

CITY OF CHOWCHILLA



ENGINEER'S REPORT FOR LANDSCAPE MAINTENANCE AND LIGHTING DISTRICT NO. 90-1

TAX YEAR 2025-2026

JUNE 2025

I, Spencer Supinger, Engineer of Work for the City of Chowchilla Landscape Maintenance and Lighting District No. 90-1 hereby submit the Engineer's Report for the District in accordance with the provisions of the Landscaping and Lighting Act of 1972, California Streets and Highways Code Section 22500 et seq., as follows:

1. ASSESSMENT DISTRICT BOUNDARIES

The boundaries of the Assessment District are generally described as follows:

Zone of Benefit No. 1

- Robertson Village No. 1, recorded February 22, 1990 in Book 36 of Maps at Pages 23-26, Madera County Records.
- Robertson Village No. 2, recorded October 11, 1990 in Book 37 of Maps at Pages 15-18, Madera County Records.
- Robertson Village No. 3, recorded October 10, 1995 in Book 44 of Maps at Pages 31-32, Madera County Records.

Zone of Benefit No. 2

- Parcel Map No. 86-13, recorded June 14, 1988 in Book 34 of Maps at Pages 31-32, Madera County Records.

Zone of Benefit No. 3

- Tract No. 91-02, Rosehill Subdivision, recorded March 27, 1992 in Book 39 of Maps at Pages 77-78, Madera County Records.

Zone of Benefit No. 4

- Tract No. 90-25, Parkridge Estates II, recorded October 9, 1992 in Book 40 of Maps at Pages 55-56, Madera County Records.

Zone of Benefit No. 5

- Lot No. 1 (Chowchilla Garden Apartments) of Tract No. 94-28, recorded November 30, 1994 in Book 43 of Maps at Page 18, Madera County Records.

Zone of Benefit No. 6

- Remainder (Washington Square Apartments) of Tract No. 94-28, recorded November 30, 1994 in Book 43 of Maps at Page 18, Madera County Records.

Zone of Benefit No. 7

- Tract No. 97-25, Meadow Lark Phase I, recorded July 16, 1999 in Book 47 of Maps at Pages 134-135, Madera County Records.
- Tract No. 97-25, Meadow Lark Phase II, recorded May 30, 2000 in Book 48 of Maps at Pages 106-107, Madera County Records.

Zone of Benefit No. 8

- Tract No. 99-12, Palm Estates, recorded July 5, 2001 in Book 49 of Maps at Pages 109-110, Madera County Records.

Zone of Benefit No. 9

- Parcel No. 1 (Cornerstone Church) of Parcel Map No. 02-09, Montgomery Planned Village, recorded December 4, 2002 in Book 50 of Maps at Pages 132-135, Madera County Records.

Zone of Benefit No. 10A

- Tract No. 93-02, Greenhills Estates & Golf Club, Block 3, recorded January 18, 1996 in Book 44 of Maps at Pages 77-79, Madera County Records.
- Parcel Map No. 00-28, Pheasant Run, recorded July 12, 2001 in Book 49 of Maps at Pages 111-112, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 8, recorded July 29, 2002 in Book 50 of Maps at Pages 59-65, Madera County Records.
- Tract No. 00-40, Pheasant Run, recorded November 26, 2002 in Book 50 of Maps at Pages 118-119, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 9A, recorded July 7, 2003 in Book 51 of Maps at Pages 86-93, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 9B, recorded July 7, 2003 in Book 51 of Maps at Pages 94-98, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 11B, recorded February 20, 2004 in Book 52 of Maps at Pages 85-91, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 10, recorded February 20, 2004 in Book 52 of Maps at Pages 92-98, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 11A, recorded March 18, 2004 in Book 52 of Maps at Pages 114-118, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 12, recorded May 27, 2004 in Book 52 of Maps at Pages 150-159, Madera County Records.
- Tract No. 03-06, The Villas, recorded June 4, 2004 in Book 53 of Maps at Pages 4-8, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 13, recorded June 22, 2004 in Book 53 of Maps at Pages 13-19, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 15, recorded July 1, 2004 in Book 53 of Maps at Pages 25-31, Madera County Records.
- Tract No. 93-02, Greenhills Estates & Golf Club, Block 14, recorded July 19, 2004 in Book 53 of Maps at Pages 44-55, Madera County Records.
- Tract No. 04-22, Village East Cluster, recorded July 14, 2004 in Book 53 of Maps at Pages 33-34, Madera County Records.
- Tract No. 04-18, Village East at Pheasant Run, recorded October 8, 2004 in Book 53 of Maps at Pages 102-105, Madera County Records.
- Tract No. 04-28, The Lakes RV & Golf Resort, recorded February 24, 2005 in Book 54 of Maps at Pages 31-35, Madera County Records.

Zone of Benefit No. 10B

- Parcel Map No. 00-29, recorded July 12, 2001 in Book 49 of Maps at Pages 113-114, Madera County Records.
- Parcel 1 of Parcel Map No. 03-14, Greenhills Estates & Golf Club, recorded December 18, 2003 in Book 52 of Maps at Pages 37-42, Madera County Records.

Zone of Benefit No. 11

- Tract No. 90-22, Phase I & II, recorded January 15, 2004 in Book 52 of Maps at Pages 66-67, Madera County Records.

Zone of Benefit No. 12

- Tract No. 90-22, Phase III, recorded October 1, 2004 in Book 53 of Maps at Pages 100-101, Madera County Records.
- Tract No. 90-22, Phases IV, V, & VI, recorded July 27, 2005 in Book 54 of Maps at Pages 128-129, Madera County Records.

Zone of Benefit No. 13

- Tract No. 03-11, Valley Grove Estates, Phase I, recorded April 20, 2004 in Book 52 of Maps at Pages 126-130, Madera County Records.
- Tract No. 03-11, Valley Grove Estates, Phase II & IV, recorded September 13, 2004 in Book 53 of Maps at Pages 82-86, Madera County Records.
- Tract No. 03-11, Valley Grove Estates, Phase III, recorded September 30, 2004 in Book 53 of Maps at Pages 96-99, Madera County Records.

Zone of Benefit No. 14

- Tract No. 03-11, Valley Grove Estates, Phase V, recorded April 7, 2005 in Book 54 of Maps at Pages 55-59, Madera County Records.
- Tract No. 04-06, Valley Grove Estates, Phase VI, recorded April 7, 2005 in Book 54 of Maps at Pages 60-64, Madera County Records.

Zone of Benefit No. 15

- Tract No. 04-30, Valley Grove Estates, Phase VII, recorded April 7, 2005 in Book 54 of Maps at Pages 66-68, Madera County Records.

Zone of Benefit No. 16

- Tract No. 04-11, Olivero Ranch, recorded June 27, 2006 in Book 56 of Maps at Pages 28-32, Madera County Records.

Zone of Benefit No. 17

- Lot No. 1 of Tract No. 00-09 (The Village at Chowchilla Apartments), recorded June 5, 2001 in Book 49 of Maps at Pages 88-89, Madera County Records.

Zone of Benefit No. 18

- Parcel No. 1 of Parcel Map No. 04-49, recorded January 20, 2006 in Book 55 of Maps at Page 77, Madera County Records.

Zone of Benefit No. 19

- Tract No. 05-07, Montgomery Farms, Phase I, recorded August 9, 2006 in Book 56 of Maps at Pages 52-59, Madera County Records.
- Tract No. 05-07, Montgomery Farms, Phase III, recorded March 14, 2007 in Book 57 of Maps at Pages 5-6, Madera County Records.

Zone of Benefit No. 20

- Parcel Map No. 05-62, recorded November 17, 2006 in Book 56 of Maps at Pages 105-106, Madera County Records.

Zone of Benefit No. 21

- Tract No. 05-19, recorded December 29, 2005 in Book 55 of Maps at Pages 64-65, Madera County Records.

Zone of Benefit No. 22

- Assessor's Parcel No. 001-400-006; Tentative Subdivision Map No. 05-56; Woodcrest

Zone of Benefit No. 23

- Assessor's Parcel No. 002-300-002 & 002-300-003; Tentative Subdivision Map No. 05-29; Legacy Ranch

Zone of Benefit No. 24

- Parcel No. 1 & 2 of Parcel Map No. 92-10 (Redwood Apartments), recorded October 9, 1992 in Book 40 of Maps at Pages 53-54, Madera County Records.

Zone of Benefit No. 25

- Record of Survey for Autozone Development Corporation, recorded September 9, 2009 in Book 59 of Surveys at Page 62, Madera County Records; Grant Deed Document No. 2009018645 (APN 002-010-025) and Grant Deed Document No. 2009011801 (APN 002-010-026), M.C.O.R.

Zone of Benefit No. 26

- Parcel Merger Document No. 2011027724 (APN 001-136-018), M.C.O.R.

2. PLANS AND SPECIFICATIONS; IMPROVEMENTS TO BE MAINTAINED

The Plans and Specifications for the landscaping, lighting, and other improvements to be serviced and maintained are incorporated herein by reference to construction items as listed and enumerated in the documents entitled:

The plans and specifications for the development of Robertson Village No. 1, No. 2, and No. 3; Parcel Map No. 86-13; Rosehill Subdivision (Tract No. 91-02); Parkridge Estates II (Tract No. 90-25); Chowchilla Garden Apartments (Lot No. 1 of Tract No. 94-28); Washington Square Apartments (Remainder of Tract No. 94-28); Meadow Lark Subdivision (Tract No. 97-25); Palm Estates (Tract No. 99-12); Cornerstone Church (Parcel 1 of Parcel Map No. 02-09); Pheasant Run and Greenhills Estates (Tract No. 93-02, Greenhills Estates & Golf Club; Parcel Map No. 00-28, Pheasant Run; Tract No. 00-40, Pheasant Run; Tract No. 03-06, The Villas; Tract No. 04-22, Village East Cluster; Tract No. 04-18, Village East at Pheasant Run; Tract No. 04-28, The Lakes RV & Golf Resort; Parcel Map No. 00-29; Parcel 1 of Parcel Map No. 03-14, Greenhills Estates & Golf Club); Tract 90-22, Phase I-VI & Shasta Villas; Valley Grove Estates (Tract No. 03-11, Phase I-V; Tract No. 04-06, Phase VI; Tract No. 04-30, Phase VII); Olivero Ranch (Tract No. 04-11); The Village at Chowchilla Apartments (Lot 1 of Tract No. 00-09); Parcel 1 of Parcel Map No. 04-49; Montgomery Farms (Tract No. 05-07, Phase I & III); Parcel Map No. 05-62; Bob Silva Ford (Tract No. 05-19); Tract No. 05-56; Tract No. 05-29; Redwood Apartments (Parcel 1 & 2 of Parcel Map No. 92-10); AutoZone; and Rite-Aid.

The plans and specifications for the improvements are on file in the office of the Director of Public Works.

The District will be responsible for the operation and maintenance of the following improvements:

- Robertson Village No. 1, No. 2 and No. 3: Palm Park Way
The improvements for Robertson Village No, 1, No. 2 and No. 3 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel Map No. 86-13
The improvements for Parcel Map No. 86-13 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Rosehill Subdivision (Tract No. 91-02)
The improvements for Tract No. 91-02 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Parkridge Estates II (Tract No. 90-25)
The improvements for Tract No. 90-25 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Lot No. 1 of Tract No. 94-28 (Chowchilla Garden Apartments)
The improvements for Lot No. 1 of Tract No. 94-28 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Remainder of Tract No. 94-28 (Washington Square Apartments)
The improvements for Remainder of Tract No. 94-28 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Meadow Lark Subdivision (Tract No. 97-25)
The improvements for Tract No. 97-25 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Palm Estates (Tract No. 99-12)
The improvements for Tract No. 99-12 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel No. 1 of Parcel Map No. 02-09 (Cornerstone Church)
The improvements for Parcel 1 of Parcel Map No. 02-09 at Fig Tree Road and Robertson Boulevard consist of landscaping, drainage, disposal, irrigation system and public lighting.

Pheasant Run & Greenhills Estates Area

The improvements consist of the facilities, which have been constructed within the boundaries of the District, and those which may be subsequently constructed and will be operated, maintained and serviced by the District. The improvements consist of the construction, operation maintenance and servicing of street lighting and landscaping facilities and appurtenant facilities, including but not limited to, personnel, electrical energy, utilities such as water materials, contracting services, and

other items necessary for the satisfactory construction, operation maintenance and servicing of the improvements described below:

- Fig Tree Road East side of Fig Tree Road from E. Robertson Blvd. (Ave. 26) south to SR 99.
Landscape Maintenance: Operation and maintenance of landscaping that will be installed in the area between the back of sidewalk and the subdivision sound wall.
Street lighting: Operation and maintenance of 150-watt HPS street lamps.
- E. Robertson Blvd. (Ave. 26) from Fig Tree Road to East City Limits (south side).
Landscape Maintenance: Operation and maintenance of existing roadside landscaping along the edge of E. Robertson Blvd. from Fig Tree Road to the East City Limits that is installed between the back of sidewalk and the subdivision sound wall.
Street lighting: Operation and maintenance of 150-watt HPS street lamps.
- E. Robertson Blvd (Ave. 26) from Fig Tree Road to East City Limits (north side).
Landscape Maintenance: Operation and maintenance of future roadside landscaping along edge of E. Robertson Blvd. from Fig Tree Road to the East City Limits that will be installed between the back of sidewalk and the subdivision sound wall.
Street lighting - Operation and maintenance of 150-watt HPS street lamps.
- Club House Drive from E. Robertson Blvd. (Ave. 26) south to the traffic circle, (both sides) and median island.
Landscape Maintenance: Operation and maintenance of existing roadside landscaping along both sides of Club House Drive from E. Robertson Blvd. south to the traffic circle that is currently installed between the back of sidewalk and the subdivision sound wall;
Operation and maintenance of landscaping within the median.
Street lighting: Operation and maintenance of 150-watt HPS street lamps.
- Club House Drive from E. Robertson Blvd. (Ave. 26) north to the Future Loop Road (both sides).
Landscape Maintenance: Operation and maintenance of future roadside landscaping along both sides of Club House Drive from E. Robertson Blvd. north to the Future Loop Road that will be installed between the back of sidewalk and the subdivision sound wall.
Street lighting: Operation and maintenance of 150-watt HPS street lamps.
- Tract No. 90-22, Phase I-VI: Santa Cruz Boulevard / Washington Road
The improvements for Tract No. 90-22 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Valley Grove Estates, Phase I-VII (Tract No. 03-11, Tract No. 04-06, & Tract No. 04-30): Santa Cruz Boulevard
The improvements for Tract No. 03- 11, No. 04-06, & No. 04-30 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Olivero Ranch (Tract No. 04-11)

The improvements for Tract No. 04-11 consist of landscaping, drainage, disposal, irrigation system and public lighting.

- Lot No. 1 of Tract No. 00-09 (The Village at Chowchilla Apartments)
The improvements for Lot No. 1 of Tract 00-09 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel No. 1 of Parcel Map No. 04-49
The improvements for Parcel No. 1 of Parcel Map No. 04-49 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Montgomery Farms (Tract No. 05-07)
The improvements for Tract No. 05-07 consists of landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel Map No. 05-62
The improvements for Parcel Map No. 05-62 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Tract No. 05-19
The improvements for Tract No. 05-19 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Woodcrest (Tract No. 05-56): Santa Cruz Boulevard / Washington Road / Palm Parkway
The improvements for Tract No. 05-56 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Legacy Ranch (Tract No. 05-29): 5th Street / Road 16 / Legacy Boulevard / Interior Landscaping
The improvements for Legacy Ranch Tract No. 05-29 consist of landscaping, drainage, disposal, irrigation system and public lighting.
- Parcel No. 1 & 2 of Parcel Map No. 92-10 (Redwood Apartments)
The improvements for Parcel No. 1 & 2 of Parcel Map No. 92-10 consist of landscaping, drainage, disposal, irrigation system, and public lighting.
- AutoZone
The improvements for AutoZone consist of landscaping, drainage, disposal, irrigation system, and public lighting.
- Rite-Aid
The improvements for Rite-Aid consist of landscaping, drainage, disposal, irrigation system, and public lighting.

Street Lighting and Traffic Signals Improvements

Streetlight poles, fixtures, bulbs, conduits and miscellaneous equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide street lighting located within public rights-of-way and easements within the boundaries of the District.

Landscaping Improvements

Landscaping, plants, shrubbery, trees, irrigation systems, landscapes, fixtures, maintenance and appurtenant facilities located within and alongside streets, parkways, and medians located within City rights-of-way and dedicated easements within the boundaries of the District.

The street medians that are or will in the future be maintained within the District are generally located within the four lane roadways or larger, or within roadways that provide a district-wide benefit as designated by the City Engineer.

Maintenance

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance operation and servicing of the landscaping, public lighting facilities, and appurtenant facilities including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities, or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury and the removal of trimmings, rubbish, debris and other solid waste.

Service

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the public lighting facilities, park and recreational improvements or appurtenant facilities and the furnishing of electric current or energy, gas or other illuminating agent for the public lighting facilities, or for the lighting or operation of landscaping, or appurtenant facilities. This will also include the administrative costs associated with operating the District.

Drainage

Drainage disposal means the furnishing of services and materials for the ordinary and usual maintenance, operation and serving of the landscaping and watering, including repair, removal or replacement of all or part of the storm water basins serving each of the areas within the District.

3. ESTIMATED COST

A breakdown of the cost of maintenance and other expenses in connection with the formation of City of Chowchilla Landscape Maintenance and Lighting District No. 90-1 are described in **Exhibit "A"** located within the Section of this Report for each Zone of Benefit.

4. PROPOSED ASSESSMENT

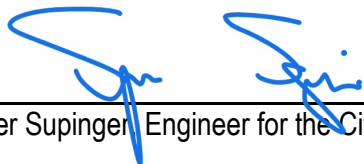
I, do hereby, assess and apportion said total amount of the cost and expenses of said formation, servicing and maintenance, upon the several lots, or parcels of land liable therefor and benefited thereby all as is more particularly set forth in the assessment roll filed herewith, marked **Exhibit "B"** located within the Section of this Report for each Zone of Benefit. The numbers on said assessment roll correspond with the assigned numbers upon the assessment diagram filed herewith. Said assessment is made upon the

several parcels of land within said District in proportion to the estimated benefits to be received by said parcels respectively from said maintenance. A summary of the total assessments is provided in **Table 1**.

5. ASSESSMENT DIAGRAM

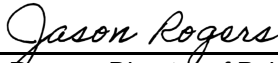
The Diagram entitled “**Assessment Diagram of City of Chowchilla Landscape Maintenance and Lighting District No. 90-1**” herewith, marked **Exhibit "C"** and located within the Section of this Report for each Zone of Benefit, delineates the exterior boundaries of the assessment district and the lines and dimensions of each lot or parcel of land within said District. Each lot or parcel of land having been assigned a distinctive number upon said assessment diagram.

Dated: July 31 , 2025.



Spencer Supinger Engineer for the City of Chowchilla

I, Jason Rogers, the Director of Public Works and ex officio Superintendent of Streets of the City of Chowchilla, do hereby certify that the foregoing assessment, together with the assessment diagram of the City of Chowchilla Landscape Maintenance and Lighting District No. 90-1, attached thereto, was filed with me on the 31st day of July, 2025.



Jason Rogers, Director of Public Works

I, Joann McClendon, the City Clerk of the City of Chowchilla, do hereby certify that the foregoing assessment, together with the assessment diagram of the City of Chowchilla Landscape Maintenance and Lighting District No. 90-1, attached thereto, was filed with me on the 31st day of July, 2025.



Joann McClendon, City Clerk

I, Joann McClendon, the City Clerk of the City of Chowchilla, do hereby certify that the foregoing assessment, together with the assessment diagram of the City of Chowchilla Landscape Maintenance and Lighting District No. 90-1, attached thereto, was approved and confirmed by the City Council of the City of Chowchilla on the 31st day of July, 2025.



Joann McClendon, City Clerk

I, Todd Miller, Auditor-Controller of the County of Madera, do hereby certify that the foregoing assessment, together with the assessment diagram, was filed in my office on the _____ day of _____, 2025.

