

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
March 6, 2014

SUBJECT: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 187 (French Valley) District 3/3 [\$6,651]; L&LMD No. 89-1-C – 100%.

RECOMMENDED MOTION: That the Board of Supervisors adopt the following Resolutions:

- Resolution No. 2014-055 a Resolution of the County of Riverside initiating proceedings for the annexation of Zone 187 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and ordering preparation of the Engineer's Report regarding the proposed annexation of Zone 187.
- Resolution No. 2014-056, a Resolution of the County of Riverside declaring its intent to order the annexation of Zone 187 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County of Riverside pursuant to the Landscaping and Lighting Act of 1972 for the maintenance and servicing of fossil filters, traffic signals, and bridge lights; adopting the preliminary engineer's report; giving notice of and setting the time and place of the public hearing on the annexation of Zone 187, ordering a mailed ballot election; and directing notice of the public hearing and ballot be mailed pursuant to Article XIID of the California Constitution.

Patricia Romo
Assistant Director of Transportation

[Signature]

Juan C. Perez
Director of Transportation and
Land Management

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 2/23/14
DALE A. GARDNER
Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 6,651	\$ N/A	\$ 6,651	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS L&LMD No. 89-1-C – 100%				Budget Adjustment:	N/A
There are no General Funds used in this project.				For Fiscal Year:	14/15

C.E.O. RECOMMENDATION: APPROVE
BY: *[Signature]*
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: _____ District: 3/3 Agenda Number: _____

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 187 (French Valley) District 3/3 [\$6,651]; L&LMD No. 89-1-C – 100%.

DATE: March 6, 2014

PAGE: 2 of 3

BACKGROUND:

Summary

Adoption of Resolution No. 2014-055 appoints the Director of the Transportation Department, or his designee, as the Engineer to prepare a Report regarding the proposed annexation of Zone 187 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated ("L&LMD No. 89-1-C").

Resolution No. 2014-056 declares the Board of Supervisors' intention of ordering the annexation of Zone 187 to L&LMD No. 89-1-C. The annexation of Zone 187 to L&LMD No. 89-1-C will fund the maintenance and servicing of fossil filters, traffic signals, and bridge lights within public right-of-way located northerly of Butterfield Stage Road and at the intersections of Auld Road and Pourroy Road and Butterfield Stage Road and Honey Pine Road/Buena Ventura Road in the French Valley area and includes 103 single-family residential lots.

Consistent with the direction of the Board of Supervisors regarding compliance with Article XIID of the California Constitution and the Landscaping and Lighting Act of 1972, the attached resolutions have been prepared and a public hearing scheduled for 9:30 a.m. on May 20, 2014, to receive testimony for and against the proposed assessment. The property owner within the proposed Zone 187 will receive a notice of the public hearing and mail-in ballot, an impartial analysis, a copy of Resolution No. 2014-056, and an information sheet.

The ballot must be returned prior to the conclusion of the public hearing. If, at the time designated for the tabulation of the ballots, the ballots submitted in favor of the annexation and levy of the assessment exceed the ballots submitted in opposition of said annexation and levy, Zone 187 will be annexed to L&LMD No. 89-1-C.

Currently there is only one individual/developer/entity, which owns all of the property within the proposed boundaries of Zone 187, and said property owner has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election and public hearing to be held on May 20, 2014.

Impact on Residents and Businesses

The new assessment is for the purpose of providing the maintenance and servicing of fossil filters, traffic signals, and bridge lights within public right-of-way.

The property owner within the proposed boundaries of Zone 187, which are represented by Tract Map No. 36376, as described in the attached Exhibit "A" (a two-page exhibit containing a description and diagram) is impacted by the cost of this annexation. The property owner within the proposed boundaries of Zone 187 have petitioned the County of Riverside to annex their property to L&LMD No. 89-1-C and understand that this annexation will result in an assessment on their property to fund the maintenance and servicing of the aforementioned improvements (fossil filters, traffic signals, and bridge lights).

SUPPLEMENTAL:

Additional Fiscal Information

The proposed budget for fiscal year 2014-15 for Zone 187 is \$6,651.00. This will result in an assessment for fiscal year 2014-15 within Zone 187 of \$64.56 per parcel. The annual assessment may be adjusted annually by the greater of 2% or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (CPI-U), if any, as it stands as of March of each year over the base index for March of 2014.

Contract History and Price Reasonableness

N/A

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Landscaping and Lighting Maintenance District No. 89-1-Consolidated, Annexation of Zone 187
(French Valley) District 3/3 [\$6,651]; L&LMD No. 89-1-C – 100%.

DATE: March 6, 2014

PAGE: 3 of 3

ATTACHMENTS:

- A. Exhibit A
- B. Resolution No. 2014-055
- C. Resolution No. 2014-056
- D. Engineer's Report

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 187 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 103 parcel(s) as shown on Tract Map Nos. 36376 in the County of Riverside, State of California for fiscal year 2014-15.

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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

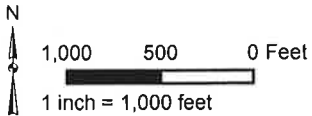
ZONE 187

PORTION OF SECTION 8, T.7S., R.2W.

