

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

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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

A handwritten signature in black ink, appearing to read "B.W. Kirby", written over a horizontal line.

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.

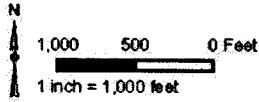
If any parcel submitted for collection is identified by the County Auditor Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number will be identified and resubmitted to the County Auditor Controller. The assessment amount to be levied 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

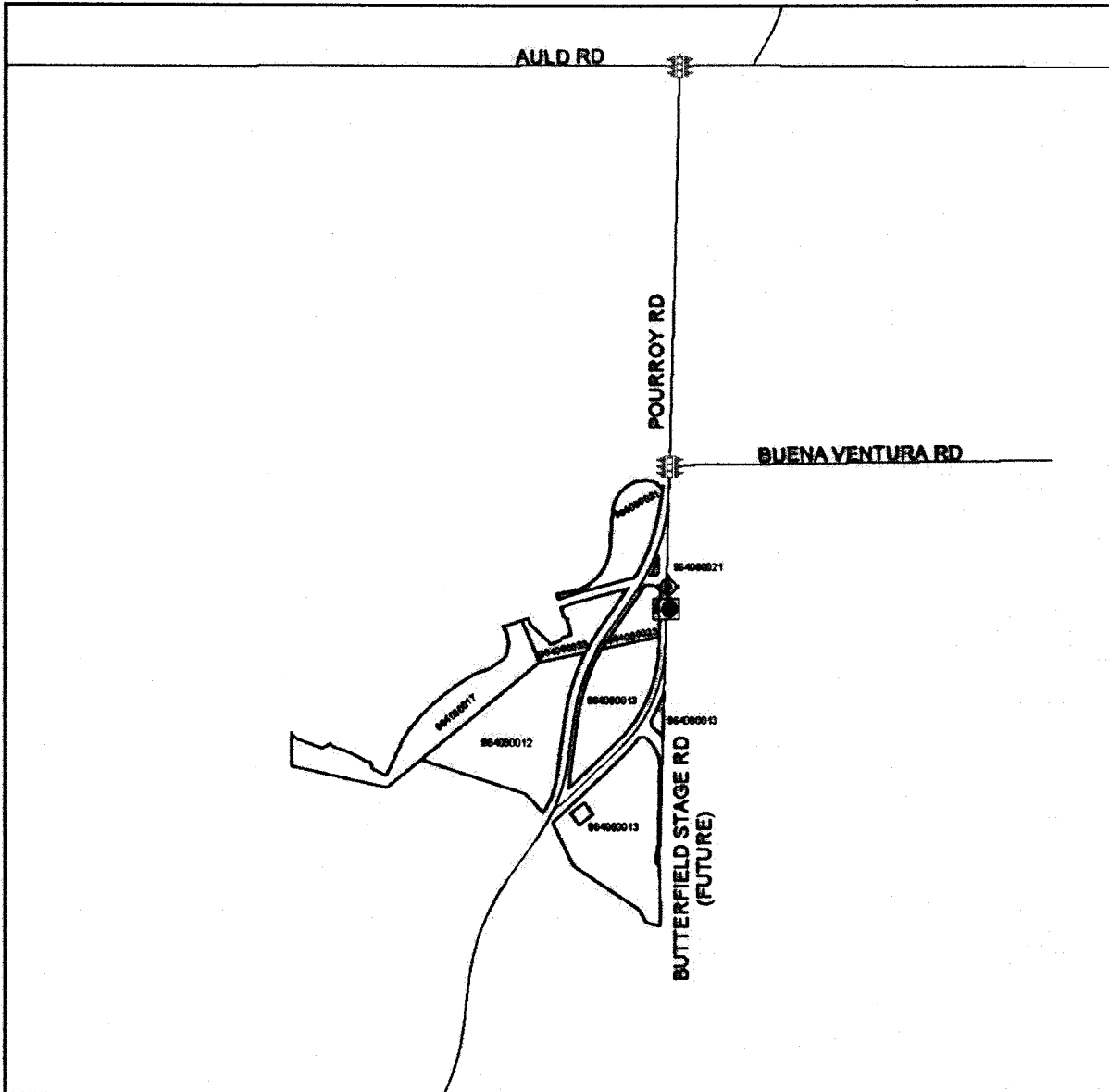
PORTION OF SECTION 8, T.7S., R.2W.
 TRACT MAP NO. 36376 - 103 PARCELS






The County of Butte does not warrant or accept responsibility for the data or information on this map. Data and information are provided as is and without warranty. County GIS and other personnel shall not be held liable for errors or omissions on any map or information on this map.