Todd Miller, Madera County Auditor-Controller

TABLE 1
SUMMARY OF TOTAL ASSESSMENT

ZONE OF BENEFIT NO.	DESCRIPTION	ASSESSMENT AMOUNT
1	Robertson Village, Phases 1, 2, & 3	\$ 6,349.66
2	Parcel Map No. 86-13, Dubose Sanders	\$ 1,425.38
3	Tract No. 91-02, Rosehill Subdivision	\$ 1,769.02
4	Tract No. 90-25, Parkridge Estates II	\$ 1,038.08
5	Lot No. 1 of Tract No. 94-28, Chowchilla Garden Apartments	\$ 251.40
6	Remainder of Tract No. 94-28, Washington Square Apartments	\$ 982.00
7	Tract No. 97-25, Meadow Lark Subdivision	\$ 1,005.18
8	Tract No. 99-12, Palm Estates	\$ 1,100.80
9	Parcel No. 1 of Parcel Map No. 02-09, Cornerstone Church	\$ 2,526.38
10A	Pheasant Run Zone - Excluding Rancho Calera	\$ 135,843.32
10B	Pheasant Run Zone - Rancho Calera (not completed, assessment deferred)	\$ -
11	Tract No. 90-22, Phase I & II & Outlot A (Shasta Village Apartments)	\$ 6,596.62
12	Tract 90-22, Phase III thru VI	\$ 11,395.44
13	Tract No. 03-11, Valley Grove Estates Phase I thru IV	\$ 22,671.70
14	Tract No. 03-11 & Tract No. 04-06, Valley Grove Estates Phase V & VI	\$ 9,852.10
15	Tract No. 04-30, Valley Grove Estate Phase VII	\$ 3,798.40
16	Tract No. 04-11, The Village at Olivero Ranch	\$ 5,222.78
17	Lot No. 1 of Tract No. 00-09, The Village at Chowchilla Apartments	\$ 2,859.78
18	Parcel No. 1 of Parcel Map No. 04-49 (not completed, assessment deferred)	\$ -
19	Tract No. 05-07, Montgomery Farms	\$ 66,252.96
20	Parcel Map No. 05-62, Heritage Center	\$ 1,585.32
21	Tract No. 05-19, Silva Ford	\$ 27,919.30
22	Tract No. 05-56, Woodcrest (not completed, assessment deferred)	\$ -
23	Tract No. 05-29, Legacy Ranch (not completed, assessment deferred)	\$ -
24	Parcel No. 1 & 2 of Parcel Map No. 92-10, Redwood Apartments (not completed, assessment deferred)	\$ -
25	AutoZone	\$ 968.24
26	Rite-Aid (Grothe Family Trust)	\$ 2,345.92
TOTAL ASSESSMENT =		\$ 313,759.78

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 1 – ROBERTSON VILLAGE, PHASES 1, 2, & 3

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 3,306.16	\$ 3,306.16
Streetlights - Monthly Service Charge per Light	31	\$ 45.00	\$ 1,395.00
Streetlights - Average Annual Maintenance (per Light)	31	\$ 25.00	\$ 775.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 794.00	\$ 198.50
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 375.00
Engineering Fees			\$ 300.00
Total Annual Assessment			<u>\$ 6,349.66</u>

ENGINEER'S CALCULATIONS

Single Parcels	136	\$ 44.76	per lot
APN 002-261-62 (Assessment #137), Equivalent Units	5.86		
Total Equivalent Units	<u>141.86</u>		
Assessment Rate Per Equivalent	\$ 44.76		
Assessment Rate for Single Family Lots	\$ 6,087.36		
Assessment Rate for APN 002-261-62 (Assessment #137)	\$ 262.30		
Total Assessment	<u>\$ 6,349.66</u>		

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 1 – ROBERTSON VILLAGE, PHASES 1, 2, & 3

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
1	1	002-262-024	1901 TRUMAN DR	\$ 44.76
1	2	002-262-025	1905 TRUMAN DR	\$ 44.76
1	3	002-262-026	1909 TRUMAN DR	\$ 44.76
1	4	002-262-027	1913 TRUMAN DR	\$ 44.76
1	5	002-262-028	1917 TRUMAN DR	\$ 44.76
1	6	002-262-029	1921 TRUMAN DR	\$ 44.76
1	7	002-262-030	2007 TRUMAN DR	\$ 44.76
1	8	002-262-031	2011 TRUMAN DR	\$ 44.76
1	9	002-262-032	2015 TRUMAN DR	\$ 44.76
1	10	002-262-033	2019 TRUMAN DR	\$ 44.76
1	11	002-262-034	2023 TRUMAN DR	\$ 44.76
1	12	002-263-001	2103 TRUMAN DR	\$ 44.76
1	13	002-263-002	2107 TRUMAN DR	\$ 44.76
1	14	002-263-003	2111 TRUMAN DR	\$ 44.76
1	15	002-263-004	2115 TRUMAN DR	\$ 44.76
1	16	002-263-005	2119 TRUMAN DR	\$ 44.76
1	17	002-263-006	2123 TRUMAN DR	\$ 44.76
1	18	002-263-007	2127 TRUMAN DR	\$ 44.76
1	19	002-263-008	2131 TRUMAN DR	\$ 44.76
1	20	002-263-009	2135 TRUMAN DR	\$ 44.76
1	21	002-263-010	2139 TRUMAN DR	\$ 44.76
1	22	002-263-011	2143 TRUMAN DR	\$ 44.76
1	23	002-263-012	518 JEFFERSON ST	\$ 44.76
1	24	002-263-013	514 JEFFERSON ST	\$ 44.76
1	25	002-263-014	510 JEFFERSON ST	\$ 44.76
1	26	002-263-015	506 JEFFERSON ST	\$ 44.76
1	27	002-263-016	502 JEFFERSON ST	\$ 44.76
1	28	002-263-017	414 JEFFERSON ST	\$ 44.76
1	29	002-263-018	410 JEFFERSON ST	\$ 44.76
1	30	002-261-046	406 JEFFERSON ST	\$ 44.76
1	31	002-261-047	402 JEFFERSON ST	\$ 44.76

EXHIBIT "B" – Assessment Roll

ZONE 1 – ROBERTSON VILLAGE, PHASES 1, 2, & 3

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
1	32	002-261-048	314 JEFFERSON ST	\$ 44.76
1	33	002-261-049	310 JEFFERSON ST	\$ 44.76
1	34	002-261-050	306 JEFFERSON ST	\$ 44.76
1	35	002-261-051	302 JEFFERSON ST	\$ 44.76
1	36	002-261-019	2101 LINCOLN AVE	\$ 44.76
1	37	002-261-020	2105 LINCOLN AVE	\$ 44.76
1	38	002-261-021	2109 LINCOLN AVE	\$ 44.76
1	39	002-261-022	2113 LINCOLN AVE	\$ 44.76
1	40	002-261-023	2117 LINCOLN AVE	\$ 44.76
1	41	002-261-024	2121 LINCOLN AVE	\$ 44.76
1	42	002-261-025	2125 LINCOLN AVE	\$ 44.76
1	43	002-261-026	2129 LINCOLN AVE	\$ 44.76
1	44	002-261-027	2133 LINCOLN AVE	\$ 44.76
1	45	002-261-028	2134 HARRISON CT	\$ 44.76
1	46	002-261-029	2130 HARRISON CT	\$ 44.76
1	47	002-261-030	2126 HARRISON CT	\$ 44.76
1	48	002-261-031	2122 HARRISON CT	\$ 44.76
1	49	002-261-032	2118 HARRISON CT	\$ 44.76
1	50	002-261-033	2114 HARRISON CT	\$ 44.76
1	51	002-261-034	2110 HARRISON CT	\$ 44.76
1	52	002-261-035	2106 HARRISON CT	\$ 44.76
1	53	002-261-036	2102 HARRISON CT	\$ 44.76
1	54	002-261-037	2103 HARRISON CT	\$ 44.76
1	55	002-261-038	2107 HARRISON CT	\$ 44.76
1	56	002-261-039	2111 HARRISON CT	\$ 44.76
1	57	002-261-040	2115 HARRISON CT	\$ 44.76
1	58	002-261-041	2119 HARRISON CT	\$ 44.76
1	59	002-261-042	2123 HARRISON CT	\$ 44.76
1	60	002-261-043	2127 HARRISON CT	\$ 44.76
1	61	002-261-044	2131 HARRISON CT	\$ 44.76
1	62	002-261-045	2135 HARRISON CT	\$ 44.76
1	63	002-263-019	2134 MADISON CT	\$ 44.76
1	64	002-263-020	2130 MADISON CT	\$ 44.76
1	65	002-263-021	2126 MADISON CT	\$ 44.76
1	66	002-263-022	2122 MADISON CT	\$ 44.76

EXHIBIT "B" – Assessment Roll

ZONE 1 – ROBERTSON VILLAGE, PHASES 1, 2, & 3

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
1	67	002-263-023	2118 MADISON CT	\$ 44.76
1	68	002-263-024	2114 MADISON CT	\$ 44.76
1	69	002-263-025	2110 MADISON CT	\$ 44.76
1	70	002-263-026	2106 MADISON CT	\$ 44.76
1	71	002-263-027	2102 MADISON CT	\$ 44.76
1	72	002-263-028	2103 MADISON CT	\$ 44.76
1	73	002-263-029	2107 MADISON CT	\$ 44.76
1	74	002-263-030	2111 MADISON CT	\$ 44.76
1	75	002-263-031	2115 MADISON CT	\$ 44.76
1	76	002-263-032	2119 MADISON CT	\$ 44.76
1	77	002-263-033	2123 MADISON CT	\$ 44.76
1	78	002-263-034	2127 MADISON CT	\$ 44.76
1	79	002-263-035	2131 MADISON CT	\$ 44.76
1	80	002-263-036	2135 MADISON CT	\$ 44.76
1	81	002-263-037	2134 TRUMAN DR	\$ 44.76
1	82	002-263-038	2130 TRUMAN DR	\$ 44.76
1	83	002-263-039	2126 TRUMAN DR	\$ 44.76
1	84	002-263-040	2122 TRUMAN DR	\$ 44.76
1	85	002-263-041	2118 TRUMAN DR	\$ 44.76
1	86	002-263-042	2114 TRUMAN DR	\$ 44.76
1	87	002-263-043	2110 TRUMAN DR	\$ 44.76
1	88	002-263-044	2106 TRUMAN DR	\$ 44.76
1	89	002-263-045	2102 TRUMAN DR	\$ 44.76
1	90	002-262-023	1906 TRUMAN DR	\$ 44.76
1	91	002-262-022	1910 TRUMAN DR	\$ 44.76
1	92	002-262-021	1918 TRUMAN DR	\$ 44.76
1	93	002-262-020	1922 TRUMAN DR	\$ 44.76
1	94	002-262-019	2006 TRUMAN DR	\$ 44.76
1	95	002-262-018	2010 TRUMAN DR	\$ 44.76
1	96	002-262-017	513 JACKSON CT	\$ 44.76
1	97	002-262-016	509 JACKSON CT	\$ 44.76
1	98	002-262-013	510 JACKSON CT	\$ 44.76
1	99	002-262-015	2018 TRUMAN DR	\$ 44.76
1	100	002-262-014	2022 TRUMAN DR	\$ 44.76
1	101	002-262-012	2023 MONROE CT	\$ 44.76

EXHIBIT "B" – Assessment Roll

ZONE 1 – ROBERTSON VILLAGE, PHASES 1, 2, & 3

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
1	102	002-262-011	2019 MONROE CT	\$ 44.76
1	103	002-262-010	2015 MONROE CT	\$ 44.76
1	104	002-262-009	2011 MONROE CT	\$ 44.76
1	105	002-262-008	2007 MONROE CT	\$ 44.76
1	106	002-262-007	2003 MONROE CT	\$ 44.76
1	107	002-262-006	2002 MONROE CT	\$ 44.76
1	108	002-262-005	2006 MONROE CT	\$ 44.76
1	109	002-262-004	2010 MONROE CT	\$ 44.76
1	110	002-262-003	2014 MONROE CT	\$ 44.76
1	111	002-262-002	2018 MONROE CT	\$ 44.76
1	112	002-262-001	2022 MONROE CT	\$ 44.76
1	113	002-261-018	2023 TAFT CT	\$ 44.76
1	114	002-261-017	2019 TAFT CT	\$ 44.76
1	115	002-261-016	2015 TAFT CT	\$ 44.76
1	116	002-261-015	2011 TAFT CT	\$ 44.76
1	117	002-261-014	2007 TAFT CT	\$ 44.76
1	118	002-261-013	2003 TAFT CT	\$ 44.76
1	119	002-261-012	2002 TAFT CT	\$ 44.76
1	120	002-261-011	2006 TAFT CT	\$ 44.76
1	121	002-261-010	2010 TAFT CT	\$ 44.76
1	122	002-261-009	2014 TAFT CT	\$ 44.76
1	123	002-261-008	2018 TAFT CT	\$ 44.76
1	124	002-261-007	2022 TAFT CT	\$ 44.76
1	125	002-261-006	2021 LINCOLN AVE	\$ 44.76
1	126	002-261-005	2017 LINCOLN AVE	\$ 44.76
1	127	002-261-004	2013 LINCOLN AVE	\$ 44.76
1	128	002-261-003	2009 LINCOLN AVE	\$ 44.76
1	129	002-261-002	2005 LINCOLN AVE	\$ 44.76
1	130	002-261-001	2001 LINCOLN AVE	\$ 44.76
1	131	002-261-054	2002 LINCOLN AVE	\$ 44.76
1	132	002-261-057	2006 LINCOLN AVE	\$ 44.76
1	133	002-261-058	2010 LINCOLN AVE	\$ 44.76
1	134	002-261-059	2014 LINCOLN AVE	\$ 44.76
1	135	002-261-060	2018 LINCOLN AVE	\$ 44.76
1	136	002-261-061	2022 LINCOLN AVE	\$ 44.76

EXHIBIT "B" – Assessment Roll

ZONE 1 – ROBERTSON VILLAGE, PHASES 1, 2, & 3

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
1	137	002-261-062	105 PALM PR	\$ 262.30
				\$ 6,349.66
				\$ 6,349.66



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 1
Robertson Village Nos. 1, 2, & 3



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 2 – PARCEL MAP NO. 86-13, DUBOSE SANDERS

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	11	\$ 45.00	\$ 495.00
Streetlights - Average Annual Maintenance (per Light)	11	\$ 25.00	\$ 275.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 281.52	\$ 70.38
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 385.00
Engineering Fees			\$ 200.00
Total Annual Assessment			<u>\$ 1,425.38</u>

ENGINEER'S CALCULATIONS

Assessable Area (square feet) 420,253
Assessment Rate per Square Foot \$ 0.003391719

APN	Area (sq. ft.)	Rate	Assessment
APN 014-020-001	130,906	\$ 0.003391719	\$ 444.00
APN 014-020-002	30,977	\$ 0.003391719	\$ 105.08
APN 014-020-003	31,357	\$ 0.003391719	\$ 106.34
APN 014-020-006	42,404	\$ 0.003391719	\$ 143.82
APN 014-020-016	31,925	\$ 0.003391719	\$ 108.28
APN 014-020-017	27,667	\$ 0.003391719	\$ 93.84
APN 014-020-055	104,108	\$ 0.003391719	\$ 353.10
APN 014-020-056	20,909	\$ 0.003391719	\$ 70.92
Total Assessment	420,253	\$ 0.003391719	<u>\$ 1,425.38</u>

City Property is not assessed.

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 2 – PARCEL MAP NO. 86-13, DUBOSE SANDERS

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount	
2	1	014-020-007	—	\$	-
2	2	014-020-001	1 AUTO PARK PL	\$	444.00
2	3	014-020-010	—	\$	-
2	4	014-020-006	307 CARLYLE WAY	\$	143.82
2	5	014-020-055	205 CARLYLE WAY	\$	353.10
2	6	014-020-056	201 CARLYLE WAY	\$	70.92
2	7	014-020-002	308 CARLYLE WAY	\$	105.08
2	8	014-020-003	212 CARLYLE WAY	\$	106.34
2	9	014-020-017	202 CARLYLE WAY	\$	93.84
2	10	014-020-016	108 CARLYLE WAY	\$	108.28
2	11	014-020-009	—	\$	-
			Total Assessment	\$	<u>1,425.38</u>



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 2
Parcel Map 86-13, Dubose Sanders



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 3 – TRACT NO. 91-02, ROSEHILL SUBDIVISION

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	17	\$ 45.00	\$ 765.00
Streetlights - Average Annual Maintenance (per Light)	17	\$ 25.00	\$ 425.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 435.20	\$ 108.80
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 270.22
Engineering Fees			\$ 200.00
Total Annual Assessment			<u>\$ 1,769.02</u>

ENGINEER'S CALCULATIONS

Parcels	43
Total Equivalent Units	<u>43</u>
Assessment Rate Per Equivalent	\$ 41.14
Assessment Rate for Single Family Lots	\$ 1,769.02
Total Assessment	<u>\$ 1,769.02</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 3 – TRACT NO. 91-02, ROSEHILL SUBDIVISION

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
3	1	001-310-013	1079 ROSEHILL DR	\$ 41.14
3	2	001-310-012	1065 ROSEHILL DR	\$ 41.14
3	3	001-310-011	1051 ROSEHILL DR	\$ 41.14
3	4	001-310-010	923 MICHELLE CT	\$ 41.14
3	5	001-310-009	901 MICHELLE CT	\$ 41.14
3	6	001-310-008	893 MICHELLE CT	\$ 41.14
3	7	001-310-007	888 MICHELLE CT	\$ 41.14
3	8	001-310-006	900 MICHELLE CT	\$ 41.14
3	9	001-310-005	921 MICHELLE CT	\$ 41.14
3	10	001-310-001	851 AMADOR ST	\$ 41.14
3	11	001-310-002	901 AMADOR ST	\$ 41.14
3	12	001-310-003	917 AMADOR ST	\$ 41.14
3	13	001-310-004	921 AMADOR ST	\$ 41.14
3	14	001-310-032	1000 PENNY ST	\$ 41.14
3	15	001-310-033	1010 PENNY ST	\$ 41.14
3	16	001-310-034	1020 PENNY ST	\$ 41.14
3	17	001-310-035	1030 PENNY ST	\$ 41.14
3	18	001-310-036	1040 PENNY ST	\$ 41.14
3	19	001-310-037	1050 PENNY ST	\$ 41.14
3	20	001-310-038	922 CALAVERAS ST	\$ 41.14
3	21	001-310-039	938 CALAVERAS ST	\$ 41.14
3	22	001-310-040	954 CALAVERAS ST	\$ 41.14
3	23	001-310-041	978 CALAVERAS ST	\$ 41.14
3	24	001-310-042	1028 CALAVERAS ST	\$ 41.14
3	25	001-310-043	1042 CALAVERAS ST	\$ 41.14
3	26	001-310-018	1028 CRISTEN RD	\$ 41.14
3	27	001-310-017	1018 CRISTEN RD	\$ 41.14
3	28	001-310-016	1008 CRISTEN RD	\$ 41.14
3	29	001-310-015	1004 CRISTEN RD	\$ 41.14
3	30	001-310-014	1000 CRISTEN RD	\$ 41.14
3	31	001-310-023	1001 DANIELLE ST	\$ 41.14

EXHIBIT "B" – Assessment Roll

ZONE 3 – TRACT NO. 91-02, ROSEHILL SUBDIVISION

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
3	32	001-310-022	1005 DANIELLE ST	\$ 41.14
3	33	001-310-021	1007 DANIELLE ST	\$ 41.14
3	34	001-310-020	1009 DANIELLE ST	\$ 41.14
3	35	001-310-019	1027 DANIELLE ST	\$ 41.14
3	36	001-310-027	947 CALAVERAS ST	\$ 41.14
3	37	001-310-026	1022 DANIELLE ST	\$ 41.14
3	38	001-310-025	1008 DANIELLE ST	\$ 41.14
3	39	001-310-024	944 ROSEHILL DR	\$ 41.14
3	40	001-310-031	1001 PENNY ST	\$ 41.14
3	41	001-310-030	1019 PENNY ST	\$ 41.14
3	42	001-310-029	1029 PENNY ST	\$ 41.14
3	43	001-310-028	1039 PENNY ST	\$ 41.14
Total Assessment				<u>\$ 1,769.02</u>



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 3
Tract No. 91-02, Rosehill Subdivision



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 4 – TRACT NO. 90-25, PARKRIDGE ESTATES II

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	9	\$ 45.00	\$ 405.00
Streetlights - Average Annual Maintenance (per Light)	9	\$ 25.00	\$ 225.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 230.40	\$ 57.60
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 175.48
Engineering Fees			\$ 175.00
Total Annual Assessment			<u>\$ 1,038.08</u>

ENGINEER'S CALCULATIONS

Parcels	32
Total Equivalent Units	<u>32</u>
Assessment Rate Per Equivalent	\$ 32.44
Assessment Rate for Single Family Lots	\$ 1,038.08
Total Assessment	<u>\$ 1,038.08</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

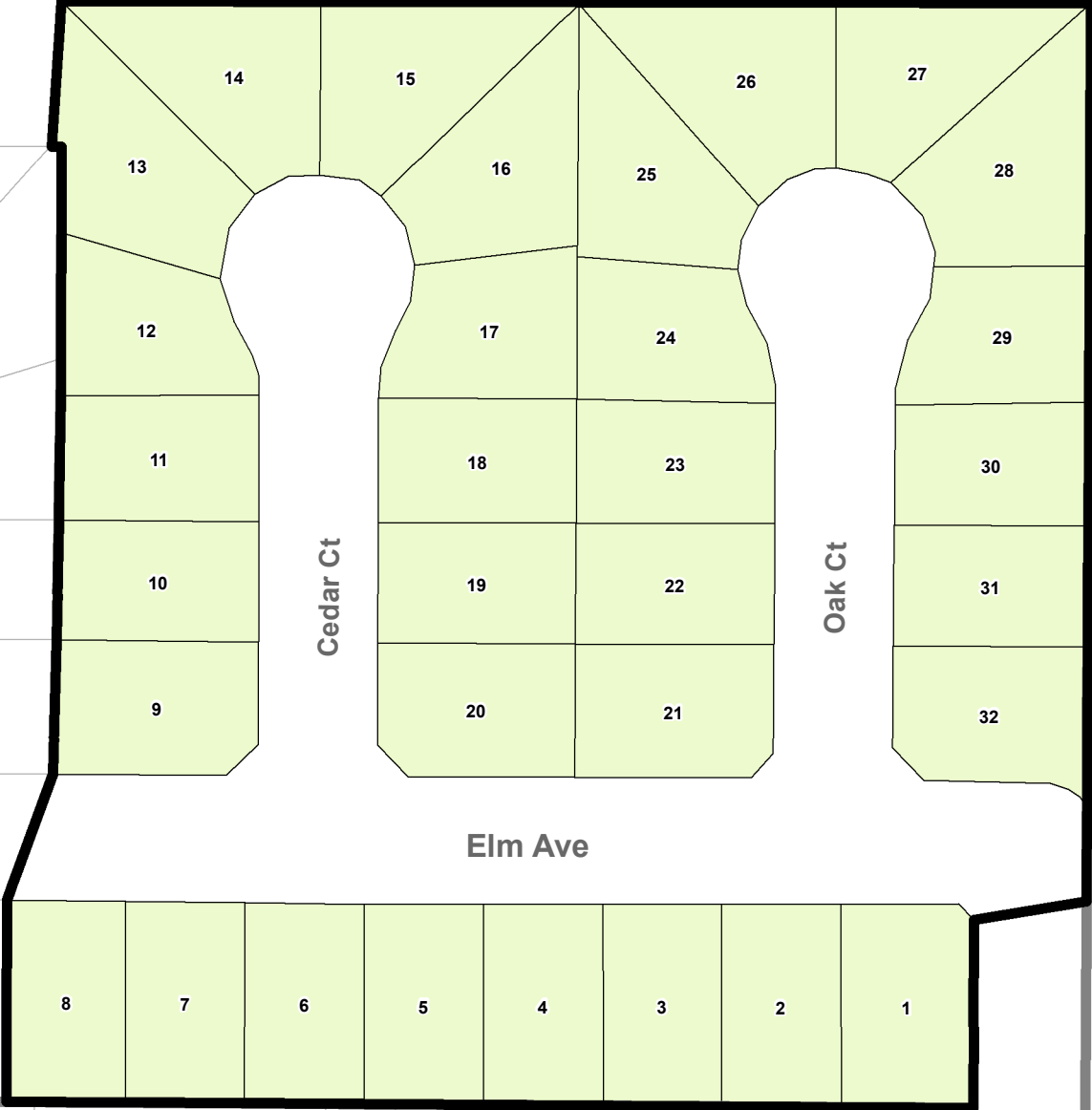
ZONE 4 – TRACT NO. 90-25, PARKRIDGE ESTATES II