TRACT MAP NO. 36376 - 103 PARCELS

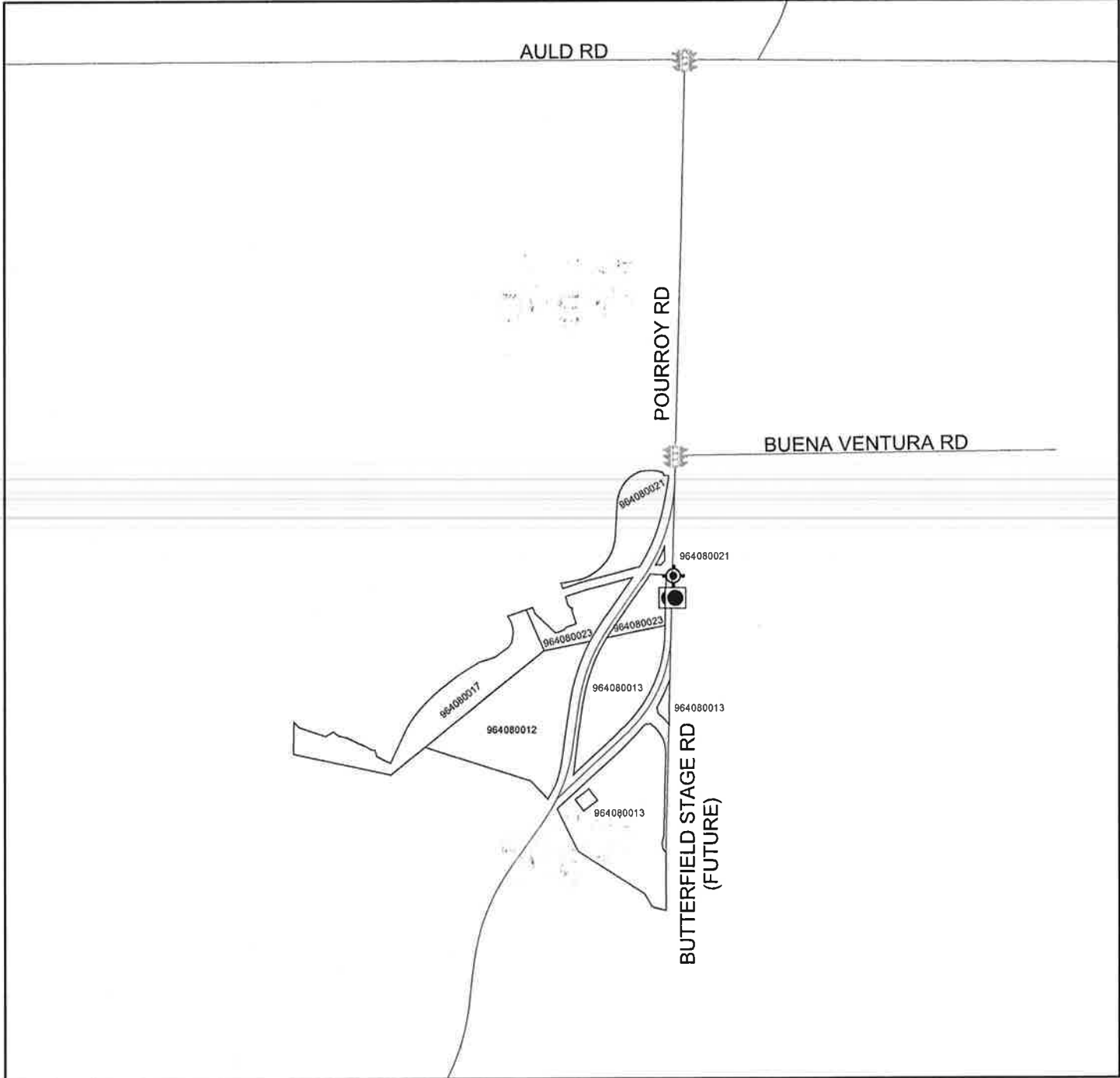





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ASSESSMENT DIAGRAM

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-  DENOTES FUTURE MAINTAINED FOSSIL FILTER
-  DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL
-  DENOTES MAINTAINED BRIDGE LIGHT

2 RESOLUTION NO. 2014-056

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE DECLARING
4 ITS INTENT TO ORDER THE ANNEXATION OF ZONE 187 TO LANDSCAPING AND LIGHTING
5 MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE
6 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR THE MAINTENANCE
7 AND SERVICING OF FOSSIL FILTERS, TRAFFIC SIGNALS, AND BRIDGE LIGHTS; ADOPTING
8 THE PRELIMINARY ENGINEER'S REPORT; GIVING NOTICE OF AND SETTING THE TIME AND
9 PLACE OF THE PUBLIC HEARING ON THE THE ANNEXATION OF ZONE 187 ; ORDERING AN
10 ASSESSMENT PROCEEDING; ORDERING A MAILED BALLOT ELECTION; AND DIRECTING
11 NOTICE OF THE PUBLIC HEARING AND THE ASSESSMENT BALLOT TO BE MAILED
12 PURSUANT TO SAID ACT AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND
13 SECTION 4000 OF THE ELECTIONS CODE

14 WHEREAS, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of
15 Riverside (hereinafter the "County") has adopted Resolution No. 2014-055 on March 11, 2014 initiating
16 proceedings for the annexation of Zone 187 (hereinafter "Zone 187"), as described and shown in
17 Exhibit "A", which is attached hereto and incorporated herein, to Landscaping and Lighting
18 Maintenance District No. 89-1-Consolidated of the County of Riverside, State of California, (hereinafter
19 "L&LMD No. 89-1-C") pursuant to the Landscaping and Lighting Act of 1972 (hereinafter the "Act"),
20 which is Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code
21 (hereinafter the "Street and Highways Code"), and ordering the preparation of a report (hereinafter the
22 "Report") regarding the proposed annexation of Zone 187 and the assessments to be levied within
23 Zone 187 each fiscal year beginning fiscal year 2014-15 for the maintenance and servicing of fossil
24 filters, traffic signals, and bridge lights within the public right-of-way within said Zone; and

25 WHEREAS, such proceedings shall comply with the requirements of Article XIID of the
26 California Constitution (hereinafter "Article XIID:"); the Act, and Section 4000 of the Elections Code
requiring voter approval of the proposed assessment to be levied by L&LMD No. 89-1-C for Zone 187;
and

WHEREAS, the Board of Supervisors by Resolution No. 2014-055 directed the Director of the
Transportation Department, or his designee (hereinafter the "Engineer"), to prepare and file the Report

FORM APPROVED COUNTY COUNSEL
BY: Dale A. Gardner 2/20/14
DATE: A. GARDNER

1 with the Clerk of the Board of Supervisors in accordance with Sections 22608 and 22585 et. seq. of the
2 Street and Highways Code and Section 4 of Article XIID; and

3 **WHEREAS**, said Engineer has filed the Report with the Clerk of the Board of Supervisors and
4 the Report has been presented to and considered by the Board of Supervisors; and

5 **WHEREAS**, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment
6 Ballot Election" allowing for the election to be held on May 20, 2014; and

7 **WHEREAS**, it is necessary that the Board of Supervisors adopt a resolution of intention
8 pursuant to Section 22624 of the Streets and Highways Code, which fixes and gives notice, pursuant to
9 Section 22626 of the Streets and Highways Code, of the time and place of a public hearing on said
10 Report, the annexation of Zone 187, and the assessments to be levied on parcels within Zone 187
11 beginning in fiscal year 2014-15;

12 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
13 Board of Supervisors in regular session assembled on March 11, 2014 as follows:

14 **Section 1. Findings.** The Board of Supervisors, after reviewing the Report, finds that:

- 15 (a) The foregoing recitals are true and correct;
- 16 (b) The Report contains all matters required by Sections 22565 through 22574 of the
17 Streets and Highways Code and Section 4 of Article XIID and may, therefore, be
18 approved by the Board of Supervisors;
- 19 (c) The annual assessment for fiscal year 2014-15 on all parcels within Zone 187 will be
20 \$64.56 per parcel.

21 **Section 2. Intent.** The Board of Supervisors hereby declares its intention to order the
22 annexation of Zone 187, as described and shown in Exhibit "A", to L&LMD No. 89-1-C, and to levy and
23 collect an annual assessment on all assessable lots and parcels of property within Zone 187
24 commencing with the fiscal year 2014-15 as set forth in the Report. The Report expressly states that
25 there are no parcels or lots within Zone 187 that are owned by a federal, state or other local
26 governmental agency that will benefit from the services to be financed by the annual assessments. The

1 annual assessments will be collected at the same time and in the same manner as property taxes are
2 collected, and all laws providing for the collection and enforcement of property taxes shall apply to the
3 collection and enforcement of said assessments.

4 **Section 3. Boundaries.** All the property within boundaries of Zone 187 is proposed to be
5 annexed to L&LMD No. 89-1-C and shall include that property in the unincorporated area of the County
6 as described and shown in Exhibit "A".

7 **Section 4. Description of Services to be Provided** . The services authorized for Zone 187
8 of L&LMD No. 89-1-C are:

- 9 (a) The maintenance and servicing of fossil filters within the public right-of-way including the
10 removal of petroleum hydrocarbons and other pollutants from water runoff; and
11 (b) Providing electricity to and the maintenance and servicing of
12 bridge lights and traffic signals within the public right-of-way including incidental costs
13 and expenses.

14 **Section 5. Amount to be Levied.** The assessment to be levied upon each parcel that
15 benefits from the annexation of Zone 187 to L&LMD No. 89-1-C will be \$64.56 per parcel for fiscal year
16 2014-15. As stated in the Report, the total budget for Zone 187 for the fiscal year 2014-15 is \$6,651.00;
17 there are 103 parcels that are to be assessed. Each succeeding fiscal year the special assessment
18 may be subject to an annual adjustment that is the greater of two percent (2%) or the cumulative
19 percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los
20 Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published
21 by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U
22 adjustment will be based on the cumulative increase, if any, in the "Index" as it stands on March of each
23 year over the base Index for March of 2014. Any increase larger than the greater of 2% or the CPI-U
24 annual adjustment requires a majority approval of all the property owners in Zone 187. The Board of
25 Supervisors will levy the assessment in each subsequent fiscal year until the Board of Supervisors
26 undertakes proceedings for the dissolution of Zone 187 of L&LMD No. 89-1-C. The annual assessment

1 will fund the services described in Section 4 of this Resolution. For further particulars, reference is to be
2 made to the Report on file in the Office of the Clerk of the Board of Supervisors.

