012-050	1,581	1	YES	1,581	YES	1,741.34	1,741.34	1,687.90	\$ 23,256.59	\$ 1,333.72	\$ 2,537.00	\$ 27,127.30
117 Rosecrans Pl	217	4137-012-048	1,580	1	YES	1,580	YES	1,741.34	1,741.34	1,687.56	\$ 23,252.00	\$ 1,333.45	\$ 2,536.50	\$ 27,121.94
121 Rosecrans Pl	218	4137-012-046	1,351	1	YES	1,351	YES	1,741.34	1,741.34	1,611.23	\$ 22,200.24	\$ 1,273.14	\$ 2,421.76	\$ 25,895.14
125 Rosecrans Pl	219	4137-012-044	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
127 37th Pl	220	4137-012-042	1,348	1	YES	1,348	YES	1,741.34	1,741.34	1,610.23	\$ 22,186.46	\$ 1,272.35	\$ 2,420.26	\$ 25,879.07
205 37th Pl	221	4137-012-040	1,346	1	YES	1,346	YES	1,741.34	1,741.34	1,609.56	\$ 22,177.28	\$ 1,271.82	\$ 2,419.26	\$ 25,868.35
209 Rosecrans Pl	222	4137-012-038	1,233	1	YES	1,233	YES	1,741.34	1,741.34	1,571.90	\$ 21,658.29	\$ 1,242.06	\$ 2,362.64	\$ 25,262.99
213 Rosecrans Pl	223	4137-012-036	1,354	1	YES	1,354	YES	1,741.34	1,741.34	1,612.23	\$ 22,214.02	\$ 1,273.93	\$ 2,423.27	\$ 25,911.21
3701 Highland Ave	224	4137-012-068	3,138	1	YES	3,138	YES	1,741.34	1,741.34	2,206.90	\$ 30,407.60	\$ 1,743.81	\$ 3,317.08	\$ 35,468.50
229 Rosecrans Ave	225	4137-012-067	3,144	1	YES	3,144	YES	1,741.34	1,741.34	2,208.90	\$ 30,435.16	\$ 1,745.39	\$ 3,320.09	\$ 35,500.64
225 Rosecrans Ave	226	4137-012-066	2,706	1	YES	2,706	YES	1,741.34	1,741.34	2,062.90	\$ 28,423.51	\$ 1,630.03	\$ 3,100.64	\$ 33,154.18
221 Rosecrans Ave	227	4137-012-065	2,698	1	YES	2,698	YES	1,741.34	1,741.34	2,060.23	\$ 28,386.76	\$ 1,627.92	\$ 3,096.63	\$ 33,111.32
217 Rosecrans Ave	228	4137-012-064	2,704	1	YES	2,704	YES	1,741.34	1,741.34	2,062.23	\$ 28,414.32	\$ 1,629.50	\$ 3,099.64	\$ 33,143.46



ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Preliminary Total Assessment
212 37th Pl	229	4137-012-063	1,352	1	YES	1,352	YES	1,741.34	1,741.34	1,611.56	\$ 22,204.83	\$ 1,273.40	\$ 2,422.26	\$ 25,900.50
209 Rosecrans Ave	230	4137-012-061	2,699	1	YES	2,699	YES	1,741.34	1,741.34	2,060.56	\$ 28,391.36	\$ 1,628.18	\$ 3,097.14	\$ 33,116.68
204 Rosecrans Pl	231	4137-012-059	1,355	1	YES	1,355	YES	1,741.34	1,741.34	1,612.56	\$ 22,218.61	\$ 1,274.19	\$ 2,423.77	\$ 25,916.57
135 Rosecrans Ave	232	4137-012-058	2,700	1	YES	2,700	YES	1,741.34	1,741.34	2,060.90	\$ 28,395.95	\$ 1,628.45	\$ 3,097.64	\$ 33,122.03
129 Rosecrans Ave	233	4137-012-057	2,696	1	YES	2,696	YES	1,741.34	1,741.34	2,059.56	\$ 28,377.58	\$ 1,627.39	\$ 3,095.63	\$ 33,100.60
125 Rosecrans Ave	234	4137-012-056	2,699	1	YES	2,699	YES	1,741.34	1,741.34	2,060.56	\$ 28,391.36	\$ 1,628.18	\$ 3,097.14	\$ 33,116.68
121 Rosecrans Ave	235	4137-012-055	2,706	1	YES	2,706	YES	1,741.34	1,741.34	2,062.90	\$ 28,423.51	\$ 1,630.03	\$ 3,100.64	\$ 33,154.18
116 Rosecrans Pl	236	4137-012-053	1,575	1	YES	1,575	YES	1,741.34	1,741.34	1,685.90	\$ 23,229.03	\$ 1,332.14	\$ 2,533.99	\$ 27,095.16
113 Rosecrans Ave	237	4137-012-087	1,576	1	YES	1,576	YES	1,741.34	1,741.34	1,686.23	\$ 23,233.62	\$ 1,332.40	\$ 2,534.49	\$ 27,100.52
112 Rosecrans Pl	238	4137-012-088	1,576	1	YES	1,576	YES	1,741.34	1,741.34	1,686.23	\$ 23,233.62	\$ 1,332.40	\$ 2,534.49	\$ 27,100.52
117 Rosecrans Ave	239	4137-012-054	1,578	1	YES	1,578	YES	1,741.34	1,741.34	1,686.90	\$ 23,242.81	\$ 1,332.93	\$ 2,535.49	\$ 27,111.23
205 Rosecrans Ave	240	4137-012-060	1,353	1	YES	1,353	YES	1,741.34	1,741.34	1,611.90	\$ 22,209.43	\$ 1,273.66	\$ 2,422.77	\$ 25,905.86
213 Rosecrans Ave	241	4137-012-062	1,347	1	YES	1,347	YES	1,741.34	1,741.34	1,609.90	\$ 22,181.87	\$ 1,272.08	\$ 2,419.76	\$ 25,873.71
115 41st St	242	4137-008-034	3,154	1	YES	3,154	YES	1,741.34	1,741.34	2,212.23	\$ 30,481.09	\$ 1,748.02	\$ 3,325.10	\$ 35,554.21
4100 The Strand	243	4137-008-061	1,758	1	YES	1,758	YES	1,741.34	1,741.34	1,746.90	\$ 24,069.52	\$ 1,380.34	\$ 2,625.68	\$ 28,075.53
4102 The Strand	244	4137-008-062	1,758	1	YES	1,758	YES	1,741.34	1,741.34	1,746.90	\$ 24,069.52	\$ 1,380.34	\$ 2,625.68	\$ 28,075.53
									Totals	423,727.10	\$ 5,838,301.49	\$ 334,814.07	\$ 636,884.44	\$ 6,810,000.00

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