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
4	1	001-330-037	300 ELM AVE	\$ 32.44
4	2	001-330-036	310 ELM AVE	\$ 32.44
4	3	001-330-035	320 ELM AVE	\$ 32.44
4	4	001-330-034	330 ELM AVE	\$ 32.44
4	5	001-330-033	340 ELM AVE	\$ 32.44
4	6	001-330-032	350 ELM AVE	\$ 32.44
4	7	001-330-031	360 ELM AVE	\$ 32.44
4	8	001-330-030	370 ELM AVE	\$ 32.44
4	9	001-330-029	100 CEDAR CT	\$ 32.44
4	10	001-330-028	104 CEDAR CT	\$ 32.44
4	11	001-330-027	108 CEDAR CT	\$ 32.44
4	12	001-330-026	112 CEDAR CT	\$ 32.44
4	13	001-330-025	116 CEDAR CT	\$ 32.44
4	14	001-330-024	120 CEDAR CT	\$ 32.44
4	15	001-330-023	121 CEDAR CT	\$ 32.44
4	16	001-330-022	117 CEDAR CT	\$ 32.44
4	17	001-330-021	113 CEDAR CT	\$ 32.44
4	18	001-330-020	109 CEDAR CT	\$ 32.44
4	19	001-330-019	105 CEDAR CT	\$ 32.44
4	20	001-330-018	101 CEDAR CT	\$ 32.44
4	21	001-330-017	100 OAK CT	\$ 32.44
4	22	001-330-016	104 OAK CT	\$ 32.44
4	23	001-330-015	108 OAK CT	\$ 32.44
4	24	001-330-014	112 OAK CT	\$ 32.44
4	25	001-330-013	116 OAK CT	\$ 32.44
4	26	001-330-012	120 OAK CT	\$ 32.44
4	27	001-330-011	121 OAK CT	\$ 32.44
4	28	001-330-010	117 OAK CT	\$ 32.44
4	29	001-330-009	113 OAK CT	\$ 32.44
4	30	001-330-008	109 OAK CT	\$ 32.44
4	31	001-330-007	105 OAK CT	\$ 32.44
4	32	001-330-006	101 OAK CT	\$ 32.44

EXHIBIT "B" – Assessment Roll

ZONE 4 – TRACT NO. 90-25, PARKRIDGE ESTATES II

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
			Total Assessment	<u>\$ 1,038.08</u>



Elm Ave

Cedar Ct

Oak Ct

Maple St

Zone 16

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 4
Tract No. 90-25 ,Parkridge Estates II



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 5 – LOT NO. 1 OF TRACT NO. 94-28, CHOWCHILLA GARDEN APARTMENTS

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	1	\$ 45.00	\$ 45.00
Streetlights - Average Annual Maintenance (per Light)	1	\$ 25.00	\$ 25.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 225.60	\$ 56.40
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 75.00
Engineering Fees			\$ 50.00
Total Annual Assessment			<u>\$ 251.40</u>

ENGINEER'S CALCULATIONS

APN 001-230-029	1
Total Equivalent Units	<u>1</u>
Assessment Rate Per Equivalent	\$ 251.40
Assessment Rate for Single Family Lots	\$ 251.40
Total Assessment	<u>\$ 251.40</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 5 – LOT NO. 1 OF TRACT NO. 94-28, CHOWCHILLA GARDEN APARTMENTS

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount	
5	1	001-230-029	300 MYER DR	\$	251.40
			Total Assessment	\$	251.40



Washington Rd

Zone 06

Kites Way

1

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 5
Tract No. 94-28, Chowchilla Garden Apartment



CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations

ZONE 6 – REMAINDER OF TRACT NO. 94-28, WASHINGTON SQUARE APARTMENTS

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	5	\$ 45.00	\$ 225.00
Streetlights - Average Annual Maintenance (per Light)	5	\$ 25.00	\$ 125.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 1,128.00	\$ 282.00
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 175.00
Engineering Fees			\$ 175.00
Total Annual Assessment			<u>\$ 982.00</u>

ENGINEER'S CALCULATIONS

APN 001-230-031	1
Total Equivalent Units	<u>1</u>
Assessment Rate Per Equivalent	\$ 982.00
Assessment Rate	\$ 982.00
Total Assessment	<u>\$ 982.00</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 6 – REMAINDER OF TRACT NO. 94-28, WASHINGTON SQUARE APARTMENTS

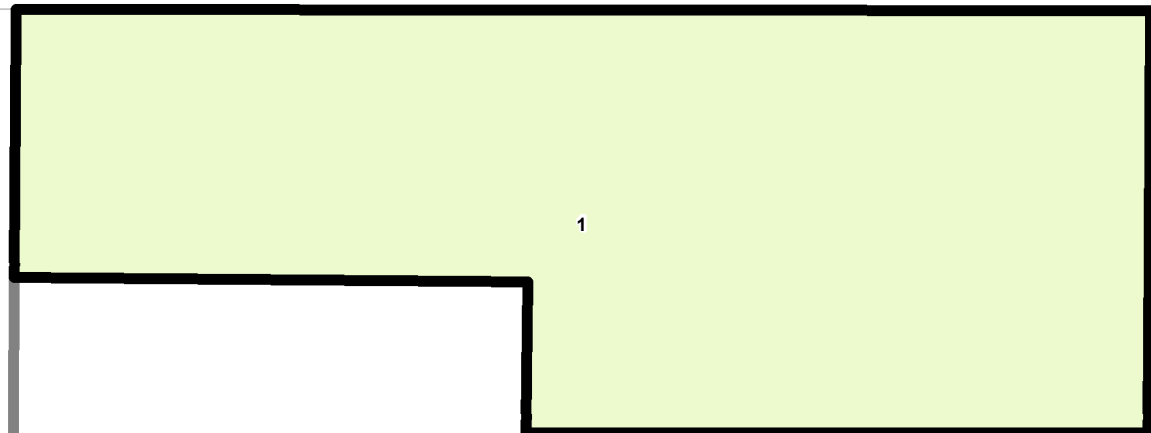
Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
6	1	001-230-031	255 WASHINGTON RD	\$ 982.00
			Total Assessment	<u>\$ 982.00</u>

Zone 07



Zone 16

Washington Rd



1

Zone 05

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 6
Tract No. 94-28, Washington Square Apartments



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 7 – TRACT NO. 97-25, MEADOW LARK SUBDIVISION

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	7	\$ 45.00	\$ 315.00
Streetlights - Average Annual Maintenance (per Light)	7	\$ 25.00	\$ 175.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 179.20	\$ 44.80
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 270.38
Engineering Fees			\$ 200.00
Total Annual Assessment			<u>\$ 1,005.18</u>

ENGINEER'S CALCULATIONS

Parcels	33
Total Equivalent Units	<u>33</u>
Assessment Rate Per Equivalent	\$ 30.46
Assessment Rate for Single Family Lots	\$ 1,005.18
Total Assessment	<u>\$ 1,005.18</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

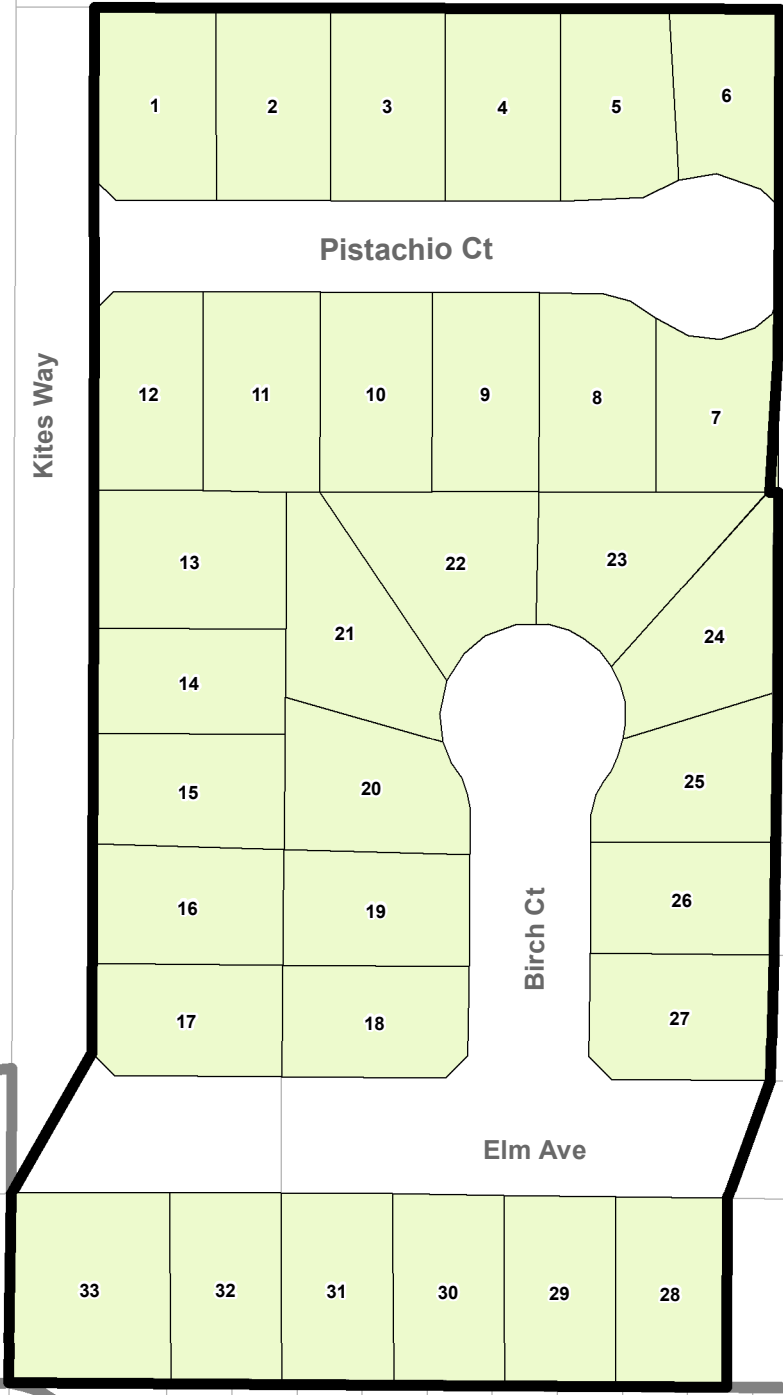
ZONE 7 – TRACT NO. 97-25, MEADOW LARK SUBDIVISION

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
7	1	001-330-074	101 PISTACHIO CT	\$ 30.46
7	2	001-330-073	111 PISTACHIO CT	\$ 30.46
7	3	001-330-072	121 PISTACHIO CT	\$ 30.46
7	4	001-330-071	131 PISTACHIO CT	\$ 30.46
7	5	001-330-070	141 PISTACHIO CT	\$ 30.46
7	6	001-330-069	151 PISTACHIO CT	\$ 30.46
7	7	001-330-068	152 PISTACHIO CT	\$ 30.46
7	8	001-330-067	142 PISTACHIO CT	\$ 30.46
7	9	001-330-066	132 PISTACHIO CT	\$ 30.46
7	10	001-330-065	122 PISTACHIO CT	\$ 30.46
7	11	001-330-064	112 PISTACHIO CT	\$ 30.46
7	12	001-330-063	102 PISTACHIO CT	\$ 30.46
7	13	001-330-062	147 KITES WAY	\$ 30.46
7	14	001-330-061	137 KITES WAY	\$ 30.46
7	15	001-330-060	127 KITES WAY	\$ 30.46
7	16	001-330-059	117 KITES WAY	\$ 30.46
7	17	001-330-058	107 KITES WAY	\$ 30.46
7	18	001-330-041	105 BIRCH CT	\$ 30.46
7	19	001-330-042	115 BIRCH CT	\$ 30.46
7	20	001-330-043	125 BIRCH CT	\$ 30.46
7	21	001-330-044	135 BIRCH CT	\$ 30.46
7	22	001-330-045	145 BIRCH CT	\$ 30.46
7	23	001-330-046	144 BIRCH CT	\$ 30.46
7	24	001-330-047	134 BIRCH CT	\$ 30.46
7	25	001-330-048	124 BIRCH CT	\$ 30.46
7	26	001-330-049	114 BIRCH CT	\$ 30.46
7	27	001-330-050	104 BIRCH CT	\$ 30.46
7	28	001-330-051	400 ELM AVE	\$ 30.46
7	29	001-330-052	410 ELM AVE	\$ 30.46
7	30	001-330-053	420 ELM AVE	\$ 30.46
7	31	001-330-054	430 ELM AVE	\$ 30.46
7	32	001-330-056	440 ELM AVE	\$ 30.46
7	33	001-330-057	450 ELM AVE	\$ 30.46

EXHIBIT "B" – Assessment Roll

ZONE 7 – TRACT NO. 97-25, MEADOW LARK SUBDIVISION

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
			Total Assessment	<u>\$ 1,005.18</u>



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 7
Tract No. 97-25, Meadowlark Subdivision



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 8 – TRACT NO. 99-12, PALM ESTATES

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 832.64	\$ 832.64
Streetlights - Monthly Service Charge per Light	2	\$ 45.00	\$ 90.00
Streetlights - Average Annual Maintenance (per Light)	2	\$ 25.00	\$ 50.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 52.00	\$ 13.00
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 65.00
Engineering Fees			\$ 50.00
Total Annual Assessment			<u>\$ 1,100.64</u>

ENGINEER'S CALCULATIONS

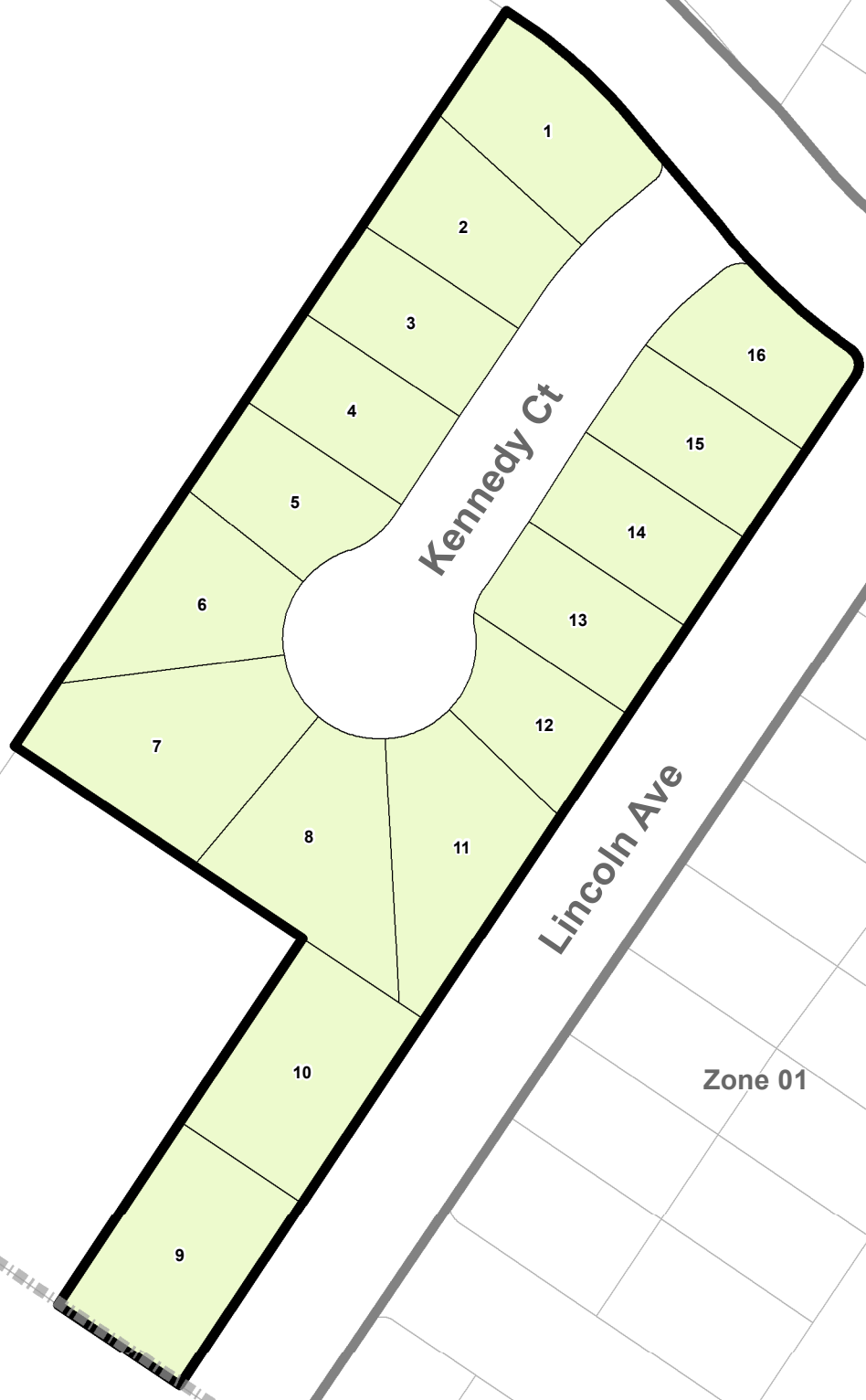
Parcels	16
Total Equivalent Units	<u>16</u>
Assessment Rate Per Equivalent	\$ 68.80
Assessment Rate for Single Family Lots	\$ 1,100.80
Total Assessment	<u>\$ 1,100.80</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 8 – TRACT NO. 99-12, PALM ESTATES

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
8	1	002-261-063	2104 KENNEDY CT	\$ 68.80
8	2	002-261-064	—	\$ 68.80
8	3	002-261-065	2112 KENNEDY CT	\$ 68.80
8	4	002-261-066	2116 KENNEDY CT	\$ 68.80
8	5	002-261-067	—	\$ 68.80
8	6	002-261-068	2124 KENNEDY CT	\$ 68.80
8	7	002-261-069	2128 KENNEDY CT	\$ 68.80
8	8	002-261-070	2127 KENNEDY CT	\$ 68.80
8	9	002-261-078	2138 LINCOLN AVE	\$ 68.80
8	10	002-261-077	2132 LINCOLN AVE	\$ 68.80
8	11	002-261-071	2123 KENNEDY CT	\$ 68.80
8	12	002-261-072	2119 KENNEDY CT	\$ 68.80
8	13	002-261-073	2115 KENNEDY CT	\$ 68.80
8	14	002-261-074	2111 KENNEDY CT	\$ 68.80
8	15	002-261-075	2107 KENNEDY CT	\$ 68.80
8	16	002-261-076	2103 KENNEDY CT	\$ 68.80
Total Assessment				<u>\$ 1,100.80</u>



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 8
Tract No. 90-25, Palm Estates



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 9 – PARCEL NO. 1 OF PARCEL MAP NO. 02-09, CORNERSTONE CHURCH

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System*	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	7	\$ 65.17	\$ 456.19
Streetlights - Average Annual Maintenance (per Light)	7	\$ 36.21	\$ 253.47
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 259.54	\$ 64.89
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 1,336.83
Engineering Fees			\$ 415.00
Total Annual Assessment			<u>\$ 2,526.38</u>

ENGINEER'S CALCULATIONS

Total Acreage	20
Total Cost per Acre	<u>\$ 126.31875</u>
Total Assessment	<u>\$ 2,526.38</u>

*Cornerstone Church maintains and performs all the landscape maintenance; Not assessed
Any additional costs or unanticipated costs will be paid out of Reserves.