3 **Section 6. The Property to be Annexed.** The property to be annexed to L&LMD No.
4 89-1-C is Zone 187. The boundaries of Zone 187 are located within the unincorporated area of the
5 County and are described and shown in the Report and Exhibit "A".

6 **Section 7. Report.** The Report, which is on file with the Clerk of the Board of Supervisors
7 and which has been presented to the Board of Supervisors, is hereby approved. Reference is made to
8 the Report for a full and detailed description of the services, the boundaries of Zone 187, and the
9 annual assessment to be levied upon assessable lots and parcels within Zone 187 proposed to be
10 annexed to L&LMD No. 89-1-C.

11 **Section 8. Public Hearing.** The question of whether Zone 187 shall be annexed to L&LMD
12 No. 89-1-C and an annual assessment levied beginning with fiscal year 2014-15 shall be considered at
13 a public hearing (hereinafter the "Public Hearing") to be held on May 20, 2014, at 9:30 a.m. at the
14 meeting room of the Board of Supervisors of the County at 4080 Lemon Street, 1st Floor, Riverside,
15 California.

16 **Section 9. Majority Protest.** Each owner of record of property within Zone 187 is to receive
17 by mail an assessment ballot that shall conform to the requirements of Section 4 of Article XIID and
18 Section 4000 of the California Elections Code. The assessment ballots are to be returned prior to the
19 Public Hearing. The agency shall not impose an assessment if there is a majority protest. A majority
20 protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment
21 exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be
22 weighted according to the proportional financial obligation of the affected property.

23 **Section 10. Information.** Any property owner desiring additional information regarding
24 Zone 187 of L&LMD No. 89-1-C, the Report, or the proposed assessment is to contact Ms. Brigitte
25 Hahn, Senior Engineering Technician, Transportation Department of the County of Riverside, 4080
26

1 Lemon Street, 8th Floor, Riverside, California, 92501, or by telephone at 951-955-6263, or by e-mail at
2 bhahn@rctlma.org.

3 **Section 11. Notice of the Public Hearing.** Notice of Public Hearing with regard to the
4 annexation of Zone 187 to L&LMD No. 89-1-C shall be given consistent with Section 22626 of the
5 Streets and Highways Code and Section 4 of Article XIID. The Clerk of the Board of Supervisors shall
6 give notice of the Public Hearing by causing a certified copy of this Resolution to be published once in
7 an appropriate newspaper at least ten (10) days prior to the date of the Public Hearing that is May 20,
8 2014. Publication of this Resolution is to be effected by the Clerk of the Board of Supervisors. Notice
9 shall also be given by mailing first-class, postage prepaid, those notices, as prepared by County
10 Counsel, assessment ballot and information sheets as required by Section 4 of Article XIID and
11 Section 4000 of the California Elections Code to all owners of record of property within Zone 187 as
12 shown on the last equalized assessment roll of the County. Mailing is to be made by the Engineer and
13 deposited with the U. S. Post Office at least forty-five (45) days prior to the Public Hearing on May 20,
14 2014.

15 **Section 12 Effective Date.** This Resolution shall take effect from and after its date of
16 adoption.

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EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 187 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 103 parcel(s) as shown on Tract Map Nos. 36376 in the County of Riverside, State of California for fiscal year 2014-15.

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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

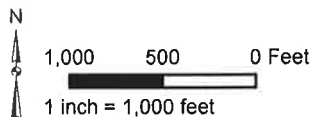
ZONE 187

PORTION OF SECTION 8, T.7S., R.2W.

TRACT MAP NO. 36376 - 103 PARCELS

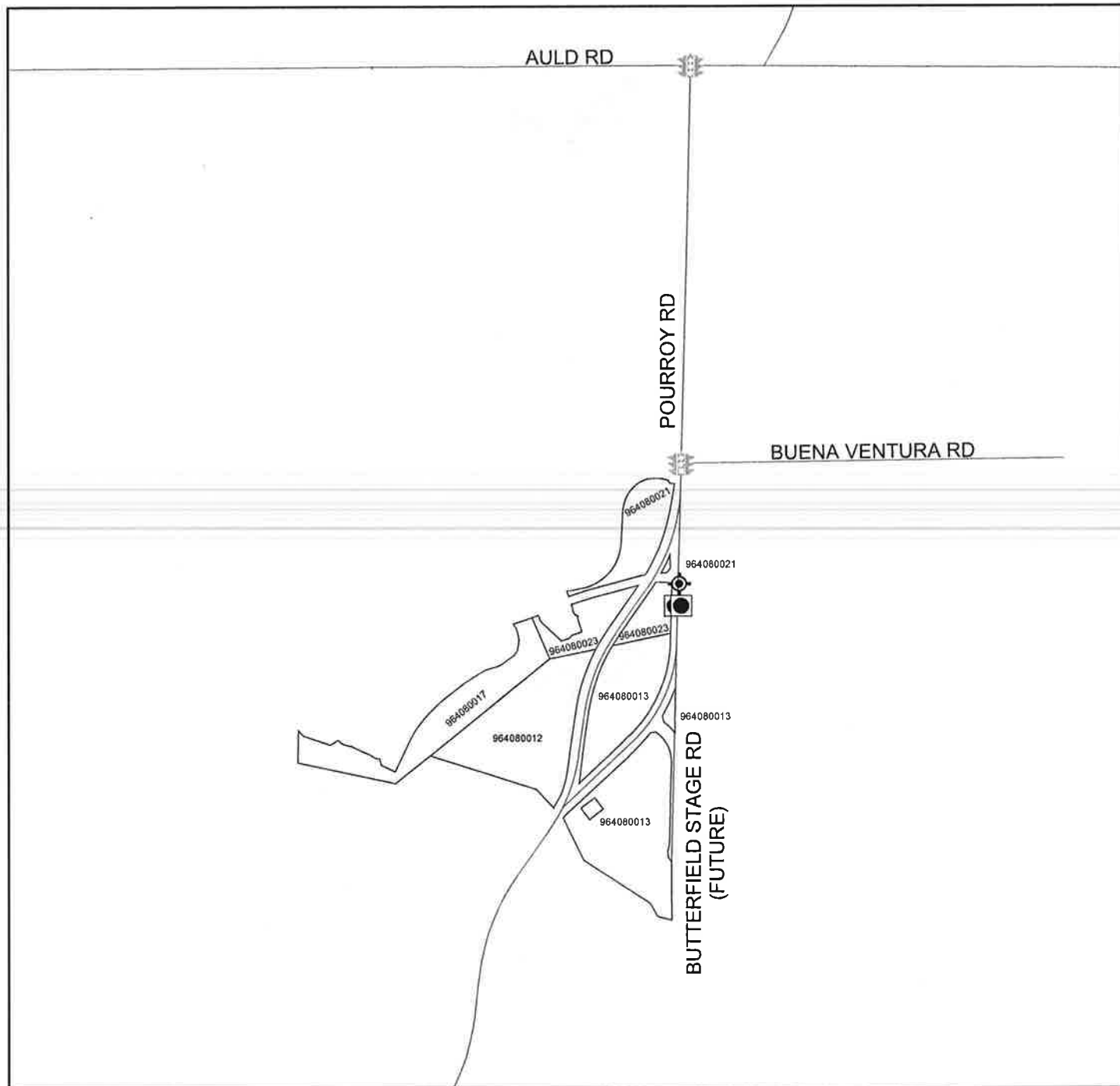





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ASSESSMENT DIAGRAM

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-  DENOTES FUTURE MAINTAINED FOSSIL FILTER
-  DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL
-  DENOTES MAINTAINED BRIDGE LIGHT