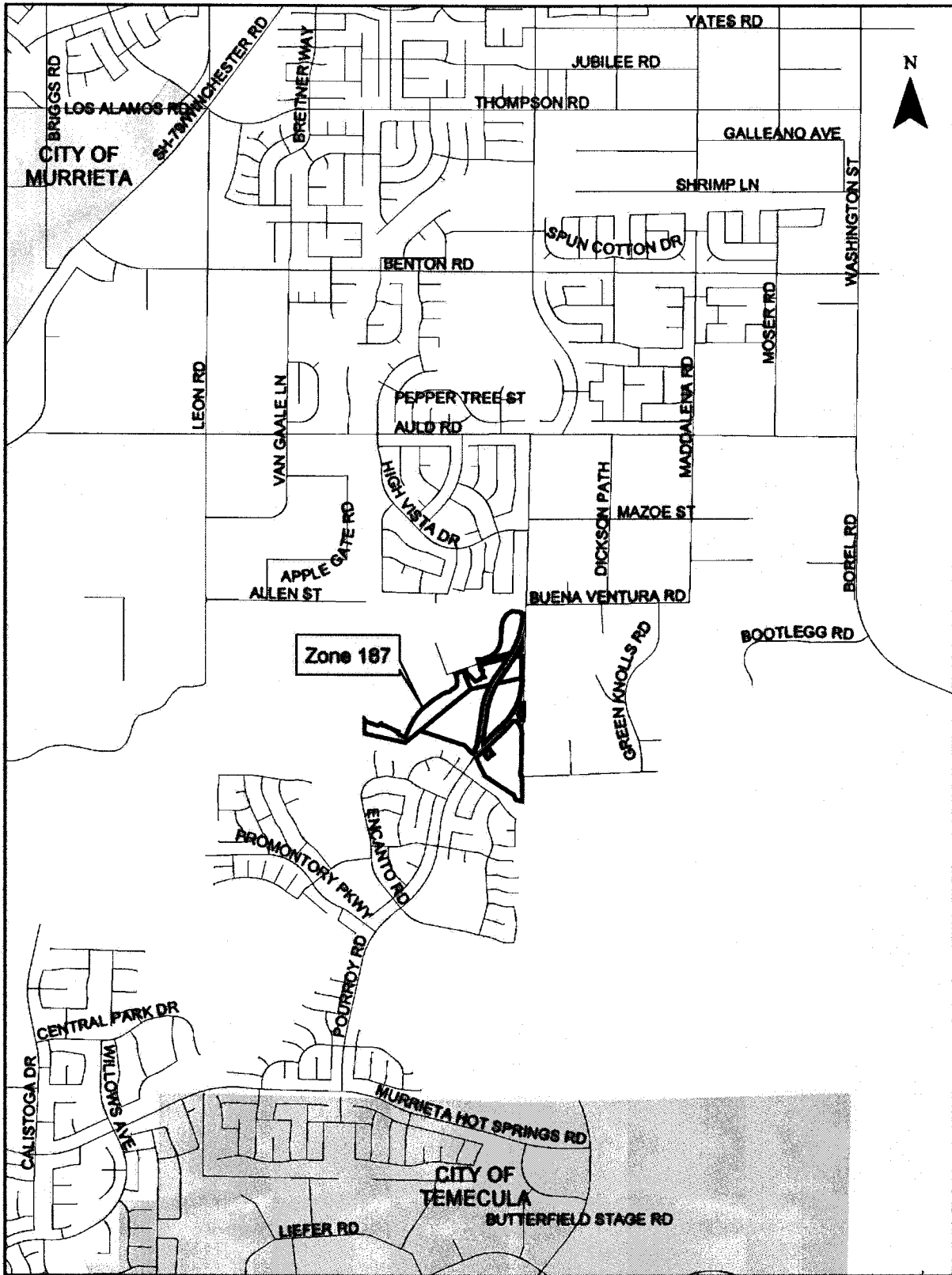
ASSESSMENT DIAGRAM

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

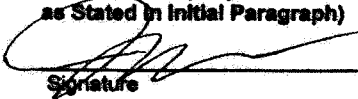
WAIVER AND CONSENT REGARDING DATE OF
ASSESSMENT BALLOT ELECTION

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