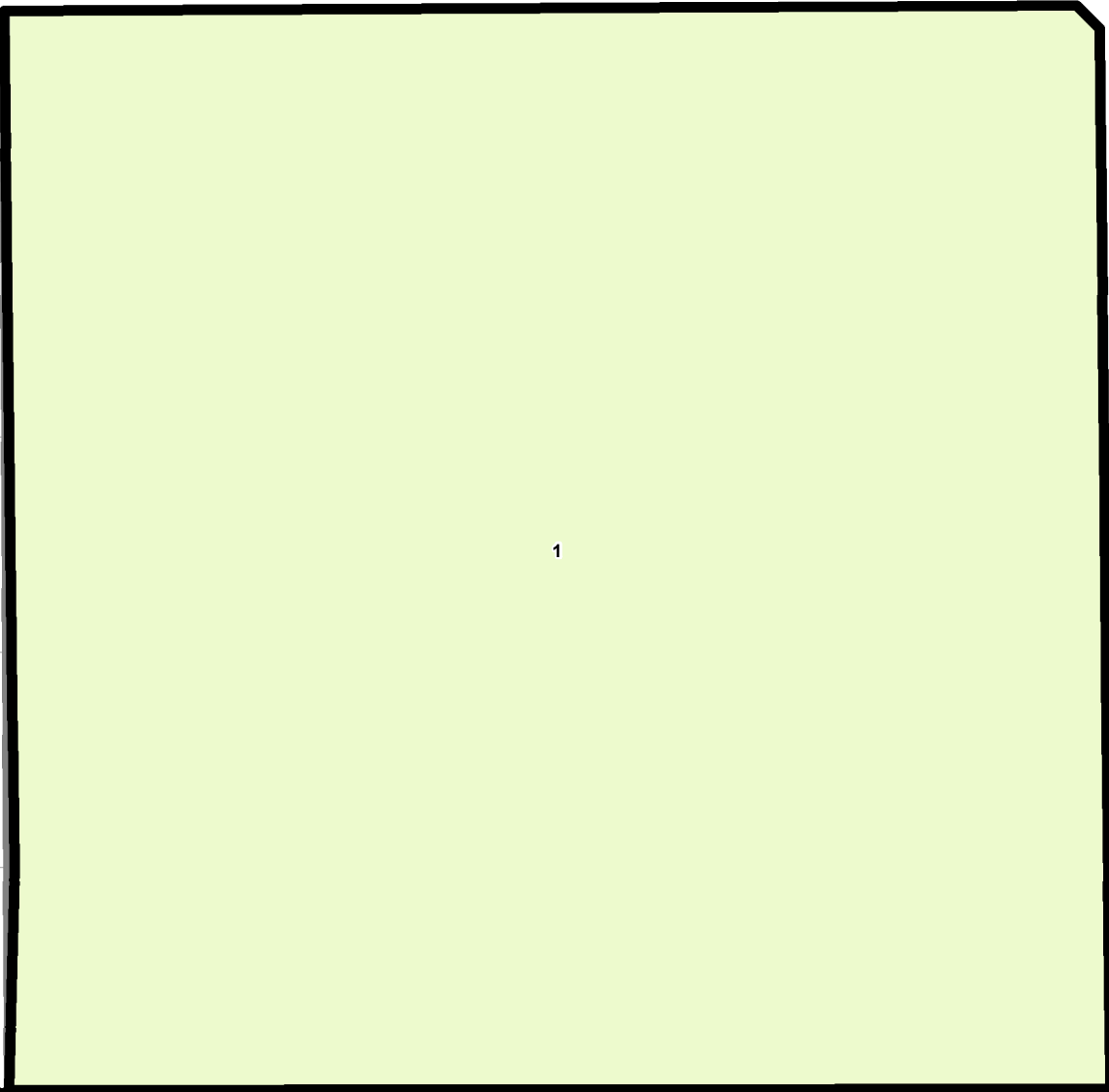
CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 9 – PARCEL NO. 1 OF PARCEL MAP NO. 02-09, CORNERSTONE CHURCH

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
9	1	014-020-018	208 S FIG TREE BLVD	\$ 2,526.38
			Total Assessment	\$ 2,526.38



Avenue 26



S Fig Tree Blvd

Zone 19

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 9
Cornerstone Church



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	64,796	\$ 1.025	\$ 66,415.90
Waterfall Energy	1	\$ 6,457.50	\$ 6,457.50
Streetlights - Average Annual Maintenance	37	\$ 51.15	\$ 1,892.55
Streetlights - Energy	37	\$ 119.46	\$ 4,420.02
Streetlights - Labor, Equip, Administrative Costs	37	\$ 6.56	\$ 242.72
Reserves and Capital Improvements	1	\$ 30,393.49	\$ 30,393.49
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 17,718.71
Engineering Fees			\$ 8,302.50
Total Annual Assessment*			<u><u>\$ 135,843.39</u></u>

ENGINEER'S CALCULATIONS

Total Assessment Acreage	232.7052
Total Cost per Acre	<u><u>\$ 583.757366</u></u>
Total Assessment	<u><u>\$ 135,843.39</u></u>

* 2.5% annual increase allowed; No increase applied for 2023-2024
Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	1	1	014-030-088	SBF FINANCIAL LLC	Golf Course	\$ -
10A	2	3	014-130-024	3125 E ROBERTSON BLVD STE A	0.2571	\$ 150.06
10A	2	4	014-130-001	3125 E ROBERTSON BLVD STE A	0.3257	\$ 190.10
10A	2	5	014-130-035	8020 LAKE SHORE DRIVE	0.3258	\$ 190.22
10A	2	6	014-130-036	8030 LAKESHORE DRIVE	0.2373	\$ 138.52
10A	2	7	014-130-037	8040 LAKE SHORE DR	0.2679	\$ 156.38
10A	2	8	014-130-038	3208 LAKEBROOK CT	0.2725	\$ 159.10
10A	2	9	014-130-039	PO BOX 968	0.2574	\$ 150.24
10A	2	10	014-130-040	8070 LAKESHORE DR	0.2510	\$ 146.56
10A	2	11	014-130-041	530 NEW LOS ANGELES AVE #330	0.2229	\$ 130.10
10A	2	12	014-130-042	PO BOX 925	0.2226	\$ 129.94
10A	2	13	014-130-043	797 REBECCA CIRCLE	0.2180	\$ 127.24
10A	2	14	014-130-011	PAUL KLAIR	0.2111	\$ 123.24
10A	2	15	014-130-012	PAUL KLAIR	0.2439	\$ 142.36
10A	2	16	014-131-001	PO BOX 59458	0.2261	\$ 131.98
10A	2	17	014-131-002	8180 LAKE SHORE DR	0.2103	\$ 122.78
10A	2	18	014-131-003	PO BOX 4783	0.2103	\$ 122.78
10A	2	19	014-131-052	SHERMAN & BOONE	0.2103	\$ 122.78
10A	2	20	014-131-053	SHERMAN & BOONE	0.2103	\$ 122.78
10A	2	21	014-131-054	8220 LAKESHORE DR	0.2103	\$ 122.78
10A	2	22	014-131-055	PO BOX 1002	0.2422	\$ 141.40
10A	2	23	014-131-056	PO BOX 670	0.2444	\$ 142.66
10A	2	24	014-131-057	251 SAN FELIPE WAY	0.2558	\$ 149.30
10A	2	25	014-131-058	1205 FREEDOM BLVD STE #2	0.2445	\$ 142.72
10A	2	26	014-131-059	8270 LAKE SHORE DRIVE	0.2519	\$ 147.08
10A	2	27	014-131-060	3525 DEL MAR HEIGHTS RD #139	0.2557	\$ 149.26
10A	2	28	014-131-061	3525 DEL MAR HEIGHTS ROAD STE 139	0.2103	\$ 122.78
10A	2	29	014-131-062	3125 E ROBERTSON BLVD STE A	0.2103	\$ 122.78
10A	2	30	014-131-063	156 ASILOMAR DR	0.2103	\$ 122.78
10A	2	31	014-131-064	38798 ALTURA ST	0.2107	\$ 122.98
10A	2	32	014-131-065	PO BOX 59458	0.2221	\$ 129.66
10A	2	33	014-131-066	8340 LAKE SHORE DR	0.2387	\$ 139.34

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	2	34	014-131-067	PO BOX 16154	0.2038	\$ 119.00
10A	2	35	014-131-068	8360 LAKE SHORE DR	0.2103	\$ 122.78
10A	2	36	014-131-069	8370 LAKESHORE DR	0.2103	\$ 122.78
10A	2	37	014-131-070	ERIK BARBIC	0.2103	\$ 122.78
10A	2	38	014-131-071	1260 41ST AVE #O	0.2103	\$ 122.78
10A	2	39	014-131-072	1260 41ST AVE #O	0.2212	\$ 129.12
10A	2	40	014-131-073	8410 LAKESHORE DRIVE	0.2300	\$ 134.28
10A	2	41	014-131-074	16150 MARK RD	0.2277	\$ 132.92
10A	2	42	014-131-075	8430 LAKESHORE DR	0.2276	\$ 132.86
10A	2	43	014-132-047	1260 41ST AVE #O	0.2256	\$ 131.66
10A	2	44	014-132-048	PO BOX 466	0.2104	\$ 122.80
10A	2	45	014-132-049	1744 CAPE ASTON CT	0.2103	\$ 122.78
10A	2	46	014-132-050	8470 LAKESHORE DRIVE	0.2103	\$ 122.78
10A	2	47	014-132-051	8480 LAKESHORE DR	0.2103	\$ 122.78
10A	2	48	014-132-052	8490 LAKE SHORE DRIVE	0.2103	\$ 122.78
10A	2	49	014-132-053	8500 LAKE SHORE DRIVE	0.2103	\$ 122.78
10A	2	50	014-132-054	8510 LAKE SHORE DRIVE	0.2492	\$ 145.48
10A	2	51	014-132-055	1260 41ST AVE #O	0.2279	\$ 133.02
10A	2	52	014-132-056	8530 LAKESHORE DR	0.2543	\$ 148.46
10A	2	53	014-132-011	8925 LAGUNA DR	0.2595	\$ 151.46
10A	2	54	014-132-012	8915 LAGUNA DR	0.2283	\$ 133.30
10A	2	55	014-132-013	8905 LAGUNA ST	0.2393	\$ 139.68
10A	2	56	014-132-014	PO BOX 1115	0.2527	\$ 147.52
10A	2	57	014-132-015	121 DOROTHY WAY	0.2531	\$ 147.78
10A	2	58	014-132-016	971 HANCOCK ST	0.2520	\$ 147.12
10A	2	59	014-132-017	7094 CORINTIA ST	0.2494	\$ 145.58
10A	2	60	014-132-018	8855 LAGUNA DR	0.2453	\$ 143.22
10A	2	61	014-132-019	P O BOX 4783	0.2294	\$ 133.90
10A	2	62	014-132-020	8835 LAGUNA ST	0.2275	\$ 132.80
10A	2	63	014-132-021	8825 LAGUNA ST	0.2408	\$ 140.60
10A	2	64	014-132-022	8815 LAGUNA DRIVE	0.2433	\$ 142.00
10A	2	65	014-132-023	8805 LAGUNA DR	0.2433	\$ 142.00
10A	2	66	014-132-024	C/O CALIBER HOME LOANS INC	0.2413	\$ 140.86
10A	2	67	014-132-025	8785 LAGUNA DR	0.3375	\$ 197.02
10A	2	69	014-130-025	1260 41ST AVE #O	0.3284	\$ 191.72
10A	2	70	014-130-026	PO BOX 788	0.2366	\$ 138.12

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	2	71	014-130-027	5422 DIANE WAY	0.2366	\$ 138.14
10A	2	72	014-130-028	825 SOUTH BARRINGTON AVENUE	0.2366	\$ 138.14
10A	2	73	014-130-029	8740 LAGUNA DRIVE	0.2371	\$ 138.40
10A	2	74	014-132-027	8750 LAGUNA DR	0.2731	\$ 159.40
10A	2	75	014-132-028	8760 LAGUNA ST	0.2453	\$ 143.20
10A	2	76	014-132-029	8770 LAGUNA DR	0.2807	\$ 163.86
10A	2	77	014-132-030	8780 LAGUNA DRIVE	0.2386	\$ 139.26
10A	2	78	014-132-031	8790 LAGUNA DRIVE	0.2367	\$ 138.16
10A	2	79	014-132-032	8800 LAGUNA DR	0.2582	\$ 150.72
10A	2	80	014-132-033	14196 LINDY LN	0.2617	\$ 152.76
10A	2	81	014-132-034	8820 LAGUNA DRIVE	0.2366	\$ 138.10
10A	2	82	014-132-035	8830 LAGUNA DR	0.2920	\$ 170.42
10A	2	83	014-132-036	8515 LAKESHORE DRIVE	0.2415	\$ 140.96
10A	2	84	014-132-037	8505 LAKE SHORE DR	0.2366	\$ 138.14
10A	2	85	014-132-038	8495 LAKESHORE DR	0.2366	\$ 138.14
10A	2	86	014-132-039	XIAOLE CHEN	0.2366	\$ 138.14
10A	2	87	014-132-040	1260 41ST AVE #O	0.2366	\$ 138.14
10A	2	88	014-132-041	10563 N LOCHMOOR LN	0.2366	\$ 138.14
10A	2	89	014-132-042	19724 ROAD 19 1/2	0.2366	\$ 138.14
10A	2	90	014-132-043	8435 LAKESHORE DR	0.2491	\$ 145.40
10A	2	91	014-131-028	8425 LAKE SHORE DR	0.2521	\$ 147.18
10A	2	92	014-131-029	1638 COVE POINT RD	0.2518	\$ 147.02
10A	2	93	014-131-030	2110 FLINTSIDE CT	0.2517	\$ 146.92
10A	2	94	014-131-031	1465 BUCKINGHAM WAY	0.2708	\$ 158.08
10A	2	95	014-131-032	1260 41ST AVE #O	0.2619	\$ 152.86
10A	2	96	014-131-033	1205 FREEDOM BLVD SUITE 2	0.2619	\$ 152.86
10A	2	97	014-131-034	8365 LAKESHORE DR	0.2619	\$ 152.86
10A	2	98	014-131-035	1260 41st AVENUE SUITE O	0.3279	\$ 191.42
10A	2	99	014-131-036	8315 LAKE SHORE DR	0.2366	\$ 138.14
10A	2	100	014-131-037	3125 E ROBERTSON BLVD STE A	0.2366	\$ 138.14
10A	2	101	014-131-076	8295 LAKESHORE DR	0.2765	\$ 161.44
10A	2	102	014-131-077	1260 41ST AVENUE #A	0.2881	\$ 168.20
10A	2	103	014-131-040	3125 E ROBERTSON BLVD STE A	0.3005	\$ 175.44
10A	2	104	014-131-041	3125 E ROBERTSON BLVD STE A	0.2823	\$ 164.80
10A	2	105	014-131-042	1205 FREEDOM BLVD STE #2	0.2366	\$ 138.14
10A	2	106	014-131-043	11812 AVENUE 18	0.2366	\$ 138.14

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	2	107	014-131-044	741 CARR AVE	0.2366	\$ 138.14
10A	2	108	014-131-045	8195 LAKESHORE DR	0.2366	\$ 138.14
10A	2	109	014-131-046	3097 MAGNUM DR	0.2366	\$ 138.14
10A	2	110	014-131-047	20282 ROAD 21	0.2497	\$ 145.74
10A	2	111	014-130-013	PO BOX 66978	0.3996	\$ 233.28
10A	2	112	014-130-014	1970 JENNIFER DR	0.2765	\$ 161.44
10A	2	113	014-130-015	8145 LAKESHORE DR	0.2620	\$ 152.94
10A	2	114	014-130-016	3125 E ROBERTSON BLVD STE A	0.2801	\$ 163.52
10A	2	115	014-130-017	8125 LAKESHORE DR	0.2974	\$ 173.60
10A	2	116	014-130-018	8115 LAKESHORE DR	0.2368	\$ 138.22
10A	2	117	014-130-019	8105 LAKESHORE DR	0.2366	\$ 138.14
10A	2	118	014-130-020	2396 SENTER RD #55	0.2366	\$ 138.14
10A	2	119	014-130-021	8085 LAKE SHORE DRIVE	0.2822	\$ 164.72
10A	2	120	014-130-022	PO BOX 845	0.3507	\$ 204.72
10A	2	121	014-130-023	8035 LAKE SHORE DR	0.3015	\$ 176.02
10A	4	122	014-100-001	16333 AVE 24 1/2	0.3701	\$ 216.06
10A	4	123	014-100-002	3110 AUGUSTA STREET	0.3950	\$ 230.56
10A	3	124	014-100-003	3120 AUGUSTA ST	0.3655	\$ 213.36
10A	3	125	014-100-022	9195 W DENTON AND LEAKE RD	0.3556	\$ 207.62
10A	3	126	014-100-021	3140 AUGUSTA ST	0.3654	\$ 213.32
10A	3	127	014-100-020	875 MILITARY TRAIL SUITE # 200	0.4090	\$ 238.76
10A	3	128	014-100-019	23470 ROAD 16	0.4297	\$ 250.84
10A	3	129	014-100-018	18681 CHERYL WAY	0.4689	\$ 273.70
10A	3	130	014-100-017	C/O YIFAN GONG	0.4450	\$ 259.78
10A	3	131	014-100-016	3155 AUGUSTA ST	0.4215	\$ 246.08
10A	3	132	014-100-015	3145 AUGUSTA ST	0.3992	\$ 233.06
10A	3	133	014-100-014	3135 AUGUSTA ST	0.4177	\$ 243.80
10A	3	134	014-100-013	3125 AUGUSTA ST	0.4217	\$ 246.16
10A	3	135	014-100-012	3115 AUGUSTA ST	0.4278	\$ 249.72
10A	3	136	014-100-011	6623 DESERT SPRINGS ST	0.3513	\$ 205.06
10A	3	137	014-100-010	3245 ARCADIAN ST	0.3489	\$ 203.64
10A	3	138	014-100-009	3250 ARCADIAN ST	0.3145	\$ 183.58
10A	3	139	014-100-008	3240 ARCADIAN ST	0.3586	\$ 209.34
10A	3	140	014-100-007	3230 ARCADIAN ST	0.3560	\$ 207.80
10A	3	141	014-100-006	3220 ARCADIAN	0.3521	\$ 205.56
10A	3	142	014-100-005	3210 ARCADIAN ST	0.3483	\$ 203.30

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	3	143	014-100-004	16333 AVENUE 24 1/2	0.3515	\$ 205.20
10A	4	144	014-050-047	3040 GOLF DRIVE	0.3042	\$ 177.58
10A	4	145	014-050-048	2728 GLEN FERGUSON CIR	0.2805	\$ 163.72
10A	4	146	014-050-049	3020 GOLF DR	0.2792	\$ 163.00
10A	4	147	014-050-050	3010 GOLF DRIVE	0.2533	\$ 147.86
10A	4	148	014-050-062	3000 GOLF DR WEST	0.3670	\$ 214.26
10A	5	149	014-200-031	1625 HOWARD RD #376	0.1581	\$ 92.30
10A	5	150	014-200-032	2860 AMALFI	0.1502	\$ 87.70
10A	5	151	014-200-033	19725 WILD PINTO WAY	0.1183	\$ 69.08
10A	5	152	014-200-034	PO BOX 3695	0.1184	\$ 69.12
10A	5	153	014-200-035	2830 AMALFI	0.1184	\$ 69.14
10A	5	154	014-200-036	2820 AMALFI DRIVE	0.1185	\$ 69.16
10A	5	155	014-200-037	2810 AMALFI	0.1185	\$ 69.14
10A	5	156	014-200-038	2761 WEST CROMWELL AVE	0.1187	\$ 69.26
10A	5	157	014-200-039	2790 AMALFI DR	0.1185	\$ 69.20
10A	5	158	014-200-040	2780 AMALFI	0.1187	\$ 69.32
10A	5	159	014-200-041	2770 AMALFI DRIVE	0.1187	\$ 69.30
10A	5	160	014-200-042	2760 AMALFI DRIVE	0.1188	\$ 69.32
10A	5	161	014-200-043	825 SOUTH BARRINGTON AVENUE	0.1188	\$ 69.36
10A	5	162	014-200-044	825 SOUTH BARRINGTON AVENUE	0.1189	\$ 69.38
10A	5	163	014-200-045	825 SOUTH BARRINGTON AVENUE	0.1189	\$ 69.42
10A	5	164	014-200-046	825 SOUTH BARRINGTON AVENUE	0.1189	\$ 69.44
10A	5	165	014-200-047	3349 PAGELAND CT	0.2107	\$ 122.98
10A	5	166	014-201-001	2670 AMALFI DRIVE	0.1785	\$ 104.18
10A	5	167	014-201-002	2660 AMALFI	0.1823	\$ 106.40
10A	5	168	014-201-003	825 SOUTH BARRINGTON AVENUE	0.1823	\$ 106.42
10A	5	169	014-201-004	1465 BUCKINGHAM WAY	0.1823	\$ 106.44
10A	5	170	014-201-005	1465 BUCKINGHAM WAY	0.1824	\$ 106.46
10A	5	171	014-201-006	2620 AMALFI	0.1824	\$ 106.48
10A	5	172	014-201-007	6017 N WOODSON AVE	0.1825	\$ 106.52
10A	5	173	014-201-008	2600 AMALFI	0.1822	\$ 106.36
10A	5	174	014-201-009	2995 SAN MICHELE	0.2451	\$ 143.08
10A	5	175	014-201-010	200 N END AVE APT 28D	0.1619	\$ 94.52
10A	5	176	014-201-011	8070 LAKE SHORE DR	0.1600	\$ 93.42
10A	5	177	014-201-012	PO BOX 25370	0.1741	\$ 101.60
10A	5	178	014-201-013	2955 SAN MICHELE	0.1910	\$ 111.52