2 **RESOLUTION NO. 2014-055**

3 **RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE INITIATING**
4 **PROCEEDINGS FOR THE ANNEXATION OF ZONE 187 TO LANDSCAPING AND LIGHTING**
5 **MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED OF THE COUNTY OF RIVERSIDE**
6 **PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ORDERING**
7 **PREPARATION OF ENGINEER'S REPORT REGARDING SAID ANNEXATION**

8 **WHEREAS**, the Board of Supervisors (hereinafter the "Board of Supervisors") of the County of
9 Riverside (hereinafter the "County") has been advised by the Riverside County Transportation
10 Department (hereinafter "Department") that said Department has received an application from the
11 owner (the "Applicant") of all the property within the unincorporated area of the County (hereinafter
12 "Zone 187"), as shown and described in Exhibit "A", which is attached hereto and made a part hereof,
13 to be annexed to Landscaping and Lighting Maintenance District No. 89-1-Consolidated (hereinafter
14 "L&LMD No. 89-1-C") of the County of Riverside, State of California, and the Board of Supervisors has
15 determined that it is necessary and desirable to initiate proceedings for the annexation of Zone 187 to
16 L&LMD No. 89-1-C pursuant to the Landscaping and Lighting Act of 1972, Part 2 (commencing with
17 Section 22500) of Division 15 of the Streets and Highways Code (hereinafter, respectively, the "Act"
18 and the "Street and Highways Code"); and

19 **WHEREAS**, such proceedings shall comply with the requirements of Article XIID of the
20 California Constitution and Section 4000 of the Elections Code requiring voter approval of the proposed
21 assessment to be levied by L&LMD No. 89-1-C for Zone 187; and

22 **WHEREAS**, the Applicant has executed a "Waiver and Consent Regarding Date of Assessment
23 Ballot Election" allowing for the election to be held on May 20, 2014; and

24 **WHEREAS**, the Director of the Department, or his designee, is a licensed and registered civil
25 engineer, has expertise with respect to the formation and annexation of territory to landscaping and
26 lighting maintenance districts and the levying of assessments for said purposes and, therefore, is able

FORM APPROVED COUNTY COUNSEL
BY: *Walter G. Gardner* 2/20/14
DATE: _____
WALTER G. GARDNER

1 to serve as the engineer (hereinafter the "Engineer") for the County with regard to the annexation of
2 Zone 187 to L&LMD No. 89-1-C.

3 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the
4 Board of Supervisors of the County of Riverside assembled in regular session on March 11, 2014 as
5 follows:

6 **Section 1. Recitals.** The Board of Supervisors hereby finds and determines that all
7 the above recitals are true and correct.

8 **Section 2. Annexation.** The Board of Supervisors proposes to annex Zone 187 to
9 L&LMD No. 89-1-C and to initiate and conduct proceedings therefore pursuant to the Act for the
10 purpose of levying an annual assessment on all parcels within Zone 187 to pay the costs of the
11 following services:

- 12 (a) The maintenance and servicing of fossil filters within the public right-of-way
13 including the removal of petroleum hydrocarbons and other pollutants from water
14 runoff; and
- 15 (b) Providing electricity to and the maintenance and servicing of
16 bridge lights and traffic signals within the public right-of-way including incidental
17 costs and expenses.

18 **Section 3. Boundaries and Designation.** The boundaries of Zone 187 that are
19 proposed to be annexed to L&LMD No. 89-1-C shall include all of the property as shown and described
20 in Exhibit "A".

21 **Section 4. Report.** The Director of the Department, or his designee, is hereby
22 designated Engineer and is ordered to prepare and file a report with the Clerk of the Board of
23 Supervisors in accordance with Sections 22608 and 22585 et. seq. of the Streets and Highways Code
24 and Section 4 of Article XIID of the California Constitution.

25 **Section 5. Effective date.** This Resolution shall take effect from and after its date of
26 adoption.

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES

The boundaries of Zone 187 to be annexed into Landscaping and Lighting Maintenance District No. 89-1-Consolidated, of the County of Riverside, are coterminous with the boundaries of 103 parcel(s) as shown on Tract Map Nos. 36376 in the County of Riverside, State of California for fiscal year 2014-15.

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LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

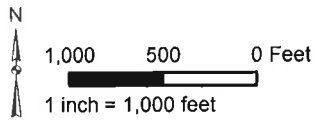
ZONE 187

PORTION OF SECTION 8, T.7S., R.2W.

TRACT MAP NO. 36376 - 103 PARCELS

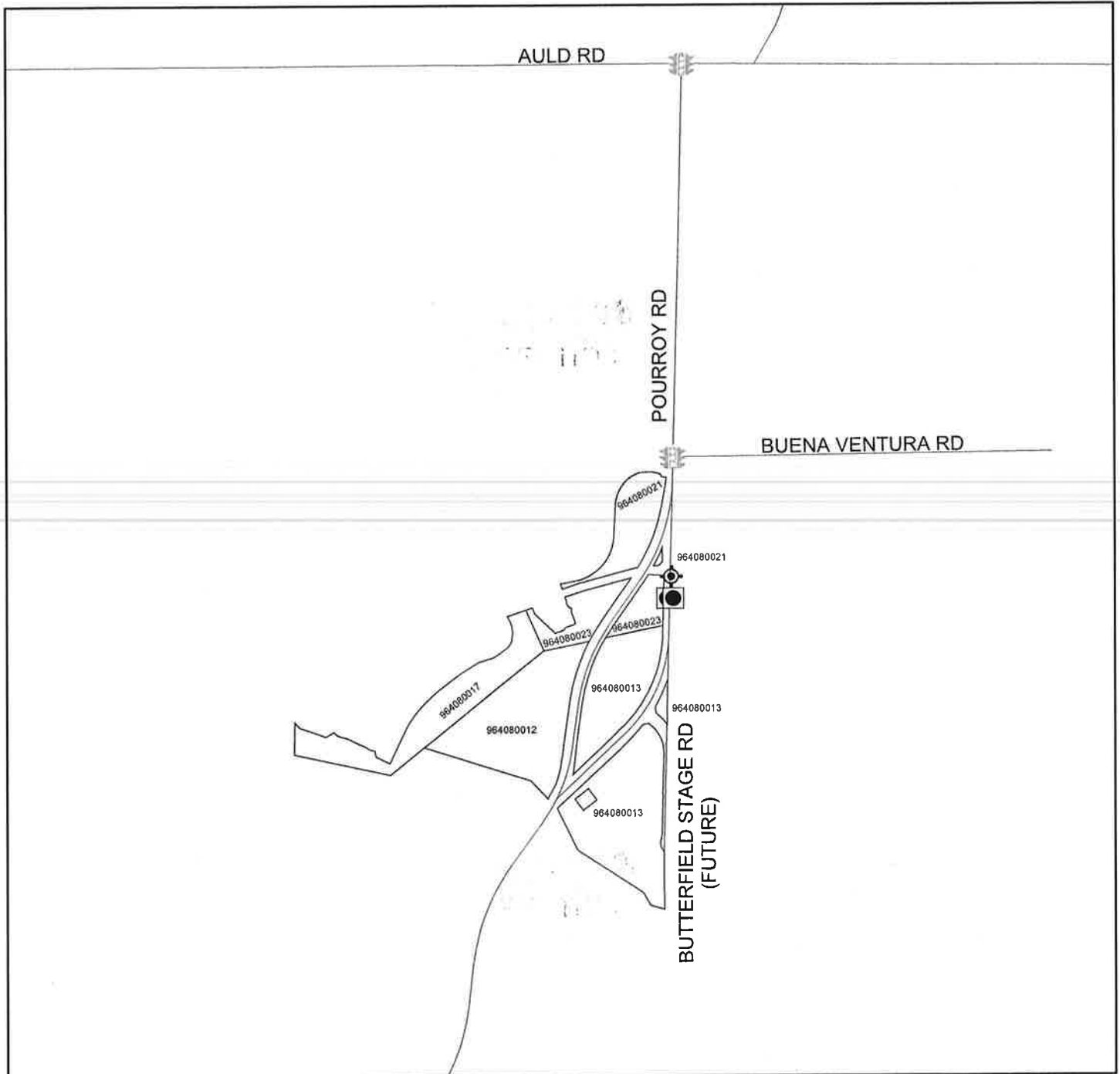


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ASSESSMENT DIAGRAM

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- ⦿ DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL
- ⦿ DENOTES MAINTAINED BRIDGE LIGHT