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	5	179	014-201-014	501 VIRGINIA ST	0.1869	\$ 109.12
10A	5	180	014-201-015	2935 SAN MICHELE	0.1479	\$ 86.34
10A	5	181	014-201-016	2925 SAN MICHELE	0.1394	\$ 81.40
10A	5	182	014-201-017	1643 TAHOE COURT	0.1401	\$ 81.80
10A	5	183	014-201-018	2905 SAN MICHELE STREET	0.1408	\$ 82.22
10A	5	184	014-201-019	2895 SAN MICHELE	0.1524	\$ 88.94
10A	5	185	014-201-020	2885 SAN MICHELE	0.1925	\$ 112.40
10A	5	186	014-201-021	2005 SORRENTO	0.1959	\$ 114.36
10A	5	187	014-201-022	2935 SAN MICHELE	0.0902	\$ 52.64
10A	5	188	014-201-023	P O BOX 532	0.0902	\$ 52.64
10A	5	189	014-201-024	9808 MALLARD COVE CT	0.0902	\$ 52.64
10A	5	190	014-201-025	7462 SAMPLE AVE	0.0956	\$ 55.82
10A	5	191	014-201-026	2105 CORTINA CORTE	0.0925	\$ 53.98
10A	5	192	014-201-027	2115 CORTINA CORTE	0.0900	\$ 52.52
10A	5	193	014-201-028	2125 CORTINA CORTE	0.0900	\$ 52.52
10A	5	194	014-201-029	2135 CORTINA CORTE	0.0900	\$ 52.52
10A	5	195	014-200-004	2180 ORTA CORTE	0.0900	\$ 52.52
10A	5	196	014-200-003	2170 ORTA CORTE	0.0900	\$ 52.52
10A	5	197	014-200-002	2160 ORTE CORTE	0.0900	\$ 52.52
10A	5	198	014-200-001	2150 ORTA CORTE	0.1164	\$ 67.98
10A	5	199	014-200-008	10662 ROAD 28 1/2	0.1157	\$ 67.52
10A	5	200	014-200-007	2165 ORTA CORTA	0.0902	\$ 52.66
10A	5	201	014-200-006	2175 ORTA CORTE	0.0901	\$ 52.62
10A	5	202	014-200-005	2185 ORTA CORTE	0.0901	\$ 52.58
10A	5	203	014-200-012	11204 E CHILDS AVE	0.0900	\$ 52.52
10A	5	204	014-200-011	2810 IVERNESS DR	0.0900	\$ 52.52
10A	5	205	014-200-010	11204 CHILDS AVE	0.0900	\$ 52.52
10A	5	206	014-200-009	11204 CHILDS AVE	0.1153	\$ 67.28
10A	5	207	014-200-013	2405 GARDA CORTE	0.0962	\$ 56.16
10A	5	208	014-200-014	2415 GARDA CORTE	0.1207	\$ 70.44
10A	5	209	014-200-015	2410 GARDA CORTE	0.1053	\$ 61.44
10A	5	210	014-200-016	2400 GARDA CORTE	0.0904	\$ 52.76
10A	5	211	014-200-017	6619 PLYMOUTH ROAD	0.0901	\$ 52.60
10A	5	212	014-200-018	23710 ROAD 14	0.1182	\$ 69.02
10A	5	213	014-200-019	119 DIABLO VISTA CT	0.1008	\$ 58.86
10A	5	214	014-200-020	501 VIRGINIA ST	0.0902	\$ 52.66

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	5	215	014-200-021	2485 BELLA CORTE	0.0903	\$ 52.68
10A	5	216	014-200-022	1585 W TEDMAR AVE	0.1006	\$ 58.74
10A	5	217	014-200-023	2490 BELLA CORTE	0.1679	\$ 97.98
10A	5	218	014-200-024	2480 BELLA CORTE	0.1001	\$ 58.42
10A	5	219	014-200-030	825 SOUTH BARRINGTON AVENUE	0.1237	\$ 72.24
10A	5	220	014-200-029	825 SOUTH BARRINGTON AVENUE	0.1227	\$ 71.62
10A	5	221	014-200-025	825 SOUTH BARRINGTON AVENUE	0.0986	\$ 57.56
10A	5	222	014-200-026	825 SOUTH BARRINGTON AVENUE	0.0986	\$ 57.56
10A	5	223	014-200-027	825 SOUTH BARRINGTON AVENUE	0.0986	\$ 57.56
10A	5	224	014-200-028	825 SOUTH BARRINGTON AVENUE	0.0984	\$ 57.42
10A	5	225	014-200-055	4250 BRENTWOOD	0.0892	\$ 52.10
10A	5	226	014-200-056	PO BOX 218	0.0900	\$ 52.52
10A	5	227	014-200-057	825 SOUTH BARRINGTON AVENUE	0.0900	\$ 52.52
10A	5	228	014-200-058	3240 ARCADIAN ST	0.0893	\$ 52.12
10A	5	229	014-200-059	3518 PASEO VERDE	0.1325	\$ 77.36
10A	5	230	014-200-060	2430 CAPRI	0.0900	\$ 52.52
10A	5	231	014-200-061	2420 CAPRI	0.0900	\$ 52.52
10A	5	232	014-200-062	2410 CAPRI	0.0900	\$ 52.52
10A	5	233	014-200-063	2400 CAPRI	0.0900	\$ 52.52
10A	5	234	014-200-064	10591 JOHNSON AVE	0.0900	\$ 52.52
10A	5	235	014-200-065	P O BOX 59458	0.0900	\$ 52.52
10A	5	236	014-200-066	4088-B BEN HUR RD	0.0900	\$ 52.52
10A	5	237	014-200-067	2360 CAPRI	0.0900	\$ 52.52
10A	5	238	014-200-068	2350 CAPRI	0.0900	\$ 52.52
10A	5	239	014-200-069	2340 CAPRI	0.0893	\$ 52.14
10A	5	240	014-200-070	2090 SORRENTO	0.1300	\$ 75.86
10A	5	241	014-200-071	2080 SORRENTO	0.1285	\$ 75.04
10A	5	242	014-200-072	2070 SORRENTO	0.1285	\$ 75.04
10A	5	243	014-200-073	2060 SORRENTO DRIVE	0.1285	\$ 75.04
10A	5	244	014-200-074	P O BOX 384	0.1286	\$ 75.06
10A	5	245	014-201-030	1379 RIDGEMARK DR	0.1271	\$ 74.18
10A	5	246	014-201-031	2030 SORRENTO	0.1285	\$ 75.04
10A	5	247	014-201-032	PO BOX 384	0.1285	\$ 75.04
10A	5	248	014-201-033	825 SOUTH BARRINGTON AVENUE	0.1285	\$ 75.04
10A	5	249	014-201-034	825 SOUTH BARRINGTON AVENUE	0.1285	\$ 75.04
10A	5	250	014-201-035	2930 SAN MICHELE	0.1295	\$ 75.58

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	5	251	014-201-036	1075 CRESTON RD	0.0900	\$ 52.52
10A	5	252	014-201-037	PO BOX 1926	0.0900	\$ 52.52
10A	5	253	014-201-038	PO BOX 2896	0.1451	\$ 84.74
10A	5	254	014-201-039	2715 AMALFI	0.1264	\$ 73.80
10A	5	255	014-201-040	825 SOUTH BARRINGTON AVENUE	0.1285	\$ 75.04
10A	5	256	014-201-041	254 COLUMBIA AVE	0.1285	\$ 75.04
10A	5	257	014-201-042	2635 AMALFI	0.1285	\$ 75.04
10A	5	258	014-201-043	2645 AMALFI	0.1285	\$ 75.04
10A	5	259	014-200-048	2665 AMALFI	0.1349	\$ 78.74
10A	5	260	014-200-049	2675 AMALFI	0.1350	\$ 78.78
10A	5	261	014-200-050	2685 AMALFI DRIVE	0.1378	\$ 80.46
10A	5	262	014-200-051	2695 AMALFI	0.0972	\$ 56.72
10A	5	263	014-200-052	2705 AMALFI DRIVE	0.1082	\$ 63.14
10A	5	264	014-200-053	2715 AMALFI	0.1414	\$ 82.54
10A	5	265	014-200-054	2715 AMALFI	0.1414	\$ 82.54
10A	6	266	014-030-087	SBF FINANCIAL LLC	4.9779	\$ 2,905.92
10A	7	267	014-241-001	1260 41st AVENUE #O	0.0357	\$ 20.86
10A	7	268	014-241-002	1260 41ST AVENUE #O	0.0357	\$ 20.86
10A	7	269	014-241-003	1260 41st AVENUE #O	0.0357	\$ 20.86
10A	7	270	014-241-004	1260 41st AVENUE #O	0.0357	\$ 20.86
10A	7	271	014-241-005	1260 41ST AVENUE SUITE O	0.0357	\$ 20.86
10A	7	272	014-241-006	1260 41st AVENUE #O	0.0357	\$ 20.86
10A	7	273	014-241-007	1260 41st AVENUE #O	0.0357	\$ 20.86
10A	7	274	014-241-008	455 HILLVIEW DR	0.0547	\$ 31.90
10A	7	275	014-241-009	455 HILLVIEW DR	0.0539	\$ 31.50
10A	7	276	014-241-010	1260 41st AVENUE #O	0.0598	\$ 34.88
10A	7	277	014-241-011	1260 41st AVENUE #O	0.0284	\$ 16.60
10A	7	278	014-241-012	1260 41st AVENUE #O	0.0284	\$ 16.60
10A	7	279	014-241-013	4285 BLACKHAWK ST	0.0284	\$ 16.60
10A	7	280	014-241-014	1260 41st AVENUE #O	0.0284	\$ 16.60
10A	7	281	014-241-015	1260 41ST AVENUE STE O	0.0284	\$ 16.60
10A	7	282	014-241-016	1260 41st AVENUE SUITE O	0.0284	\$ 16.60
10A	7	283	014-241-017	1260 41ST AVENUE SUITE O	0.0284	\$ 16.60
10A	7	284	014-241-018	1260 41ST AVENUE SUITE O	0.0350	\$ 20.42
10A	7	285	014-241-019	MARTIN BOONE	0.0375	\$ 21.88
10A	7	286	014-241-087	1260 41st AVENUE #O	0.0485	\$ 28.34

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	7	287	014-241-086	1260 41st AVENUE #O	0.0502	\$ 29.30
10A	7	288	014-241-085	12605 APPALOOSA RD	0.0502	\$ 29.30
10A	7	289	014-241-084	1260 41ST AVENUE SUITE O	0.0502	\$ 29.30
10A	7	290	014-241-083	1260 41st AVENUE #O	0.0502	\$ 29.30
10A	7	291	014-241-082	1260 41st AVENUE #O	0.0481	\$ 28.06
10A	7	292	014-241-081	15252 ROAD 23	0.0501	\$ 29.26
10A	7	293	014-241-080	1260 41st AVENUE #O	0.0522	\$ 30.48
10A	7	294	014-241-079	1260 41st AVENUE #O	0.0522	\$ 30.48
10A	7	295	014-241-078	1260 41ST AVE STE O	0.0522	\$ 30.48
10A	7	296	014-241-077	P O BOX 277	0.0522	\$ 30.48
10A	7	297	014-241-076	PO BOX 845	0.0502	\$ 29.28
10A	7	298	014-241-075	1260 41st AVENUE #O	0.0385	\$ 22.44
10A	7	299	014-241-074	1260 41ST AVENUE STE O	0.0385	\$ 22.44
10A	7	300	014-241-073	1260 41st AVENUE #O	0.0385	\$ 22.44
10A	7	301	014-241-072	1260 41st AVENUE #O	0.0385	\$ 22.44
10A	7	302	014-241-071	1260 41st AVENUE #O	0.0385	\$ 22.46
10A	7	303	014-241-088	5001 E ROBERTSON BLVD	0.2438	\$ 142.30
10A	7	304	014-241-070	1260 41st AVENUE #O	0.0241	\$ 14.08
10A	7	305	014-241-069	1260 41st AVENUE #O	0.0319	\$ 18.62
10A	7	306	014-241-068	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	307	014-241-067	8070 LAKE SHORE DR	0.0334	\$ 19.50
10A	7	308	014-241-066	603 S G ST	0.0334	\$ 19.50
10A	7	309	014-241-065	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	310	014-241-064	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	311	014-241-063	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	312	014-241-062	1260 41st AVENUE #O	0.0425	\$ 24.80
10A	7	313	014-241-061	1 SANDY BEACH RD	0.0425	\$ 24.82
10A	7	314	014-241-060	43029 DEERHAVEN RD	0.0425	\$ 24.82
10A	7	315	014-241-059	3125 E ROBERTSON BLVD STE A	0.0425	\$ 24.82
10A	7	316	014-241-058	1260 41ST AVE STE O	0.0425	\$ 24.82
10A	7	317	014-241-057	1260 41st AVENUE #O	0.0366	\$ 21.36
10A	7	318	014-241-056	6673 DESERT SPRINGS ST	0.0546	\$ 31.90
10A	7	319	014-241-055	1260 41st AVENUE #O	0.0357	\$ 20.86
10A	7	320	014-241-054	1260 41st AVENUE #O	0.0357	\$ 20.86
10A	7	321	014-241-053	1260 41ST AVENUE SUITE O	0.0357	\$ 20.86
10A	7	322	014-241-052	1260 41st AVENUE #O	0.0357	\$ 20.86

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	7	323	014-241-051	1260 41st AVENUE #O	0.0373	\$ 21.76
10A	7	324	014-241-050	1260 41st AVENUE #O	0.0368	\$ 21.46
10A	7	325	014-241-049	1260 41st AVENUE #O	0.0618	\$ 36.10
10A	7	326	014-241-048	1260 41st AVENUE #O	0.0622	\$ 36.28
10A	7	327	014-241-047	1260 41st AVENUE #O	0.0622	\$ 36.28
10A	7	328	014-241-046	1260 41st AVENUE #O	0.0622	\$ 36.28
10A	7	329	014-241-045	1260 41st AVENUE #O	0.0622	\$ 36.28
10A	7	330	014-241-044	1260 41st AVENUE #O	0.0564	\$ 32.94
10A	7	331	014-241-043	1260 41st AVENUE #O	0.0498	\$ 29.04
10A	7	332	014-241-042	1260 41st AVENUE #O	0.0464	\$ 27.06
10A	7	333	014-241-041	1260 41st AVENUE #O	0.0318	\$ 18.56
10A	7	334	014-241-040	1260 41st AVENUE #O	0.0318	\$ 18.56
10A	7	335	014-241-039	P O BOX 277	0.0334	\$ 19.50
10A	7	336	014-241-038	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	337	014-241-037	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	338	014-241-036	1141 E ROYAL DORNOCH AVE	0.0334	\$ 19.50
10A	7	339	014-241-035	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	340	014-241-034	MARTIN BOONE	0.0334	\$ 19.50
10A	7	341	014-241-033	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	342	014-241-032	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	343	014-241-031	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	344	014-241-030	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	345	014-241-029	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	346	014-241-028	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	347	014-241-027	1260 41ST AVENUE SUITE O	0.0334	\$ 19.50
10A	7	348	014-241-026	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	349	014-241-025	1260 41st AVENUE SUITE O	0.0334	\$ 19.50
10A	7	350	014-241-024	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	351	014-241-023	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	352	014-241-022	1260 CANTERBURY CT	0.0334	\$ 19.50
10A	7	353	014-241-021	1260 41st AVENUE #O	0.0334	\$ 19.50
10A	7	354	014-241-020	1260 41st AVENUE SUITE O	0.0367	\$ 21.42
10A	7	355	014-240-001	17000 GRANITE FALLS WAY	0.2103	\$ 122.76
10A	7	356	014-240-002	17004 GRANITE FALLS WAY	0.2103	\$ 122.78
10A	7	357	014-240-003	17008 GRANITE FALLS WAY	0.2103	\$ 122.78
10A	7	358	014-240-004	17012 GRANITE FALLS WAY	0.2103	\$ 122.78

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	7	359	014-240-005	PO BOX 937	0.2103	\$ 122.78
10A	7	360	014-240-006	17020 GRANITE FALLS WAY	0.2103	\$ 122.78
10A	7	361	014-240-007	121 DOROTHY WAY	0.2103	\$ 122.78
10A	7	362	014-240-008	17028 GRANITE FALLS WAY	0.2086	\$ 121.78
10A	7	363	014-250-005	6521 CORDOBA RD #2	0.1726	\$ 100.74
10A	7	364	014-250-004	6521 CORDOBA RD #2	0.1614	\$ 94.20
10A	7	365	014-250-003	6521 CORDOBA RD #2	0.1623	\$ 94.72
10A	7	366	014-250-002	6521 CORDOBA RD #2	0.1631	\$ 95.24
10A	7	367	014-250-001	6521 CORDOBA RD #2	0.1533	\$ 89.50
10A	7	368	014-250-031	17046 GRAND ISLAND CT	0.1310	\$ 76.48
10A	7	369	014-250-030	17042 GRAND ISLAND COURT	0.0726	\$ 42.36
10A	7	370	014-250-029	6673 DESERT SPRINGS ST	0.0719	\$ 41.98
10A	7	371	014-250-028	1260 41ST AVENUE STE O	0.1132	\$ 66.06
10A	7	372	014-250-027	17030 GRAND ISLAND CT	0.1269	\$ 74.08
10A	7	373	014-250-026	17026 GRAND ISLAND CT	0.0728	\$ 42.48
10A	7	374	014-250-025	3791 CROWELL RD UNIT 300	0.0707	\$ 41.26
10A	7	375	014-250-024	PO BOX 277	0.1128	\$ 65.82
10A	7	376	014-250-023	17035 GOLDEN SANDS WAY	0.1513	\$ 88.34
10A	7	377	014-250-022	2351 WEST THOMASON PLACE	0.1514	\$ 88.38
10A	7	378	014-250-021	2351 W THOMASON PLACE	0.1514	\$ 88.40
10A	7	379	014-250-020	17023 GOLDEN SANDS WAY	0.1558	\$ 90.94
10A	7	380	014-250-019	PO BOX 340	0.1804	\$ 105.32
10A	7	381	014-250-018	PO BOX 340	0.2537	\$ 148.10
10A	7	382	014-250-017	17014 GOLDEN SANDS WAY	0.1594	\$ 93.02
10A	7	383	014-250-016	6521 CORDOBA RD #2	0.1594	\$ 93.04
10A	7	384	014-250-015	6521 CORDOBA RD #2	0.1594	\$ 93.04
10A	7	385	014-250-014	6521 CORDOBA RD #2	0.1698	\$ 99.14
10A	7	386	014-250-013	6521 CORDOBA RD #2	0.1782	\$ 104.04
10A	7	387	014-250-012	6521 CORDOBA RD #2	0.1592	\$ 92.92
10A	7	388	014-250-011	6521 CORDOBA RD #2	0.1592	\$ 92.92
10A	7	389	014-250-010	6521 CORDOBA RD #2	0.1869	\$ 109.10
10A	7	390	014-250-009	6521 CORDOBA RD #2	0.1868	\$ 109.02
10A	7	391	014-250-008	6521 CORDOBA RD #2	0.1591	\$ 92.86
10A	7	392	014-250-007	6521 CORDOBA RD #2	0.1591	\$ 92.86
10A	7	393	014-250-006	6521 CORDOBA RD #2	0.1765	\$ 103.04
10A	14	394	014-232-001	14005 SPYGLASS CIRCLE	0.2971	\$ 173.42

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	14	395	014-232-002	14005 SPYGLASS CIRCLE	0.2844	\$ 166.02
10A	14	396	014-231-001	14005 SPYGLASS CIRCLE	0.3070	\$ 179.20
10A	14	397	014-231-002	14035 SPYGLASS CIRCLE	0.3070	\$ 179.20
10A	14	398	014-231-003	14055 SPYGLASS CIRCLE	0.3070	\$ 179.20
10A	14	399	014-231-004	14065 SPYGLASS CIRCLE	0.2883	\$ 168.32
10A	14	400	014-231-005	PO BOX 430	0.2994	\$ 174.80
10A	14	401	014-231-006	14085 SPYGLASS CIRCLE	0.4141	\$ 241.74
10A	14	402	014-231-007	14095 SPYGLASS CIRCLE	0.4936	\$ 288.14
10A	14	403	014-231-008	14105 SPYGLASS CIRCLE	0.3709	\$ 216.50
10A	14	404	014-231-009	PO BOX 675	0.3066	\$ 178.96
10A	14	405	014-231-010	14125 SPYGLASS CIRCLE	0.3165	\$ 184.78
10A	14	406	014-231-011	14135 SPYGLASS CIRCLE	0.3165	\$ 184.74
10A	14	407	014-231-012	14145 SPYGLASS CIRCLE	0.3504	\$ 204.52
10A	14	408	014-231-013	14155 SPYGLASS CIRCLE	0.5775	\$ 337.12
10A	14	409	014-231-014	14165 SPYGLASS CIRCLE	0.5333	\$ 311.34
10A	14	410	014-231-015	14175 SPYGLASS CIRCLE	0.3360	\$ 196.14
10A	14	411	014-231-016	144 WEST LOOP	0.2945	\$ 171.90
10A	14	412	014-231-017	14195 SPYGLASS CIRCLE	0.3359	\$ 196.10
10A	14	413	014-231-020	14190 SPYGLASS CIR	0.2631	\$ 153.60
10A	14	414	014-231-021	14180 SPYGLASS CIRCLE	0.2823	\$ 164.82
10A	14	415	014-231-022	935 MICHIGAN AVE	0.3822	\$ 223.10
10A	14	416	014-231-023	935 MICHIGAN AVENUE	0.2651	\$ 154.78
10A	14	417	014-231-024	14120 SPYGLASS CIR	0.2431	\$ 141.88
10A	14	418	014-231-025	14110 SPYGLASS CIR	0.2431	\$ 141.88
10A	14	419	014-231-026	866 PINE STREET	0.2781	\$ 162.32
10A	14	420	014-231-027	7445 N LAGUNA VISTA	0.3049	\$ 178.00
10A	14	421	014-231-028	5200 CORANDA ST	0.2659	\$ 155.20
10A	14	422	014-231-029	6723 DE WOODY AVE	0.2659	\$ 155.20
10A	14	423	014-231-030	14030 SPYGLASS CIRCLE	0.2659	\$ 155.22
10A	14	424	014-231-031	610 DISCOVERY BAY BLVD	0.2659	\$ 155.20
10A	14	425	014-232-014	610 DISCOVERY BAY BLVD	0.2624	\$ 153.18
10A	14	426	014-232-015	610 DISCOVERY BAY BLVD	0.3320	\$ 193.82
10A	14	427	014-232-016	610 DISCOVERY BAY BLVD	0.3373	\$ 196.88
10A	14	428	014-232-017	610 DISCOVERY BAY BLVD	0.3576	\$ 208.76
10A	14	429	014-232-018	610 DISCOVERY BAY BLVD	0.2571	\$ 150.06
10A	14	430	014-232-019	610 DISCOVERY BAY BLVD	0.3500	\$ 204.30

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	14	431	014-232-020	610 DISCOVERY BAY BLVD	0.2546	\$ 148.64
10A	14	432	014-231-032	610 DISCOVERY BAY BLVD	0.3034	\$ 177.14
10A	14	433	014-231-033	14705 SPANISH BAY WAY	0.3034	\$ 177.10
10A	14	434	014-231-034	610 DISCOVERY BAY BLVD	0.3103	\$ 181.14
10A	14	435	014-231-035	610 DISCOVERY BAY BLVD	0.3237	\$ 188.94
10A	15	436	014-212-001	15630 TIBURON COURT	0.3021	\$ 176.36
10A	15	437	014-212-002	15640 TIBURON CT	0.2244	\$ 130.98
10A	15	438	014-212-003	15650 TIBURON COURT	0.2244	\$ 130.98
10A	15	439	014-212-004	610 DISCOVERY BAY BLVD	0.2244	\$ 130.98
10A	15	440	014-212-005	610 DISCOVERY BAY BLVD	0.2244	\$ 130.98
10A	15	441	014-212-006	610 DISCOVERY BAY BLVD	0.2244	\$ 130.98
10A	15	442	014-212-007	610 DISCOVERY BAY BLVD	0.2244	\$ 130.98
10A	15	443	014-212-008	610 DISCOVERY BAY BLVD	0.2722	\$ 158.92
10A	15	444	014-211-044	610 DISCOVERY BAY BLVD	0.2723	\$ 158.96
10A	15	445	014-211-002	15010 TORREY PINES CIR	0.2343	\$ 136.78
10A	15	446	014-211-003	15020 TORREY PINES CIRCLE	0.2658	\$ 155.18
10A	15	447	014-211-004	15030 TORRY PINES CIRCLE	0.2636	\$ 153.86
10A	15	448	014-211-005	15040 TORREY PINES	0.3052	\$ 178.16
10A	15	449	014-211-006	15050 TORREY PINES CIRCLE	0.3037	\$ 177.32
10A	15	450	014-211-007	15060 TORREY PINES CIR	0.4450	\$ 259.80
10A	15	451	014-211-008	2211 W MAGILL AVE	0.3566	\$ 208.14
10A	15	452	014-211-009	PO BOX 677	0.2747	\$ 160.36
10A	15	453	014-211-010	8195 LAKE SHORE DR	0.2430	\$ 141.88
10A	15	454	014-211-011	15100 TORREY PINES CIRCLE	0.2430	\$ 141.88
10A	15	455	014-211-012	1413 N KENWOOD ST	0.2430	\$ 141.88
10A	15	456	014-211-013	15120 TORRY PINES CIRCLE	0.2426	\$ 141.60
10A	15	457	014-211-014	15130 TORREY PINES CIRCLE	0.2749	\$ 160.48
10A	15	458	014-211-015	14385 SPYGLASS CIRCLE	0.3086	\$ 180.14
10A	15	459	014-211-016	15150 TORREY PINES CIRCLE	0.6130	\$ 357.86
10A	15	460	014-211-017	15160 TORREY PINES CIRCLE	0.2974	\$ 173.62
10A	15	461	014-211-018	15170 TORREY PINES CIR	0.2530	\$ 147.70
10A	15	462	014-211-019	15180 TORREY PINES CIR	0.2244	\$ 131.00
10A	15	463	014-211-020	1999 PINERIDGE DR	0.2244	\$ 131.00
10A	15	464	014-212-009	67 OUTLOOK CIRCLE	0.2244	\$ 131.00
10A	15	465	014-212-010	15210 TORREY PINES CIRCLE	0.2247	\$ 131.20
10A	15	466	014-212-011	15220 TORREY PINES CIRCLE	0.3098	\$ 180.82

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	15	467	014-212-012	15230 TORREY PINES CIRCLE	0.3863	\$ 225.48
10A	15	468	014-212-013	15635 TIBURON CT	0.3447	\$ 201.24
10A	15	469	014-212-014	15645 TIBURON COURT	0.2244	\$ 130.98
10A	15	470	014-212-015	15655 TIBURON COURT	0.2479	\$ 144.70
10A	15	471	014-212-016	610 DISCOVERY BAY BLVD	0.4611	\$ 269.16
10A	15	472	014-212-017	15265 TIBURON LANE	0.2376	\$ 138.68
10A	15	473	014-212-018	15275 TIBURON LANE	0.2431	\$ 141.88
10A	15	474	014-212-019	15285 TIBURON LANE	0.2702	\$ 157.72
10A	15	475	014-211-021	610 DISCOVERY BAY BLVD	0.3266	\$ 190.64
10A	15	476	014-211-022	15015 TORRY PINES CIRCLE	0.2698	\$ 157.50
10A	15	477	014-211-023	6 MEADOWS LOOP	0.3328	\$ 194.26
10A	15	478	014-211-024	1091 ENDERBY WAY	0.3439	\$ 200.78
10A	15	479	014-211-025	38798 ALTURA	0.2431	\$ 141.88
10A	15	480	014-211-026	15105 TORREY PINES CIRCLE	0.2431	\$ 141.88
10A	15	481	014-211-027	15115 TORREY PINES CIRCLE	0.2431	\$ 141.88
10A	15	482	014-211-028	15125 TORREY PINES CIR	0.2431	\$ 141.88
10A	15	483	014-211-029	15135 TORREY PINES CIRCLE	0.2777	\$ 162.12
10A	15	484	014-211-030	8490 LAKESHORE DR	0.3128	\$ 182.58
10A	15	485	014-211-031	15185 TORREY PINES CIRCLE	0.2431	\$ 141.88
10A	15	486	014-211-032	8328 ALPINE LAUREL WAY	0.2431	\$ 141.88
10A	15	487	014-212-020	15205 TORREY PINES CIRCLE	0.2431	\$ 141.88
10A	15	488	014-212-021	610 DISCOVERY BAY BLVD	0.2737	\$ 159.76
10A	7	489	014-231-018	14205 SPYGLASS CIRCLE	0.5016	\$ 292.82
10A	7	490	014-232-003	14215 SPYGLASS CIRCLE	0.3365	\$ 196.44
10A	7	491	014-232-004	14225 SPYGLASS CIRCLE	0.3365	\$ 196.46
10A	7	492	014-232-005	1947 HYDE PARK LN	0.3613	\$ 210.94
10A	7	493	014-232-006	14245 SPY GLASS CIRCLE	0.4106	\$ 239.66
10A	7	494	014-232-007	14255 SPYGLASS CIRCLE	0.4862	\$ 283.80
10A	7	495	014-233-001	14265 SPYGLASS CR	0.5360	\$ 312.88
10A	16	496	014-233-002	14275 SPYGLASS CIRCLE	0.4320	\$ 252.16
10A	16	497	014-233-003	697 PARVIN DR	0.3751	\$ 218.98
10A	16	498	014-233-004	14295 SPYGLASS CIRCLE	0.3632	\$ 212.00
10A	16	499	014-233-005	14305 SPYGLASS CIRCLE	0.3288	\$ 191.92
10A	16	500	014-233-006	14315 SPYGLASS CIRCLE	0.3155	\$ 184.20
10A	16	501	014-233-007	14325 SPYGLASS CIRCLE	0.3963	\$ 231.32
10A	16	502	014-233-008	14335 SPYGLASS CIR	0.3868	\$ 225.82

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	16	503	014-233-009	14345 SPYGLASS CIRCLE	0.3878	\$ 226.40
10A	16	504	014-233-010	14355 SPYGLASS CIRCLE	0.4008	\$ 233.94
10A	16	505	014-233-011	14365 SPYGLASS CIRCLE	0.4171	\$ 243.46
10A	16	506	014-234-001	14375 SPYGLASS SIR	0.4021	\$ 234.72
10A	16	507	014-234-002	14385 SPYGLASS CIRCLE	0.3203	\$ 186.96
10A	16	508	014-234-003	14395 SPYGLASS CIRCLE	0.3189	\$ 186.14
10A	16	509	014-234-004	14405 SPYGLASS CIRCLE	0.3371	\$ 196.76
10A	16	510	014-234-005	1658 CREST HILL WAY	0.3431	\$ 200.32
10A	16	511	014-234-006	14425 SPYGLASS CIR	0.4506	\$ 263.02
10A	17	512	014-234-007	14435 SPYGLASS CIRCLE	0.6778	\$ 395.70
10A	17	513	014-234-008	14445 SPYGLASS CIRCLE	0.6892	\$ 402.32
10A	16	514	014-234-009	1091 ENDERBY WAY	0.6120	\$ 357.26
10A	16	515	014-234-010	14465 SPYGLASS CIRCLE	0.4413	\$ 257.64
10A	16	516	014-234-011	14475 SPYGLASS CIRCLE	0.3197	\$ 186.64
10A	16	517	014-234-012	239 CANMORE COURT	0.2837	\$ 165.60
10A	16	518	014-234-013	14495 SPYGLASS CIRCLE	0.2766	\$ 161.48
10A	16	519	014-234-014	14505 SPYGLASS CIRCLE	0.2572	\$ 150.14
10A	16	520	014-234-015	14515 SPYGLASS CIRCLE	0.2524	\$ 147.34
10A	16	521	014-234-016	121 DOROTHY WAY	0.2851	\$ 166.42
10A	16	522	014-234-017	14520 SPYGLASS CIRCLE	0.3224	\$ 188.22
10A	16	523	014-234-018	14510 SPYGLASS CIR	0.2431	\$ 141.88
10A	16	524	014-234-019	21342 ROAD 15 1/2	0.2431	\$ 141.88
10A	16	525	014-234-020	14490 SPYGLASS CIRCLE	0.2431	\$ 141.88
10A	16	526	014-234-021	14480 SPYGLASS CIR	0.2843	\$ 165.94
10A	16	527	014-234-022	14460 SPYGLASS CIRCLE	0.3682	\$ 214.94
10A	16	528	014-234-023	14430 SPYGLASS AVE	0.3788	\$ 221.12
10A	16	529	014-234-024	14420 SPYGLASS CIRCLE	0.2752	\$ 160.68
10A	16	530	014-234-025	14410 SPYGLASS CIR	0.2483	\$ 144.94
10A	16	531	014-234-026	14400 SPYGLASS CIRCLE	0.2483	\$ 144.94
10A	16	532	014-234-027	14390 SPYGLASS CIRCLE	0.2483	\$ 144.94
10A	16	533	014-234-028	14380 SPYGLASS CIRCLE	0.2483	\$ 144.94
10A	16	534	014-234-029	14370 SPYGLASS CIRCLE	0.2972	\$ 173.50
10A	16	535	014-233-012	14360 SPYGLASS CIRCLE	0.2588	\$ 151.04
10A	16	536	014-233-013	2238 YORKTOWN SQ	0.2835	\$ 165.48
10A	16	537	014-233-014	14340 SPYGLASS CIRCLE	0.2835	\$ 165.48
10A	16	538	014-233-015	330 SHIELDS RD	0.2835	\$ 165.48

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	16	539	014-233-016	902 LAURYN RIDGE CT	0.2647	\$ 154.52
10A	16	540	014-233-017	7110 NW BIRCH PL	0.2740	\$ 159.96
10A	16	541	014-233-018	14280 SPYGLASS CIR	0.2740	\$ 159.96
10A	16	542	014-232-008	C/O RUSSELL DILL	0.2740	\$ 159.96
10A	16	543	014-232-009	3651 MIRA PACIFIC DR	0.2740	\$ 159.96
10A	16	544	014-232-010	14240 SPYGLASS CIRCLE	0.2740	\$ 159.96
10A	16	545	014-232-011	14230 SPYGLASS CIRCLE	0.2578	\$ 150.52
10A	16	546	014-232-012	14220 SPYGLASS CIR	0.2431	\$ 141.88
10A	16	547	014-232-013	14210 SPYGLASS CIRCLE	0.2431	\$ 141.88
10A	16	548	014-231-019	14200 SPYGLASS CIR	0.2431	\$ 141.88
10A	16	549	014-232-021	610 DISCOVERY BAY BLVD	0.3512	\$ 205.00
10A	16	550	014-232-022	610 DISCOVERY BAY BLVD	0.2401	\$ 140.14
10A	16	551	014-232-023	610 DISCOVERY BAY BLVD	0.3041	\$ 177.54
10A	16	552	014-232-024	610 DISCOVERY BAY BLVD	0.2930	\$ 171.04
10A	16	553	014-232-025	610 DISCOVERY BAY BLVD	0.2655	\$ 154.96
10A	16	554	014-232-026	14640 SPANISH BAY WAY	0.3088	\$ 180.26
10A	16	555	014-232-027	610 DISCOVERY BAY BLVD	0.3041	\$ 177.54
10A	16	556	014-232-028	14620 SPANISH BAY WAY	0.3041	\$ 177.54
10A	16	557	014-232-029	2922 STEVENS LANE	0.3041	\$ 177.54
10A	16	558	014-232-030	610 DISCOVERY BAY BLVD	0.2717	\$ 158.62
10A	17	559	014-191-001	5154 FRESNO RD	0.4023	\$ 234.86
10A	17	560	014-191-002	12505 PRAIRIE DUNES CIRCLE	0.4355	\$ 254.22
10A	17	561	014-191-003	12500 PRARIE DUNES CIRCLE	0.4486	\$ 261.86
10A	17	562	014-191-004	12510 PRAIRIE DUNES CIR	0.3776	\$ 220.44
10A	17	563	014-191-005	12415 PALISADES PLACE	0.4093	\$ 238.96
10A	17	564	014-191-006	12425 PALISADES PLACE	0.5989	\$ 349.58
10A	17	565	014-191-007	12435 PALISADES PL	0.3182	\$ 185.76
10A	17	566	014-191-008	2111 CHISIN COURT	0.2244	\$ 130.98
10A	17	567	014-191-009	12455 PALISADES PL	0.2244	\$ 130.98
10A	17	568	014-191-010	12465 PALISADES PL	0.2244	\$ 130.98
10A	17	569	014-191-011	14385 SPYGLASS CIRCLE	0.2244	\$ 130.98
10A	17	570	014-191-012	12485 PALISADES PL	0.2917	\$ 170.28
10A	17	571	014-191-013	12495 PALISADES PL	0.5717	\$ 333.74
10A	17	572	014-191-014	12490 PALISADES PLACE	0.3025	\$ 176.56
10A	17	573	014-191-015	12480 PALISADES PL	0.2325	\$ 135.70
10A	17	574	014-191-016	1159 C ST	0.3046	\$ 177.80

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	17	575	014-191-017	12460 PALISADES PL	0.2456	\$ 143.40
10A	17	576	014-191-018	P O BOX 378	0.2300	\$ 134.24
10A	17	577	014-191-019	12410 PALISADES PLACE	0.4493	\$ 262.30
10A	17	578	014-191-020	12195 PHEASANT RUN BLVD	0.2213	\$ 129.22
10A	17	579	014-191-021	12185 PHEASANT RUN BLVD	0.3319	\$ 193.76
10A	17	580	014-191-022	174 IRIS BLOSSOM COURT	0.4131	\$ 241.14
10A	17	581	014-191-023	12165 PHEASANT RUN BLVD	0.3657	\$ 213.50
10A	17	582	014-191-024	12155 PHEASANT RUN BLVD	0.3482	\$ 203.26
10A	17	583	014-191-025	12145 PHEASANT RUN BLVD	0.3798	\$ 221.74
10A	17	584	014-191-026	12135 PHEASANT RUN BLVD	0.3870	\$ 225.92
10A	17	585	014-191-027	12125 PHEASANT RUN	0.7229	\$ 422.02
10A	17	586	014-193-001	12115 PHEASANT RUN BLVD	0.4811	\$ 280.86
10A	17	587	014-193-002	12105 PHEASANT RUN BOULEVARD	0.3671	\$ 214.32
10A	17	588	014-193-003	4843 RUE LOIRET	0.3131	\$ 182.76
10A	17	589	014-193-004	12085 PHEASANT RUN BLVD	0.2673	\$ 156.06
10A	17	590	014-193-005	12075 PHEASANT RUN	0.2549	\$ 148.82
10A	17	591	014-193-006	23814 ROAD 18 3/4	0.2494	\$ 145.58
10A	17	592	014-193-007	12055 PHEASANT RUN BLVD	0.2438	\$ 142.32
10A	17	593	014-193-008	12045 PHEASANT RUN BLVD	0.2382	\$ 139.08
10A	17	594	014-193-009	12035 PHEASANT RUN	0.2323	\$ 135.58
10A	17	595	014-193-010	12025 PHEASANT RUN BLVD	0.2139	\$ 124.86
10A	17	596	014-193-011	P O BOX 532	0.2128	\$ 124.26
10A	17	597	014-193-012	12005 PHEASANT RUN BLVD	0.2672	\$ 156.00
10A	17	598	014-193-013	38798 ALTURA	0.3572	\$ 208.50
10A	17	599	014-193-014	485 MAIDEN SPRING WAY	0.2759	\$ 161.04
10A	17	600	014-193-015	12030 PHEASANT RUN BLVD	0.2452	\$ 143.16
10A	17	601	014-193-016	12040 PHEASANT RUN BLVD	0.2452	\$ 143.16
10A	17	602	014-193-017	12050 PHEASANT RUN BLVD	0.2460	\$ 143.60
10A	17	603	014-193-018	2129 101ST ST S.E.	0.2551	\$ 148.94
10A	17	604	014-193-019	12070 PHEASANT RUN BLVD	0.2686	\$ 156.80
10A	17	605	014-193-020	12080 PHEASANT RUN	0.4138	\$ 241.54
10A	17	606	014-193-021	12090 PHEASANT RUN BOULEVARD	0.4368	\$ 254.96
10A	17	607	014-191-028	935 MICHIGAN AVE	0.4137	\$ 241.52
10A	17	608	014-191-029	PO BOX 561	0.3354	\$ 195.78
10A	17	609	014-191-030	12140 PHEASANT RUN BOULEVARD	0.3325	\$ 194.08
10A	17	610	014-191-031	12150 PHEASANT RUN BLVD	0.3050	\$ 178.08

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	17	611	014-192-001	12300 POPPY HILLS AVE	0.3882	\$ 226.62
10A	17	612	014-192-002	3297 BEL MIRA WAY	0.3020	\$ 176.30
10A	17	613	014-192-003	15432 AVENUE 18	0.3228	\$ 188.44
10A	17	614	014-192-004	P O BOX 717	0.3346	\$ 195.34
10A	17	615	014-192-005	12340 POPPY HILLS AVENUE	0.3603	\$ 210.32
10A	17	616	014-192-006	12350 POPPY HILLS AVE	0.3662	\$ 213.80
10A	17	617	014-192-007	12360 POPPY HILLS AVE	0.4709	\$ 274.90
10A	17	618	014-192-008	12365 POPPY HILLS AVE	0.5846	\$ 341.28
10A	17	619	014-192-009	12355 POPPY HILLS AVENUE	0.4643	\$ 271.04
10A	17	620	014-192-010	24476 HENRY MILLER ROAD	0.3690	\$ 215.38
10A	17	621	014-192-011	12335 POPPY HILLS AVE	0.4013	\$ 234.26
10A	17	622	014-192-012	733 PIERCY RD	0.4700	\$ 274.36
10A	17	623	014-192-013	48244 SAWLEAF ST	0.4618	\$ 269.58
10A	17	624	014-192-014	12305 POPPY HILLS AVE	0.4505	\$ 263.00
10A	17	625	014-191-032	12295 POPPY HILLS DRIVE	0.4149	\$ 242.20
10A	17	626	014-191-033	12170 PHEASANT RUN	0.4973	\$ 290.34
10A	17	627	014-191-034	12180 PHEASANT RUN BLVD	0.5376	\$ 313.84
10A	17	628	014-191-035	12190 PHEASANT RUN BLVD	0.4021	\$ 234.76
10A	17	629	014-191-036	12200 PHEASANT RUN BLVD	0.4846	\$ 282.90
10A	17	630	014-191-037	12210 PHEASANT RUN BOULEVARD	0.5450	\$ 318.14
10A	18	631	014-160-001	11234 MALLARD COVE DR	0.2789	\$ 162.84
10A	18	632	014-160-002	11244 MALLARD COVE DR	0.3674	\$ 214.48
10A	18	633	014-160-003	2655 PRESCOTT AVE	0.2983	\$ 174.16
10A	18	634	014-160-004	11274 MONTERRA LN	0.2284	\$ 133.32
10A	18	635	014-160-005	11284 MONTERRA LANE	0.2589	\$ 151.14
10A	18	636	014-160-006	11007 MALIBU AVE	0.2647	\$ 154.54
10A	18	637	014-160-007	11003 MALIBU AVENUE	0.3218	\$ 187.82
10A	18	638	014-160-008	1838 NASH DR	0.3539	\$ 206.60
10A	18	639	014-160-009	11208 MYRTLEWOOD DRIVE	0.2730	\$ 159.38
10A	18	640	014-160-010	PO BOX 790	0.2382	\$ 139.06
10A	18	641	014-160-011	15190 TORRY PINES CIR	0.1958	\$ 114.28
10A	18	642	014-160-012	11213 MYRTLEWOOD DR	0.2763	\$ 161.30
10A	18	643	014-160-013	11217 MYRTLEWOOD DR	0.3189	\$ 186.14
10A	18	644	014-160-014	11223 MALLARD COVE DR	0.2226	\$ 129.98
10A	18	645	014-160-015	11227 MALLARD COVE DR	0.2272	\$ 132.60
10A	18	646	014-160-016	19238 6TH AVE	0.2237	\$ 130.60