COUNTY OF RIVERSIDE

TRANSPORTATION DEPARTMENT



ENGINEER'S REPORT FOR Landscaping & Lighting Maintenance District No. 89-1-Consolidated Zone 187

Prepared by
Psomas
1500 Iowa Ave., Ste. 210
Riverside, CA 92507
(951) 787-8421

February 2014

AGENCY: COUNTY OF RIVERSIDE, CALIFORNIA - TRANSPORTATION DEPARTMENT

PROJECT: ANNEXATION OF TRACT 36376 ("TR 36376") TO LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED ("L&LMD NO. 89-1-C") AS ZONE 187 ("ZONE")

**TO: BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA**

ENGINEER'S REPORT

Pursuant to the provisions of Section 22565 through 22574 of the Landscaping and Lighting Act of 1972, said Act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, Section 4 of Article XIID of the California Constitution, and direction from the Board of Supervisors of Riverside County, California, I submit herewith the following Report.

This Report provides for the annexation of TR 36376 to L&LMD No. 89-1-C as Zone 187 and establishes the Maximum Assessment to be levied in the Fiscal Year commencing July 1, 2014 to June 30, 2015 (2014-2015) and all subsequent Fiscal Years, for this area to be known and designated as:

L&LMD NO. 89-1-C ZONE 187 TR 36376

I do hereby assess and apportion the total amount of the costs and expenses upon several parcels of land within said designated area liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said services.

NOW, THEREFORE, I, the appointed ENGINEER, acting on behalf of the County of Riverside Transportation Department, pursuant to the "Landscaping and Lighting Act of 1972", do hereby submit the following:

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein.

As required by law, an Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, each of which subdivisions of land or parcels or lots, respectively, have been assigned a lot number within a specific tract and indicated on said Assessment Diagram/Boundary Map and in the Assessment Roll contained herein.

Assessor Parcel Numbers, as shown on said Assessment Diagram/Boundary Map as of the date of this Report, correspond with the numbers assigned to each parcel by the Riverside County Assessor. Reference is made to the Assessor Parcel Map for a description of the lots or parcels.

As of the date of this Report, there are no parcels or lots within Zone 187 that are owned by a federal, state or other local governmental agency that will benefit from the services to be provided by the assessments to be collected.

DATED this 13 day of February, 2014



PSOMAS

BRUCE W. KIRBY
PROFESSIONAL CIVIL ENGINEER 42393
ENGINEER OF WORK
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

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EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of law, the costs and expenses of the Zone have been assessed upon the parcels of land in the Zone benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcel, reference is made to the Assessment Diagram/Boundary Map, a reduced copy of which is included herein. WHEREAS, on this 13th day of March, 2014 the Riverside County Board of Supervisors, County of Riverside, State of California, ordering the preparation of the Engineer's Report ("Report") providing for the annexation of TR 36376 to L&LMD No. 89-1-C as Zone 187 did, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15 of the Streets and Highways Code of the State of California, adopt Resolution No. 2014-2055 for a special assessment district zone known and designated as:

ZONE 187 TR 36376

The annexation of Zone 187 includes all parcels of land within the residential subdivision known as TR 36376, also identified by the Assessor Parcel Number(s) valid as of the date of this Report: 964080012-4, 964080013-5, 964080017-9, 964080021-2, and 964080023-4. As required by law, a Assessment Diagram/Boundary Map is filed herewith, showing the Zone, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Zone as they exist, each of which subdivisions of land or parcels or lots, respectively, have been assigned a lot number within a specific tract and indicated on the Assessment Diagram/Boundary Map and in the Assessment Roll contained herein. Psomas submits this Report, for the annexation of said Zone 187 and the establishment of the Maximum Assessment to be levied and collected commencing Fiscal Year 2014-2015 and all subsequent fiscal years, consisting of five (5) parts.

PART I

Plans and Specifications: This section contains a description of Zone 187's boundaries and the proposed improvements within said Zone. Zone 187 shall consist of a benefit zone encompassing all of the properties within the residential development known as TR 36376. The proposed improvements described in this Report are based on current development and improvement plans provided to Psomas as of the date of this Report. Improvement plans include Tract Map No. 36376, I.P. No. 120019 with a Plot Date of 12-18-2013 and Street Light Plans, I.P. No. 120047 with a Plot Date of 4-23-2013 ("Plans").

PART II

The Method of Apportionment: A narrative of the property benefits from the improvements and the method of calculating each property's proportional special benefit and annual assessment. The proposed initial Maximum

Assessment and assessment range formula established for Zone 187 is based on current property development Plans and estimated annual costs and expenses associated with all improvements to be accepted and maintained by Zone 187 at build-out. The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the Consumer Price Index for all Urban Consumers for ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index of 2014. The initial Maximum Assessment established within Zone 187 shall be \$6,651.00. Pursuant to the Plans and TR 36376, which is composed of 103 assessable parcel, and 13 non-assessable parcels, the initial Maximum Assessment shall be \$64.56 per parcel, subject to the inflationary factor.

PART III

The Cost Estimate: An estimate of the cost of the fossil filters, traffic signals and bridge lights including incidental costs and expenses in connection therewith for fiscal year 2014-2015, is as set forth on the lists thereof, attached hereto.

PART IV

Assessment Diagram/Boundary Map: The Assessment Diagram/Boundary Map shows the parcels of land included within the boundaries of Zone 187. For details concerning the lines and dimensions of the applicable Assessor's Parcel Numbers, refer to the County Assessor's Maps as of the date of this Report.

PART V

Assessment Roll: A listing of the Assessor's Parcel Numbers and the initial Maximum Assessment per parcel or lot/unit to be applied on the tax roll for Fiscal Year 2014-2015 as provided in the Plans.

B. Assessment Zone

The services to be provided by L&LMD No. 89-1-C Zone 187 generally includes fossil filters, traffic signals and bridge lights. The annexation of TR 36376 to L&LMD No. 89-1-C as Zone 187 will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements and services will be funded. Zone 187's structure, proposed improvements, method of apportionment and assessments described in this Report are based on the Plans provided to Psomas as of the date of this Report, including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance, energizing and servicing of the proposed improvements.