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	18	647	014-160-017	2564 WISTERIA CT	0.2261	\$ 132.02
10A	18	648	014-160-018	11243 MALLARD COVE DR	0.2507	\$ 146.38
10A	18	649	014-160-019	11247 MALLARD COVE DRIVE	0.2169	\$ 126.60
10A	18	650	014-160-020	11253 MALLARD COVE DR	0.2161	\$ 126.14
10A	18	651	014-160-021	733 PIERCY RD	0.2392	\$ 139.66
10A	18	652	014-160-022	779 HILLSBORO WAY	0.2101	\$ 122.64
10A	18	653	014-160-023	11267 MALLARD COVE DR	0.3870	\$ 225.94
10A	18	654	014-160-024	11273 MONTERRA LANE	0.2842	\$ 165.88
10A	18	655	014-160-025	11277 MONTERRA LN	0.1891	\$ 110.36
10A	18	656	014-160-026	11283 MONTERRA LANE	0.1853	\$ 108.16
10A	18	657	014-160-027	779 HILLSBORO WAY	0.2734	\$ 159.60
10A	18	658	014-160-028	11307 MONARCH ROAD	0.2613	\$ 152.56
10A	18	659	014-160-029	15190 TORRY PINES CIR	0.1800	\$ 105.06
10A	18	660	014-160-030	11317 MONARCH RD	0.1800	\$ 105.06
10A	18	661	014-160-031	11323 MONARCH ROAD	0.1800	\$ 105.06
10A	18	662	014-160-032	11327 MONARCH ROAD	0.2315	\$ 135.12
10A	18	663	014-160-033	11333 MONARCH RD	0.3001	\$ 175.20
10A	18	664	014-160-034	733 PIERCY RD	0.2733	\$ 159.52
10A	18	665	014-160-035	4253 LITTLEWORTH WAY	0.2139	\$ 124.88
10A	18	666	014-160-036	11347 MUIRFIELD RD	0.2286	\$ 133.44
10A	18	667	014-160-037	11353 MUIRFIELD RD	0.2824	\$ 164.88
10A	18	668	014-160-038	2360 NINA ST	0.3095	\$ 180.68
10A	18	669	014-160-039	6235 ROBIN RIDGE CT	0.1989	\$ 116.10
10A	18	670	014-160-040	11367 MISSION HILLS TER	0.1992	\$ 116.30
10A	18	671	014-160-041	11204 CHILDS AVE	0.1992	\$ 116.30
10A	18	672	014-160-042	11377 MISSION HILLS TERRACE	0.1992	\$ 116.30
10A	18	673	014-160-043	6386 E INYO ST	0.1992	\$ 116.30
10A	18	674	014-160-044	15185 TORREY PINES CIRCLE	0.1992	\$ 116.30
10A	18	675	014-160-045	11393 MISSION HILLS TERRACE	0.2657	\$ 155.12
10A	18	676	014-160-046	ROBERT RALPH ALKEMA	0.2703	\$ 157.78
10A	18	677	014-160-047	11384 MISSION HILLS TERRACE	0.1800	\$ 105.06
10A	18	678	014-160-048	3040 GOLF DR W	0.1800	\$ 105.06
10A	18	679	014-160-049	11374 MISSION HILLS TERRACE	0.1800	\$ 105.06
10A	18	680	014-160-050	11368 MISSION HILLS TER	0.1800	\$ 105.06
10A	18	681	014-160-051	11364 MISSION HILLS TERRACE	0.1800	\$ 105.06
10A	18	682	014-160-052	1625 HOWARD RD #239	0.2343	\$ 136.78

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	18	683	014-160-053	11328 MONARCH RD	0.2677	\$ 156.30
10A	18	684	014-160-054	3140 AUGUSTA	0.1800	\$ 105.06
10A	18	685	014-160-055	11318 MONARCH RD	0.1800	\$ 105.06
10A	18	686	014-160-056	2270 S MIAMI AVENUE	0.1800	\$ 105.06
10A	18	687	014-160-057	8430 LAKESHORE DRIVE	0.1800	\$ 105.06
10A	18	688	014-160-058	11304 MONARCH ROAD	0.2629	\$ 153.44
10A	18	689	014-160-059	121 DOROTHY WAY	0.2161	\$ 126.16
10A	18	690	014-160-060	30624 HIGHWAY 145	0.1849	\$ 107.94
10A	18	691	014-160-061	14005 COYOTE ROAD	0.1849	\$ 107.92
10A	18	692	014-160-062	257 CAASTRO STREET STE 201	0.1875	\$ 109.48
10A	18	693	014-160-063	11034 MALIBU AVE	0.1913	\$ 111.70
10A	18	694	014-160-064	8790 LAGUNA ST	0.1913	\$ 111.70
10A	18	695	014-160-065	11044 MALIBU AVENUE	0.1909	\$ 111.42
10A	18	696	014-160-066	11204 CHILDS AVE	0.1921	\$ 112.12
10A	18	697	014-180-037	1091 ENDERBY WAY	0.1848	\$ 107.90
10A	18	698	014-180-038	11058 MALIBU AVE	0.1849	\$ 107.92
10A	18	699	014-180-039	11064 MALIBU AVE	0.1849	\$ 107.92
10A	18	700	014-180-040	11068 MALIBU AVE	0.1849	\$ 107.92
10A	18	701	014-180-041	11074 MALIBU AVE	0.1849	\$ 107.92
10A	18	702	014-180-042	13312 SEMORA PL	0.1849	\$ 107.92
10A	18	703	014-180-036	11503 MEADOW BROOK LANE	0.2255	\$ 131.62
10A	18	704	014-180-035	11497 MEADOW BROOK LN	0.1800	\$ 105.06
10A	18	705	014-180-034	11493 MEADOW BROOK LN	0.1800	\$ 105.06
10A	18	706	014-180-033	11487 MEADOW BROOK LN	0.1800	\$ 105.06
10A	18	707	014-180-032	11483 MEADOW BROOK LANE	0.1818	\$ 106.12
10A	18	708	014-180-031	11477 MEADOW BROOK LN	0.1889	\$ 110.28
10A	18	709	014-180-030	11473 MEADOW BROOK LN	0.2056	\$ 120.04
10A	18	710	014-180-029	11467 MEADOW BROOK LN	0.3333	\$ 194.58
10A	18	711	014-180-028	11463 MIRAGE DR	0.4815	\$ 281.08
10A	18	712	014-180-027	11457 MIRAGE DR	0.2126	\$ 124.08
10A	18	713	014-180-026	11453 MIRAGE DR	0.1856	\$ 108.36
10A	18	714	014-180-025	15190 TORREY PINES CIRCLE	0.1825	\$ 106.56
10A	18	715	014-180-024	11443 MIRAGE DR	0.1870	\$ 109.16
10A	18	716	014-180-023	11437 MIRAGE DR	0.2233	\$ 130.36
10A	18	717	014-180-022	11433 MAKENA DR	0.2225	\$ 129.90
10A	18	718	014-180-021	3240 ARCADIAN ST	0.1797	\$ 104.90

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	18	719	014-180-020	11423 MAKENA DR	0.1806	\$ 105.42
10A	18	720	014-180-019	14162 LINDY LANE	0.1824	\$ 106.48
10A	18	721	014-180-018	38798 ALTURA	0.1808	\$ 105.52
10A	18	722	014-180-017	11407 MAKENA	0.1799	\$ 105.02
10A	18	723	014-180-016	11403 MAKENA DR	0.2353	\$ 137.34
10A	18	724	014-180-015	11079 MALIBU AVENUE	0.2545	\$ 148.54
10A	18	725	014-180-014	11075 MALIBU AVE	0.2189	\$ 127.76
10A	18	726	014-180-013	11069 MALIBU AVE	0.2189	\$ 127.76
10A	18	727	014-180-012	11065 MALIBU AVENUE	0.2607	\$ 152.22
10A	18	728	014-180-011	11630 MAJESTIC OAKS LANE	0.2325	\$ 135.72
10A	18	729	014-180-010	11620 MAJESTIC OAKS LANE	0.1915	\$ 111.78
10A	18	730	014-180-009	11610 MAJESTIC OAKS LANE	0.1915	\$ 111.78
10A	18	731	014-180-008	11600 MAJESTIC OAKS LN	0.2712	\$ 158.32
10A	18	732	014-180-007	3040 GOLF DR W	0.2051	\$ 119.72
10A	18	733	014-180-006	11625 MAJESTIC OAKS LN	0.1816	\$ 106.00
10A	18	734	014-180-005	11635 MAJESTIC OAKS LANE	0.1686	\$ 98.44
10A	18	735	014-180-004	2431 CORNERSTONE	0.1962	\$ 114.54
10A	18	736	014-180-003	11452 MIRAGE DR	0.3483	\$ 203.30
10A	18	737	014-180-002	339 COLUMBIA CIR	0.2137	\$ 124.76
10A	18	738	014-180-001	11442 MIRAGE DR	0.2893	\$ 168.90
10A	19	739	014-220-001	610 DISCOVERY BAY BLVD	0.2868	\$ 167.42
10A	19	740	014-220-002	610 DISCOVERY BAY BLVD	0.2638	\$ 153.98
10A	19	741	014-220-003	610 DISCOVERY BAY BLVD	0.2961	\$ 172.86
10A	19	742	014-220-004	610 DISCOVERY BAY BLVD	0.2851	\$ 166.44
10A	19	743	014-220-005	610 DISCOVERY BAY BLVD	0.2412	\$ 140.78
10A	19	744	014-220-006	610 DISCOVERY BAY BLVD	0.2412	\$ 140.78
10A	19	745	014-220-007	610 DISCOVERY BAY BLVD	0.2803	\$ 163.62
10A	19	746	014-220-008	610 DISCOVERY BAY BLVD	0.3816	\$ 222.74
10A	19	747	014-220-009	610 DISCOVERY BAY BLVD	0.4704	\$ 274.62
10A	19	748	014-220-010	610 DISCOVERY BAY BLVD	0.4288	\$ 250.30
10A	19	749	014-220-011	610 DISCOVERY BAY BLVD	0.4115	\$ 240.20
10A	19	750	014-220-012	610 DISCOVERY BAY BLVD	0.4404	\$ 257.12
10A	19	751	014-220-013	610 DISCOVERY BAY BLVD	0.3446	\$ 201.18
10A	19	752	014-220-014	610 DISCOVERY BAY BLVD	0.4039	\$ 235.76
10A	19	753	014-220-015	610 DISCOVERY BAY BLVD	0.2889	\$ 168.64
10A	19	754	014-220-016	610 DISCOVERY BAY BLVD	0.3484	\$ 203.36

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	19	755	014-220-017	610 DISCOVERY BAY BLVD	0.2953	\$ 172.40
10A	19	756	014-220-018	610 DISCOVERY BAY BLVD	0.3624	\$ 211.56
10A	19	757	014-220-019	610 DISCOVERY BAY BLVD	0.3970	\$ 231.76
10A	19	758	014-220-020	610 DISCOVERY BAY BLVD	0.3970	\$ 231.76
10A	19	759	014-220-021	610 DISCOVERY BAY BLVD	0.3334	\$ 194.64
10A	19	760	014-220-022	610 DISCOVERY BAY BLVD	0.5070	\$ 295.98
10A	19	761	014-220-023	610 DISCOVERY BAY BLVD	0.4502	\$ 262.84
10A	19	762	014-220-024	610 DISCOVERY BAY BLVD	0.3155	\$ 184.16
10A	19	763	014-220-025	610 DISCOVERY BAY BLVD	0.3580	\$ 209.00
10A	19	764	014-220-064	610 DISCOVERY BAY BLVD	0.3256	\$ 190.10
10A	19	765	014-220-027	610 DISCOVERY BAY BLVD	0.3312	\$ 193.34
10A	19	766	014-220-028	610 DISCOVERY BAY BLVD	0.3067	\$ 179.02
10A	19	767	014-220-029	610 DISCOVERY BAY BLVD	0.2919	\$ 170.40
10A	19	768	014-220-030	610 DISCOVERY BAY BLVD	0.2813	\$ 164.20
10A	19	769	014-220-031	610 DISCOVERY BAY BLVD	0.4066	\$ 237.34
10A	19	770	014-220-032	610 DISCOVERY BAY BLVD	0.3970	\$ 231.76
10A	19	771	014-220-033	610 DISCOVERY BAY BLVD	0.3688	\$ 215.28
10A	19	772	014-220-034	610 DISCOVERY BAY BLVD	0.2987	\$ 174.38
10A	19	773	014-220-035	610 DISCOVERY BAY BLVD	0.2978	\$ 173.86
10A	19	774	014-220-036	610 DISCOVERY BAY BLVD	0.3521	\$ 205.54
10A	19	775	014-220-037	610 DISCOVERY BAY BLVD	0.3538	\$ 206.56
10A	19	776	014-220-038	610 DISCOVERY BAY BLVD	0.3605	\$ 210.42
10A	19	777	014-220-039	610 DISCOVERY BAY BLVD	0.4099	\$ 239.26
10A	19	778	014-220-040	610 DISCOVERY BAY BLVD	0.4600	\$ 268.52
10A	19	779	014-220-041	610 DISCOVERY BAY BLVD	0.4652	\$ 271.56
10A	19	780	014-220-042	610 DISCOVERY BAY BLVD	0.5189	\$ 302.90
10A	19	781	014-220-043	PO BOX 277	0.4128	\$ 240.98
10A	19	782	014-220-044	HARMON FINANCIAL CORPORATION	0.3251	\$ 189.80
10A	19	783	014-220-045	PO BOX 3966	0.2810	\$ 164.02
10A	19	784	014-220-046	HARMON FINANCIAL CORPORATION	0.3338	\$ 194.86
10A	19	785	014-220-047	ROBERT H FLORSHELM	0.3380	\$ 197.32
10A	19	786	014-220-048	13085 RIDGEWOOD WAY	0.2844	\$ 166.00
10A	19	787	014-220-049	HARMON FINANCIAL CORPORATION	0.2412	\$ 140.80
10A	19	788	014-220-050	2351 W THOMASON PL	0.2412	\$ 140.80
10A	19	789	014-220-051	13055 RIDGEWOOD WAY	0.2412	\$ 140.80
10A	19	790	014-220-052	2351 W THOMASON PLACE	0.2411	\$ 140.78

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	20	791	014-171-001	14399 SILK OAK LANE	0.3349	\$ 195.50
10A	20	792	014-171-002	14399 SILK OAK LANE	0.5036	\$ 293.98
10A	20	793	014-171-003	14399 SILK OAK LANE	0.4213	\$ 245.92
10A	20	794	014-171-004	14399 SILK OAK LANE	0.4425	\$ 258.32
10A	20	795	014-171-005	14399 SILK OAK LANE	0.6118	\$ 357.16
10A	20	796	014-171-006	14399 SILK OAK LANE	0.6584	\$ 384.34
10A	20	797	014-171-007	14399 SILK OAK LANE	0.6063	\$ 353.94
10A	20	798	014-171-008	14399 SILK OAK LANE	0.6067	\$ 354.18
10A	20	799	014-171-009	14399 SILK OAK LANE	0.5914	\$ 345.26
10A	20	800	014-171-010	14399 SILK OAK LANE	0.5114	\$ 298.54
10A	20	801	014-171-025	14399 SILK OAK LANE	0.6257	\$ 365.24
10A	20	802	014-171-026	14399 SILK OAK LANE	0.4229	\$ 246.88
10A	20	803	014-171-027	14399 SILK OAK LANE	0.3405	\$ 198.76
10A	20	804	014-171-015	14399 SILK OAK LANE	0.3292	\$ 192.18
10A	20	805	014-171-016	14399 SILK OAK LANE	0.3690	\$ 215.38
10A	20	806	014-171-017	14399 SILK OAK LANE	0.3461	\$ 202.02
10A	20	807	014-171-018	14399 SILK OAK LANE	0.3854	\$ 225.00
10A	20	808	014-171-019	14399 SILK OAK LANE	0.4070	\$ 237.58
10A	21	809	014-173-013	STERLING PACIFIC LENDING INC	0.6984	\$ 407.72
10A	21	810	014-173-014	ROBERT RALPH ALKEMA	0.4931	\$ 287.82
10A	21	811	014-173-015	STERLING PACIFIC LENDING INC	0.3477	\$ 202.98
10A	21	812	014-173-016	ROBERT RALPH ALKEMA	0.3540	\$ 206.64
10A	21	813	014-173-017	STERLING PACIFIC LENDING INC	0.3556	\$ 207.58
10A	21	814	014-172-001	6485 N PALM AVE STE 105	0.5122	\$ 299.00
10A	21	815	014-172-002	STERLING PACIFIC LENDING IN	0.3232	\$ 188.68
10A	21	816	014-172-003	PMB 200	0.3482	\$ 203.28
10A	21	817	014-172-004	STERLING PACIFIC LENDING INC	0.3482	\$ 203.28
10A	21	818	014-172-005	11204 CHILDS AVE	0.3482	\$ 203.28
10A	21	819	014-172-006	STERLING PACIFIC LENDING INC	0.3482	\$ 203.28
10A	21	820	014-172-007	ROBERT RALPH ALKEMA	0.3482	\$ 203.28
10A	21	821	014-172-008	PO BOX 938	0.3482	\$ 203.28
10A	21	822	014-172-009	PO BOX 635	0.3482	\$ 203.28
10A	21	823	014-172-010	1415 MILES RD	0.3482	\$ 203.28
10A	21	824	014-172-011	11204 CHILDS AVE	0.3482	\$ 203.28
10A	21	825	014-172-012	11204 E CHILDS AVE	0.3482	\$ 203.28
10A	21	826	014-172-013	ROBERT RALPH ALKEMA	0.2914	\$ 170.08

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	21	827	014-172-014	PO BOX 580	0.4235	\$ 247.24
10A	21	828	014-172-019	5070 N SIXTH ST #103	0.3750	\$ 218.88
10A	21	829	014-172-020	1205 FREEDOM BLVD STE #2	0.4139	\$ 241.62
10A	22	830	014-173-001	1260 41ST AVE STE O	0.5008	\$ 292.34
10A	22	831	014-173-002	1205 FREEDOM BOULEVARD #2	0.5048	\$ 294.66
10A	22	832	014-173-003	STERLING PACIFIC LENDING INC	0.4243	\$ 247.70
10A	22	833	014-173-004	11560 SPUR ROAD	0.3697	\$ 215.80
10A	22	834	014-173-005	STERLING PACIFIC LENDING INC	0.3654	\$ 213.32
10A	22	835	014-173-006	526A CROSS STREET	0.3539	\$ 206.62
10A	22	836	014-173-007	STERLING PACIFIC LENDING INC	0.4024	\$ 234.88
10A	22	837	014-173-008	11204 CHILDS AVE	0.3481	\$ 203.24
10A	22	838	014-173-009	1205 FREEDOM BLVD STE #2	0.4062	\$ 237.12
10A	22	839	014-173-010	828 PELTON AVENUE	0.3701	\$ 216.06
10A	22	840	014-173-011	11204 CHILDS AVE	0.3195	\$ 186.52
10A	21	841	014-173-012	STERLING PACIFIC LENDING INC	0.5276	\$ 308.00
10A	23	842	014-141-001	9000 HUNTERS CREEK WAY	0.3909	\$ 228.22
10A	23	843	014-141-002	9010 HUNTERS CREEK WAY	0.2072	\$ 120.96
10A	23	844	014-141-003	9020 HUNTERS CREEK WAY	0.2101	\$ 122.66
10A	23	845	014-141-004	103 LA PAZ CT	0.2075	\$ 121.12
10A	23	846	014-141-005	9040 HUNTERS CREEK WAY	0.2004	\$ 117.00
10A	23	847	014-141-006	9050 HUNTERS CREEK WAY	0.1956	\$ 114.16
10A	23	848	014-141-007	1159 SUMMERWIND WAY	0.1935	\$ 112.96
10A	23	849	014-141-008	9070 HUNTERS CREEK WAY	0.1913	\$ 111.66
10A	23	850	014-141-009	9080 HUNTERS CREEK WAY	0.2056	\$ 120.00
10A	23	851	014-141-010	9090 HUNTERS CREEK WAY	0.2147	\$ 125.32
10A	23	852	014-141-011	9100 HUNTERS CREEK WY	0.2195	\$ 128.14
10A	23	853	014-141-012	9110 HUNTERS CREEK WAY	0.2235	\$ 130.50
10A	23	854	014-141-013	9120 HUNTERS CREEK WAY	0.2222	\$ 129.70
10A	23	855	014-141-014	PO BOX 405	0.2118	\$ 123.64
10A	23	856	014-150-001	9140 HUNTERS CREEK WAY	0.2389	\$ 139.44
10A	23	857	014-150-002	9150 HUNTERS CREEK	0.2053	\$ 119.86
10A	23	858	014-150-003	9160 HUNTERS CREEK WAY	0.2053	\$ 119.86
10A	23	859	014-150-004	9170 HUNTERS CREEK WAY	0.2079	\$ 121.38
10A	23	860	014-150-005	9180 HUNTERS CREEK WAY	0.2372	\$ 138.46
10A	23	861	014-150-006	9190 HUNTERS CREEK WAY	0.2398	\$ 139.98
10A	23	862	014-150-007	9200 HUNTERS CREEK WAY	0.2417	\$ 141.08