PART I – PLANS AND SPECIFICATIONS

A. Description of the Assessment Zone

Zone 187 is located within the unincorporated area of the County of Riverside, State of California and is comprised of TR 36376. The area for TR 36376 is generally east of Highway 79, south of Auld Road, and northwest of Pourroy Road. At full development, TR 36376 is projected to include 103 assessable residential lots/units and 13 non-assessable lots/units. Zone 187 consists of all lots/units, parcels and subdivision of land located in the following development areas:

- TR 36376 – Assessor Parcel Number(s) as of the date of this Report: 964080012-4, 964080013-5, 964080017-9, 964080021-2, and 964080023-4

B. Description of Improvements and Services For L&LMD No. 89-1-C

The following services were authorized pursuant to the County of Riverside Board of Supervisors approved Resolution No. 94-389 for L&LMD No. 89-1-C:

- L&LMD No. 89-1-C will annually levy an assessment on property within its boundaries to pay the cost of the following services and improvements:
 - The installation and planting of landscaping, including trees, shrubs, grass and other ornamental vegetation;
 - The installation or construction of statuary, fountains and other ornamental structures and facilities;
 - The installation or construction of public lighting facilities including but not limited to, traffic signals;
 - The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks or paving, water irrigation, drainage or electrical facilities; and,
 - The maintenance and/or servicing of any of the foregoing.

C. Improvements and Services for L&LMD No. 89-1-C Zone 187

The services to be funded by L&LMD No. 89-1-C Zone 187 include the maintenance and servicing of fossil filters, traffic signals and bridge lights within the residential subdivision designated as TR 36376 on the public right-of-way known as:

- Butterfield Stage Road
- Pourroy Road

PART II – METHOD OF APPORTIONMENT

A. Benefit Analysis

The proposed improvements, the associated costs, and assessments have been carefully reviewed, identified, and allocated based on special benefit.

Fossil filters, traffic signals and bridge lights are the responsibility of Zone 187.

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, dedicated easements for landscape use, and appurtenant facilities. The 1972 Act further provides that assessments may be apportioned upon all assessable lot(s) or parcel(s) of land within an assessment district in proportion to the estimated benefits to be received by each lot or parcel from the improvements rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels and the improvements and services provided by the Zone to fairly apportion the costs based on the estimated benefit to each parcel.

In addition, Article XIII D of the California Constitution (“Article”) requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The Article provides that only special benefits are assessable, and the County must separate the general benefits from the special benefits conferred on a parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district. The general enhancement of property value does not constitute a special benefit.

Special Benefit

The fossil filters, traffic signals, and bridge lights improvements within Zone 187 provide direct and special benefit to the lots or parcels within the Zone. Therefore, the maintenance of these improvements also provides direct and special benefit by maintaining the functionality of the improvements and allowing the improvements to operate in a proper manner.

Each and every lot or parcel within the Zone, receives a particular and distinct benefit from the improvements over and above general benefits conferred by the improvements. First, the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the County required the original developer to install fossil filters, traffic signals, and bridge lights and to guarantee the maintenance of the fossil filters, traffic signals,

and bridge lights and appurtenant facilities serving the lots or parcels. Therefore, each and every lot or parcel within the proposed Zone could not have been developed in the absence of the installation and expected maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within the Zone because of the nature of the improvements.

Finally, the proper maintenance of fossil filters, traffic signals, and bridge lights specially benefit parcels within the Zone by improving water quality, improving the control and restriction of traffic into and out of the development by defining a specific path, and providing an enhanced quality of life and sense of well-being for properties thereby increasing traffic safety within the Zone. Traffic signals and bridge lights provide safety for pedestrians and motorists living and/or owning property in the Zone during both daytime and nighttime hours.

Because all benefiting properties consist of a uniform land use, it is determined that all residential parcels benefit equally from the improvements and the costs and expenses for the maintenance and servicing of fossil filters, traffic signals, and bridge lights are apportioned on a per parcel basis.

Based on the benefits described above, fossil filters, traffic signals, and bridge lights is an integral part of the quality of life of the Zone. This quality of life is a special benefit to those parcels with a residential land use within the Zone and do not include government owned easements, easements, and flood channel parcels. Government-owned easement, utility easement and flood channel parcels do not benefit from the improvements due to their use and lack of habitation on such parcels. Parcels of this nature are usually vacant narrow strips of land or flood control channels and therefore do not generate or experience pedestrian or vehicular traffic. Nor do these types of parcels support dwelling units or other structures that would promote frequent use of the parcels by the traveling public. As a result of this lack of activity on such parcels they do not receive any benefit from fossil filters, traffic signals, and bridge lights and are not assessed.

SPECIAL BENEFITS OF L&LMD NO. 89-1-C ZONE 187 AUTHORIZED IMPROVEMENTS AND SERVICES:

The special benefits associated with fossil filters are specifically:

- Enhanced water quality control.
- Increased public safety.
- Improved neighborhood aesthetics.

The special benefits of traffic signals are the provision of traffic control and restriction, convenience, safety, security of property, improvements and goods, specifically:

- Increased daytime and nighttime safety on roads and streets.
- Improved ability of pedestrians and motorists to drive and walk safely.

- Improved ingress and egress to development.
- Improved traffic circulation and reduced nighttime accidents.

The special benefits of bridge lights are the convenience, safety, security of property, improvements and goods, specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on the bridge.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to the development.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

General Benefit

The total benefit from the works of improvement is a combination of the special benefits to the parcels within the Zone and the general benefits to the public at large and to adjacent property owners. A portion of the total maintenance costs for the traffic signals, if any, associated with general benefits will not be assessed to the parcels in the Zone, but will be paid from other Riverside County Transportation Department Funds. Because the fossil filters and bridge lights improvements are located immediately adjacent to properties within the Zone and are maintained solely for the benefit of the properties within the Zone, any benefit received by properties outside of the Zone is nominal. Therefore, the general benefit portion of the benefit received from the improvements for the Zone is zero.

As a result, no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

Because the benefiting properties consist of a uniform land use (residential), it is determined that each of the residential parcels within the Zone benefit equally from the improvements. It has been determined that the costs and expenses for the traffic signal improvements for the Zone at the intersection of Pourroy Road and Auld Road do not exceed 30% of the County's total maintenance cost and at the intersection of Butterfield Stage Road and Buena Ventura Road do not exceed 40% of the County's total maintenance cost. The County's total maintenance cost is \$5,500 per traffic signal. The percentages were derived from the budget prepared by Riverside County Transportation Department. Therefore, the proportionate share of the costs and expenses for the provision of fossil filters, traffic signals, and bridge lights as well as costs and expenses for the maintenance of the traffic signals, and bridge lights are apportioned equally on a per parcel basis.

B. Maximum Assessment Methodology

The following methodology was adopted by Riverside County Board of Supervisors in the annual Engineer's Report approved on November 29, 1994. Such methodology has been maintained in preparation of this Report. The purpose of establishing a Maximum Assessment formula is to provide for reasonable increases and inflationary adjustments to annual assessments without requiring costly noticing and mailing procedures, which would add to the Zone 187 costs and assessments.

The Maximum Assessment formula shall be applied to all assessable parcels of land within the Zone. For Zone 187, the initial Maximum Assessments for Fiscal Year 2014-2015 are as follows:

- The initial Maximum Assessment established within Zone 187 (TR 36376) shall be \$6,651.00
- Pursuant to the Plans, each parcel's initial Maximum Assessment shall be \$64.56

The initial Maximum Assessment is subject to an annual inflator starting in Fiscal Year 2015-2016. The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor.

The Maximum Assessment is adjusted annually and is calculated independent of the Zone 187's annual budget and proposed annual assessment. The proposed annual assessment (rate per assessable parcel) applied in any fiscal year is not considered to be an increased assessment if less than or equal to the Maximum Assessment amount. In no case shall the annual assessment exceed the Maximum Assessment.

Although the Maximum Assessment will increase each year, the actual Zone 187 assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on Zone 187 assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessments for the fiscal year require an increase and the increase is more than the adjusted Maximum Assessment, it is considered an increased assessment.

To impose an increased assessment, the County of Riverside must comply with the provisions of the Constitution Article XIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for Zone 187. If the proposed assessment is not approved, the County may not levy an assessment greater than the adjusted Maximum Assessment previously established for Zone 187.

C. Annual Assessment

The Method of Apportionment of the Assessment is based upon the relative special benefit derived from the improvements and conferred upon the assessable real property within Zone 187 over and above general benefit conferred upon the assessable real property within Zone 187 or to the public at large. The Assessment for each assessable parcel within Zone 187 is calculated by dividing the total Annual Balance to Levy by the total number of assessable subdivided parcels within Zone 187 to determine the Annual Assessment per assessable parcel.

Annual Balance to Levy/Total number of assessable parcels = Annual Assessment per assessable parcel. (Please refer to Part III – Cost Estimate.)

PART III – COST ESTIMATE

L&LMD NO. 89-1-C ZONE 187 (TRACT 36376) FOR FISCAL YEAR 2014-2015

Cost Description ¹	Total Costs for Zone 100	Cost per Parcel/Lot ² for Zone 187
Fossil Filters	\$1,575.00	\$15.29
Traffic Signal at the intersection of Pourroy at Auld Road 30% of \$5,500/TS	1,650.00	16.02
Traffic Signal at the intersection of Butterfield Stage Road at Buena Ventura Road 40% of \$5,500/TS	2,200.00	21.36
Bridge Lights	500.00	4.85
Field	210.00	2.04
Repair and Replacement	315.00	3.06
Maintenance Total	\$6,450.00	\$62.62
Administrative Costs	106.53	1.03
Contingency	94.47	0.92
Administration Total	\$201.00	\$1.95
Annual Balance to Levy³	\$6,651.00	\$64.56

¹ Projected base rates of services for Fiscal Year 2014-2015 were provided by the County of Riverside Transportation Department.

² Based on projected 103 assessable parcels/lots.

³ Per parcel/lot amount of \$64.56 was rounded to even pennies for equal division into 2 installment payments.

PART IV - ASSESSMENT DIAGRAM / BOUNDARY MAP

FISCAL YEAR 2014-2015 L&LMD NO. 89-1-C ZONE 187

The Assessment Diagram/Boundary Map for Zone 187 by this reference is incorporated and made a part of this Report. Only the parcels identified within the Zone 187 Assessment Diagram are within said boundary.

If any parcel submitted for collection is identified by the County Auditor Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Information identified on this Assessment Diagram/Boundary Map was received from Riverside County Transportation Department.

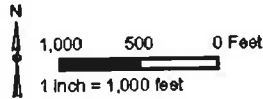
The Zone 187 Assessment Diagram/Boundary Map identifying the boundaries of parcels within TR 36376 in L&LMD No. 89-1-C Zone 187 is included in this Report for reference on the following page.

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED
ZONE 187

PORTION OF SECTION 8, T.7S., R.2W.
 TRACT MAP NO. 36376 - 103 PARCELS

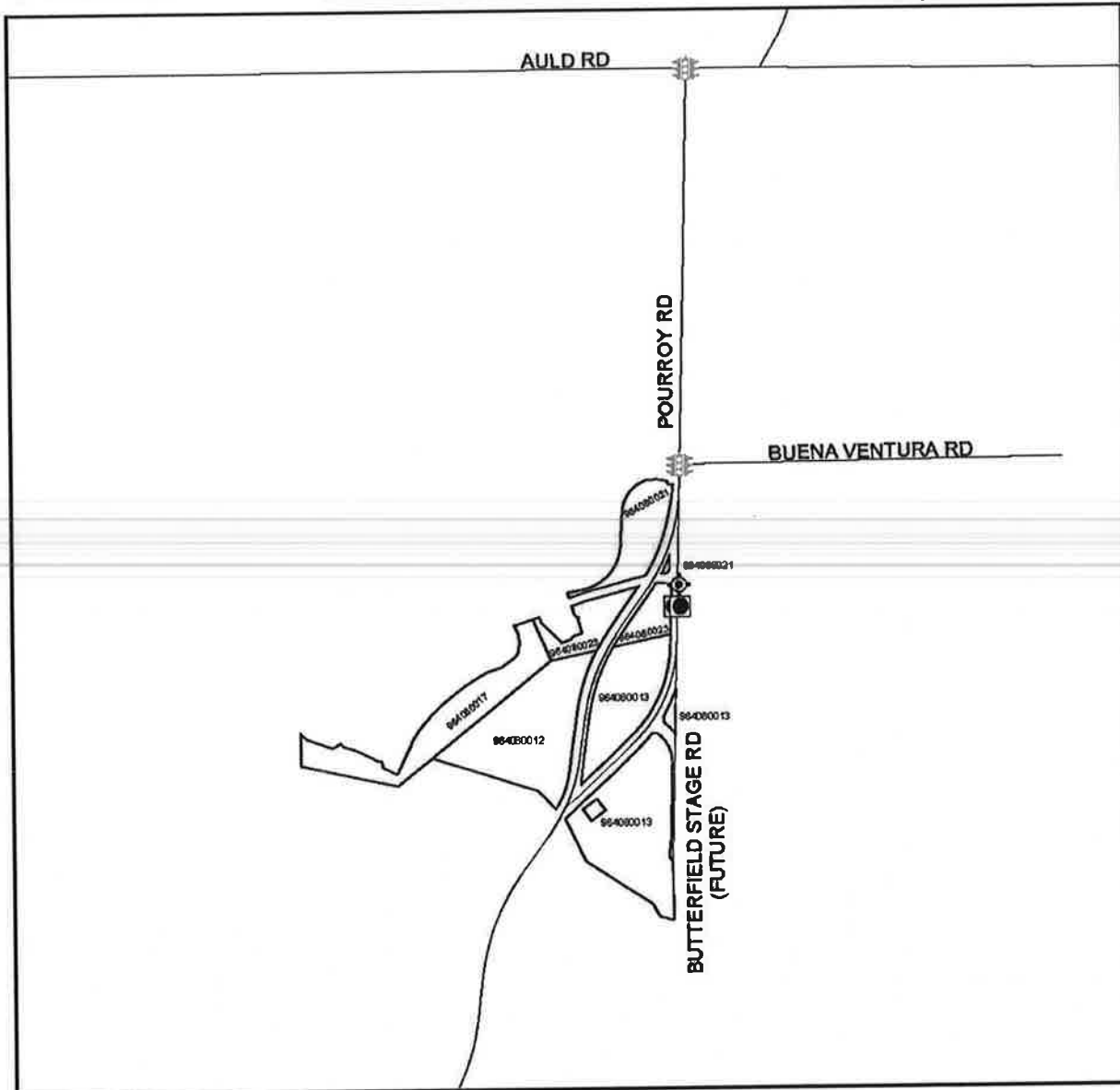


The City of Bismarck is not responsible for the accuracy of the information provided on this map. The City of Bismarck may not be liable for any damages or losses resulting from the use of this map. The City of Bismarck is not responsible for the accuracy of the information provided on this map.



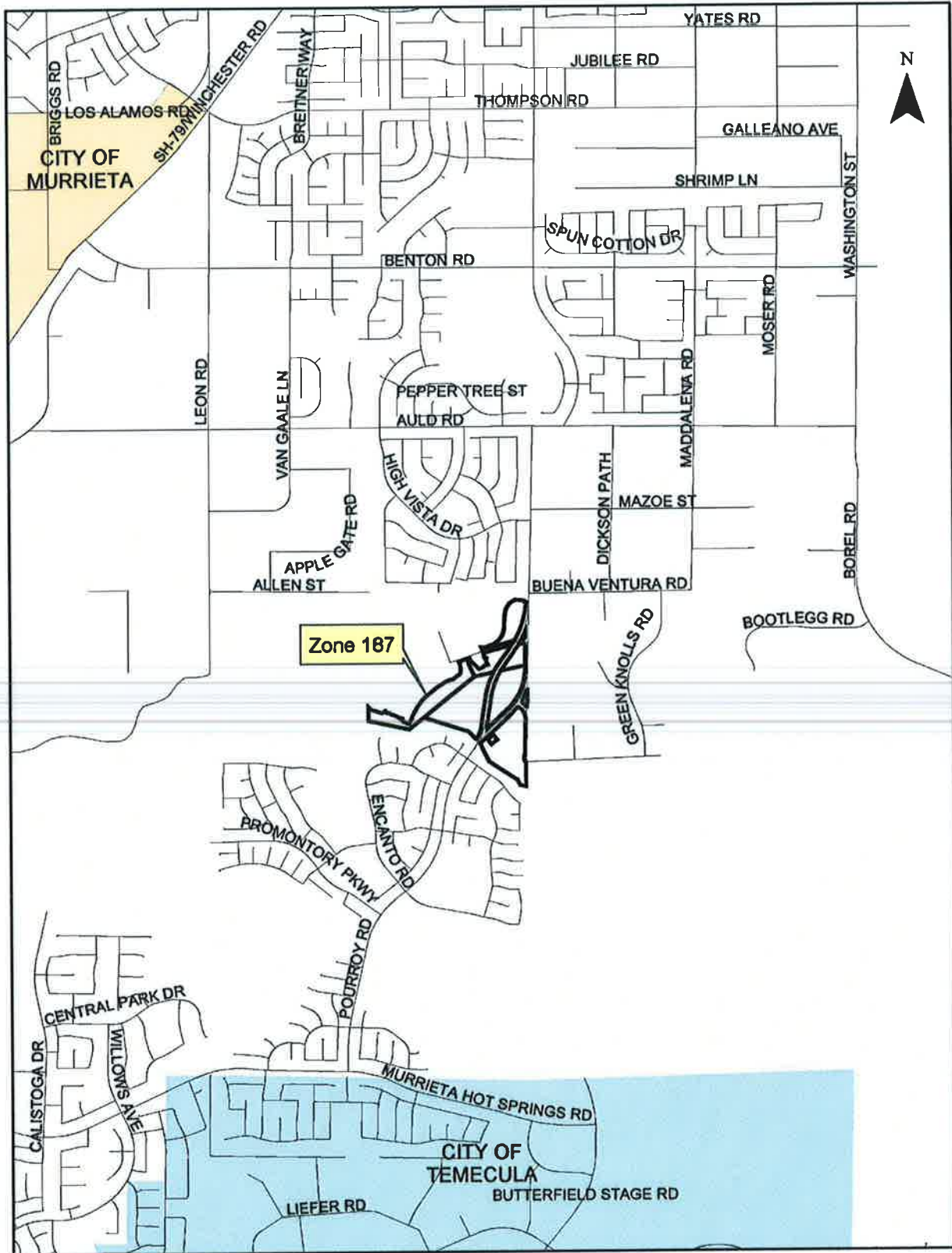
ASSESSMENT DIAGRAM

Printed by bhahn on 2/3/2014



- DENOTES FUTURE MAINTAINED FOSSIL FILTER
- DENOTES FUTURE MAINTAINED TRAFFIC SIGNAL
- DENOTES MAINTAINED BRIDGE LIGHT

VICINITY MAP



PART V – ASSESSMENT ROLL

Parcel identification for each lot/unit or parcel within Zone 187 shall be the parcel as shown on the Riverside County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. Zone 187 includes the following APN(s) as of the date of this Report:

964080012-4	964080017-9	964080023-4
964080013-5	964080021-2	

The initial Maximum Assessment shall be \$6,651.00. When subdivided, the initial Maximum Assessment for Zone 187 is as follows:

**L&LMD NO. 89-1-C ZONE 187
(TRACT 36376)
PROPOSED FISCAL YEAR 2014-2015 MAXIMUM ASSESSMENTS⁴**

Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment
1	\$64.56	21	\$64.56	41	\$64.56
2	64.56	22	64.56	42	64.56
3	64.56	23	64.56	43	64.56
4	64.56	24	64.56	44	64.56
5	64.56	25	64.56	45	64.56
6	64.56	26	64.56	46	64.56
7	64.56	27	64.56	47	64.56
8	64.56	28	64.56	48	64.56
9	64.56	29	64.56	49	64.56
10	64.56	30	64.56	50	64.56
11	64.56	31	64.56	51	64.56
12	64.56	32	64.56	52	64.56
13	64.56	33	64.56	53	64.56
14	64.56	34	64.56	54	64.56
15	64.56	35	64.56	55	64.56
16	64.56	36	64.56	56	64.56
17	64.56	37	64.56	57	64.56
18	64.56	38	64.56	58	64.56
19	64.56	39	64.56	59	64.56
20	64.56	40	64.56	60	64.56

**L&LMD NO. 89-1-C ZONE 187
(TRACT 36376)
PROPOSED FISCAL YEAR 2014-2015 MAXIMUM ASSESSMENTS⁴
(CONTINUED)**

Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment	Parcel/ Lot No.	Maximum Assessment
61	\$64.56	81	\$64.56	101	\$64.56
62	64.56	82	64.56	102	64.56
63	64.56	83	64.56	103	64.56
64	64.56	84	64.56	104	0.00
65	64.56	85	64.56	105	0.00
66	64.56	86	64.56	106	0.00
67	64.56	87	64.56	107	0.00
68	64.56	88	64.56	108	0.00
69	64.56	89	64.56	109	0.00
70	64.56	90	64.56	110	0.00
71	64.56	91	64.56	111	0.00
72	64.56	92	64.56	112	0.00
73	64.56	93	64.56	113	0.00
74	64.56	94	64.56	114	0.00
75	64.56	95	64.56	115	0.00
76	64.56	96	64.56	116	0.00
77	64.56	97	64.56		
78	64.56	98	64.56		
79	64.56	99	64.56		
80	64.56	100	64.56		

⁴ The initial Maximum Assessment may be adjusted by the greater of two percent (2%) or the cumulative percentage increase in the CPI-U Index published by the Bureau of Labor Statistics of the United States Department of Labor.

Waiver and Consent Regarding Date of Assessment Ballot Election

There is only one individual/entity which owns all of the property within the proposed boundaries of Zone 187 and said property owner has executed a "Waiver and Consent Regarding Date of Assessment Ballot Election" allowing for the election and public hearing to be held on May 13th, 2014; a copy of said waiver is filed herewith and made a part hereof.

**LANDSCAPING AND LIGHTING MAINTENANCE
DISTRICT NO. 89-1-CONSOLIDATED
OF THE COUNTY OF RIVERSIDE, CALIFORNIA**

**WAIVER AND CONSENT REGARDING DATE OF
ASSESSMENT BALLOT ELECTION**

The undersigned, an authorized representative of Lennar Homes of California, Inc. (the "Owner") owns property within the unincorporated area of the County of Riverside (the "County") represented by the following Assessor's Parcel Numbers for fiscal year 2014-15 (the "Property"): APN(s) 964-080-012, 013, 017, 021 and 023.

The Owner has made application that the Property be annexed as Zone 187 to Landscaping and Lighting Maintenance District No. 89-1-Consolidated of the County ("L&LMD No. 89-1-C") and certifies the following:

1. The Owner waives the requirements of Section 4000 of the Elections Code of the State of California (the "Elections Code") that the mailed ballot election required for annexation and the levy of an annual assessment must be held on an established mailed ballot election date pursuant to Section 1500 of the Election Code; and
2. The Owner consents to the mailed assessment ballot election with respect to the levy of an annual assessment on the Property being held on May 13, 2014

OWNER: Lennar Homes of California, Inc.
(Name of Company
as Stated in Initial Paragraph)

By: 
Signature

Name: JEFFREY T. CLEMENS
Print

Title: VICE PRESIDENT