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	23	863	014-150-008	9210 HUNTERS CREEK WAY	0.2434	\$ 142.08
10A	23	864	014-150-009	PO BOX 517	0.2447	\$ 142.82
10A	23	865	014-150-010	9230 HUNTRS CREEK WAY	0.2463	\$ 143.80
10A	23	866	014-150-011	PO BOX 681	0.2245	\$ 131.08
10A	23	867	014-150-012	9250 HUNTERS CREEK WAY	0.2108	\$ 123.06
10A	23	868	014-150-013	2497 VENTURER LN	0.2075	\$ 121.14
10A	23	869	014-150-014	9270 HUNTERS CREEK WAY	0.2052	\$ 119.78
10A	23	870	014-150-015	9280 HUNTERS CREEK WAY	0.3652	\$ 213.18
10A	23	871	014-150-016	9290 HILLSBOROUGH WAY	0.3939	\$ 229.96
10A	23	872	014-150-017	9300 HILLSBOROUGH WAY	0.2209	\$ 128.96
10A	23	873	014-150-018	9310 HILLSBOROUGH WAY	0.2090	\$ 122.00
10A	23	874	014-150-019	ATTN: SHERRY GRAZIANO	0.2267	\$ 132.34
10A	23	875	014-150-020	9330 HILLSBOROUGH WAY	0.2259	\$ 131.86
10A	24	876	014-150-021	9340 HILLSBOROUGH WAY	0.2242	\$ 130.88
10A	24	877	014-150-022	9350 HILLSBOROUGH WAY	0.2123	\$ 123.92
10A	24	878	014-150-023	9360 HILLSBOROUGH WAY	0.2142	\$ 125.04
10A	24	879	014-150-024	9370 HILLSBOROUGH WAY	0.2672	\$ 155.98
10A	24	880	014-150-025	9380 HILLSBOROUGH WAY	0.2231	\$ 130.24
10A	24	881	014-150-026	9390 HILLSBOROUGH WAY	0.1953	\$ 114.02
10A	24	882	014-150-027	9400 HILLSBOROUGH WAY	0.1964	\$ 114.64
10A	24	883	014-141-037	9410 HILLSBOROUGH WAY	0.2230	\$ 130.16
10A	24	884	014-141-038	9420 HILLSBOROUGH WAY	0.2066	\$ 120.62
10A	24	885	014-141-039	9430 HILLSBOROUGH WAY	0.2168	\$ 126.54
10A	24	886	014-141-040	9440 HILLSBOROUGH WAY	0.2177	\$ 127.10
10A	24	887	014-141-041	3241 WINDSOX CT	0.1827	\$ 106.62
10A	24	888	014-141-042	9460 HILLSBOROUGH WAY	0.1939	\$ 113.16
10A	24	889	014-141-043	9470 HILLSBOROUGH WAY	0.1994	\$ 116.42
10A	24	890	014-141-044	2556 MONTE LINDO COURT	0.1911	\$ 111.58
10A	24	891	014-141-045	9490 HILLSBOROUGH WAY	0.1820	\$ 106.26
10A	24	892	014-141-046	9500 HILLSBOROUGH WAY	0.2238	\$ 130.64
10A	23	893	014-141-047	9510 HILLSBOROUGH WAY	0.2208	\$ 128.90
10A	23	894	014-141-026	9605 HEATHERHURST DR	0.2912	\$ 169.98
10A	23	895	014-141-027	9615 HEATHERHEARST DR	0.1963	\$ 114.60
10A	23	896	014-141-028	9625 HEATHERHEARST DRIVE	0.1963	\$ 114.60
10A	23	897	014-141-029	9635 HEATHERHEARST DR	0.1963	\$ 114.60
10A	23	898	014-141-030	9645 HEATHERHEARST DRIVE	0.1963	\$ 114.60

EXHIBIT "B" – Assessment Roll

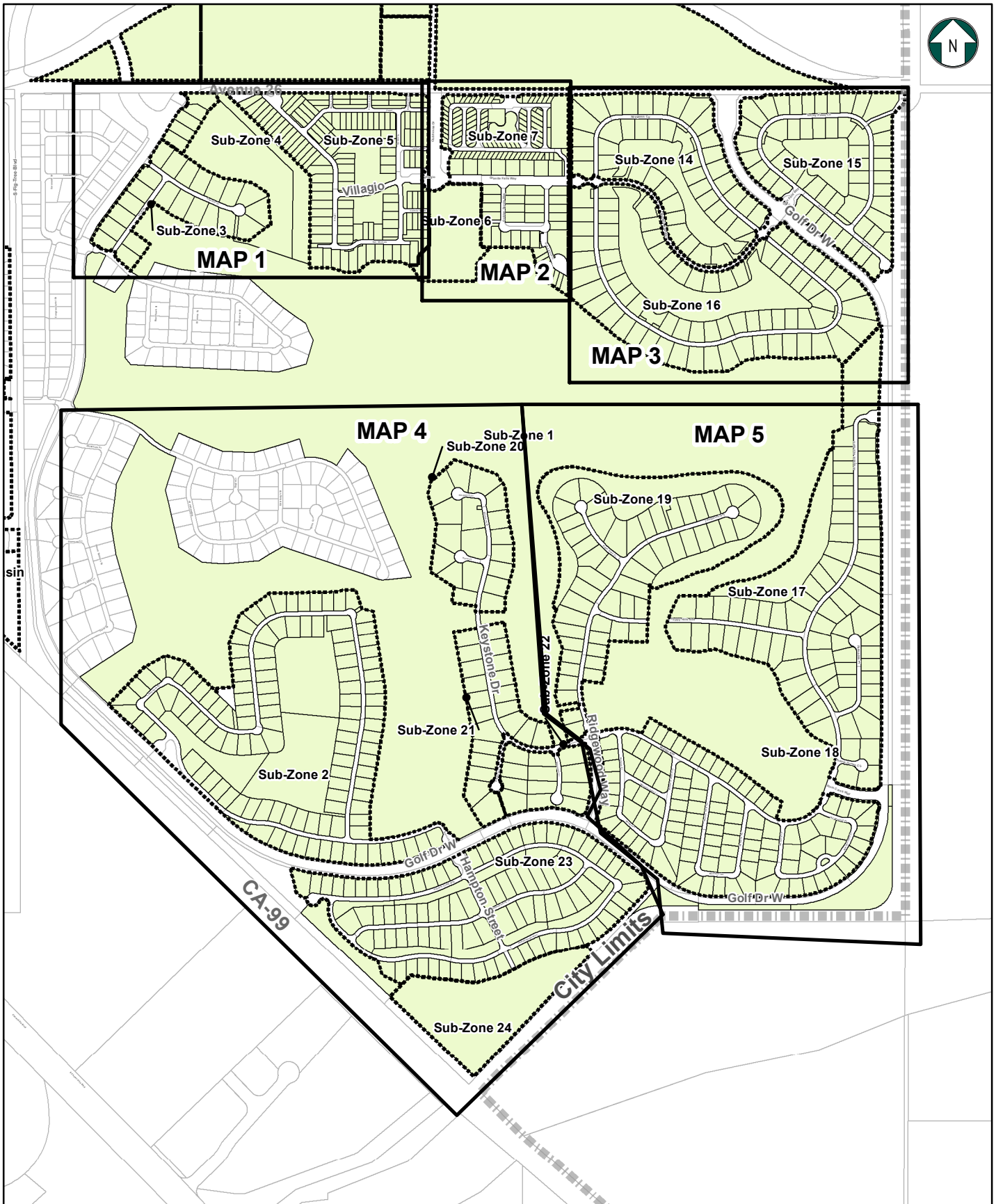
ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub-Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10A	23	899	014-141-031	9655 HEATHERHEARST DR	0.2063	\$ 120.40
10A	23	900	014-141-032	8601 HUNTERS VALLEY RD	0.2262	\$ 132.02
10A	23	901	014-141-033	9675 HEATHERHEARST DRIVE	0.2461	\$ 143.64
10A	23	902	014-141-034	1444 DAVID LN	0.2587	\$ 151.02
10A	23	903	014-141-035	9695 HEATHERHEARST DR	0.3723	\$ 217.30
10A	23	904	014-141-036	6681 W ALLUVIAL AVE	0.3271	\$ 190.92
10A	23	905	014-150-028	9715 HEATHERHURST DR	0.4688	\$ 273.66
10A	23	906	014-150-029	9725 HEATHERHEARST DR	0.2781	\$ 162.36
10A	23	907	014-150-030	9735 HEATHERHEARST DR	0.3382	\$ 197.46
10A	23	908	014-150-031	9745 HEATHERHEARST DR	0.2817	\$ 164.42
10A	23	909	014-150-032	12594 ANCHOR ST	0.3399	\$ 198.40
10A	23	910	014-150-033	9765 HEATHERHEARST	0.3399	\$ 198.44
10A	23	911	014-150-034	9775 HEATHERHEARST DR	0.3399	\$ 198.44
10A	23	912	014-150-035	9785 HEATHERHEARST DR	0.3398	\$ 198.38
10A	23	913	014-150-036	9795 HEATHER HEARST DR	0.2947	\$ 172.02
10A	23	914	014-150-037	9790 HEATHERHEARST DR	0.3152	\$ 184.02
10A	23	915	014-150-038	9780 HEATHERHEARST DR	0.3462	\$ 202.08
10A	23	916	014-150-039	9770 HEATHERHEARST DRIVE	0.2950	\$ 172.20
10A	23	917	014-150-040	9760 HEATHERHEARST DR	0.3064	\$ 178.88
10A	23	918	014-150-041	9750 HEATHERHEARST DR	0.2987	\$ 174.36
10A	23	919	014-150-042	9740 HEATHERHURST DRIVE	0.2882	\$ 168.26
10A	23	920	014-150-043	3642 OLD HIGHWAY	0.2864	\$ 167.20
10A	23	921	014-150-044	9720 HEATHERHEARST DRIVE	0.2863	\$ 167.12
10A	23	922	014-150-045	130 LAIDLAW AVE	0.3175	\$ 185.34
10A	23	923	014-141-015	9700 HEATHERHEARST DR	0.3764	\$ 219.72
10A	23	924	014-141-016	9690 HEATHERHEARST DR	0.3320	\$ 193.82
10A	23	925	014-141-017	9680 HEATHERHEARST DRIVE	0.2491	\$ 145.44
10A	23	926	014-141-018	9670 HEATHERHEARST DRIVE	0.2136	\$ 124.68
10A	23	927	014-141-019	9660 HEATHERHEARST DR	0.1957	\$ 114.26
10A	23	928	014-141-020	9650 HEATHERHEARST DRIVE	0.1956	\$ 114.16
10A	23	929	014-141-021	9640 HEATHERHEARST DR	0.1954	\$ 114.06
10A	23	930	014-141-022	9630 HEATHERHURST DRIVE	0.1952	\$ 113.96
10A	23	931	014-141-023	9620 HEATHERHEARST DR	0.1951	\$ 113.86
10A	23	932	014-141-024	9610 HEATHERHURST	0.2745	\$ 160.22
10A	23	933	014-141-025	9600 HEATHERHEARST DRIVE	0.3891	\$ 227.14
10A	24	934	014-040-005	145 W ROBERTSON BLVD	Basin	\$ -

EXHIBIT "B" – Assessment Roll

ZONE 10A – PHEASANT RUN DISTRICT (Excluding Rancho Calera)

Zone	Sub- Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
					Total Assessment	\$ 135,843.32
					Total Assessed Acreage	232.7052

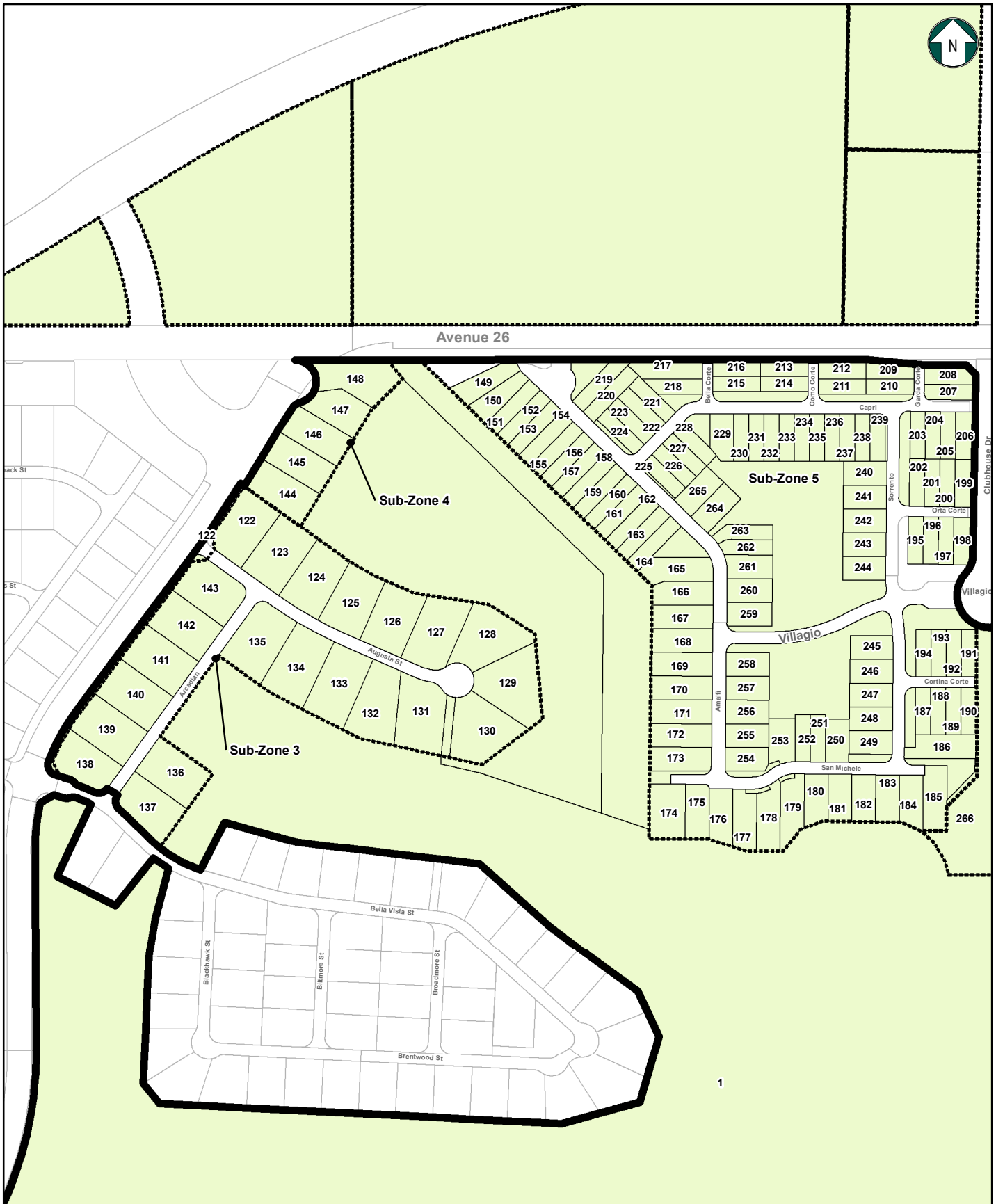


Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 10A - Pheasant Run
Key Map



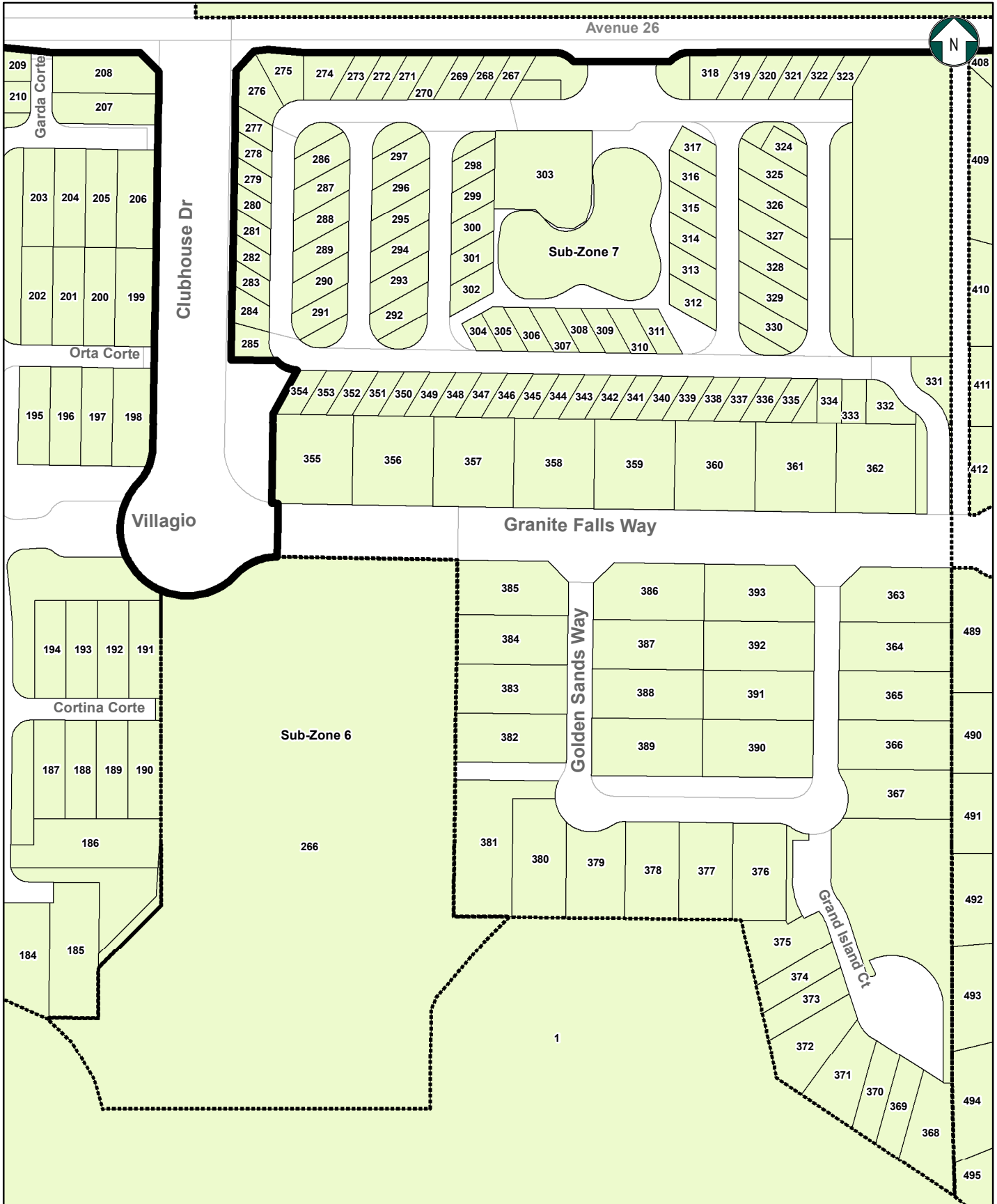


Avenue 26



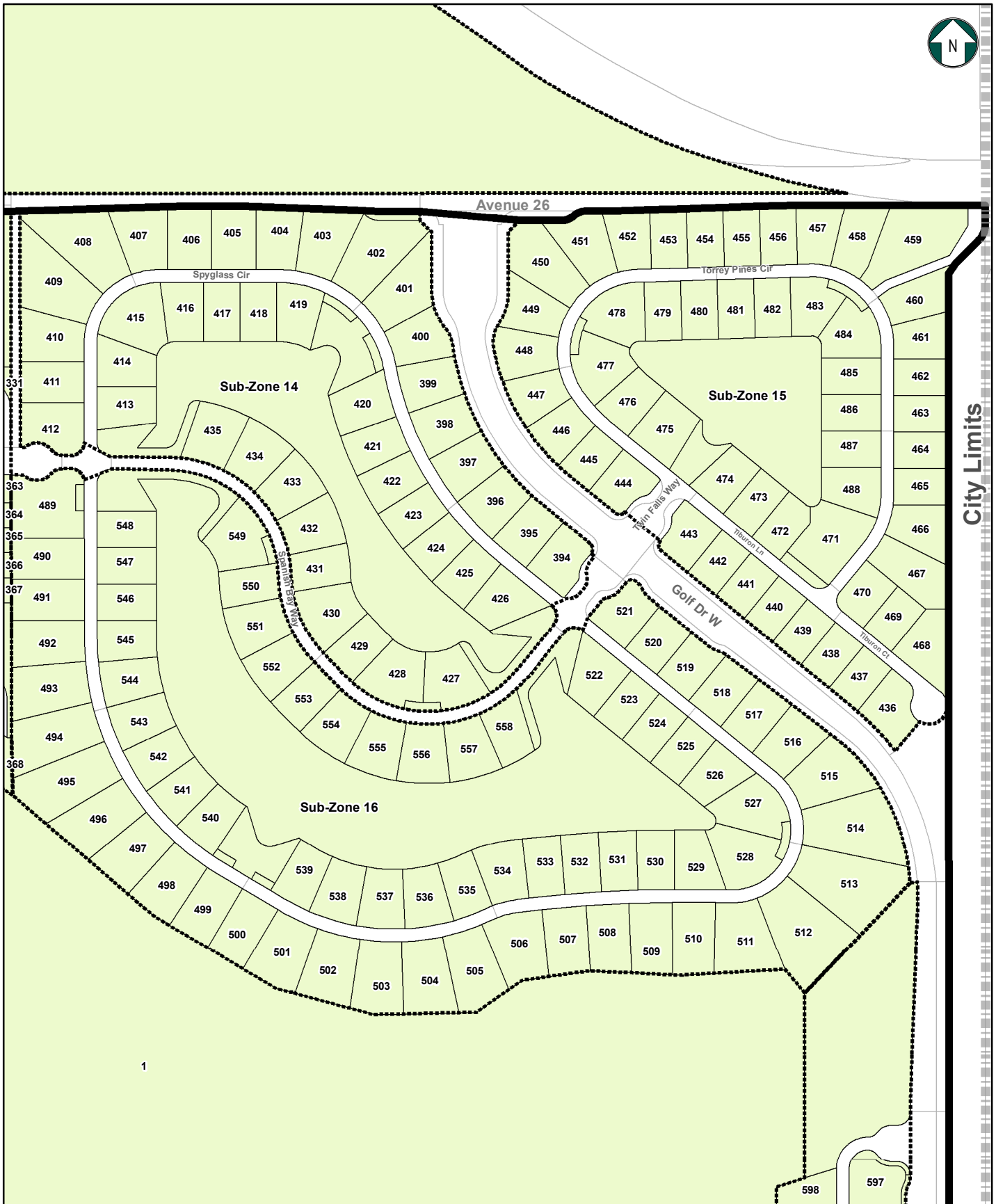
Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 10A - Pheasant Run, Map 1
Sub-Zones 3, 4, and 5





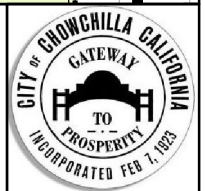
Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 10A - Pheasant Run, Map 2
 Sub-Zones 6 and 7

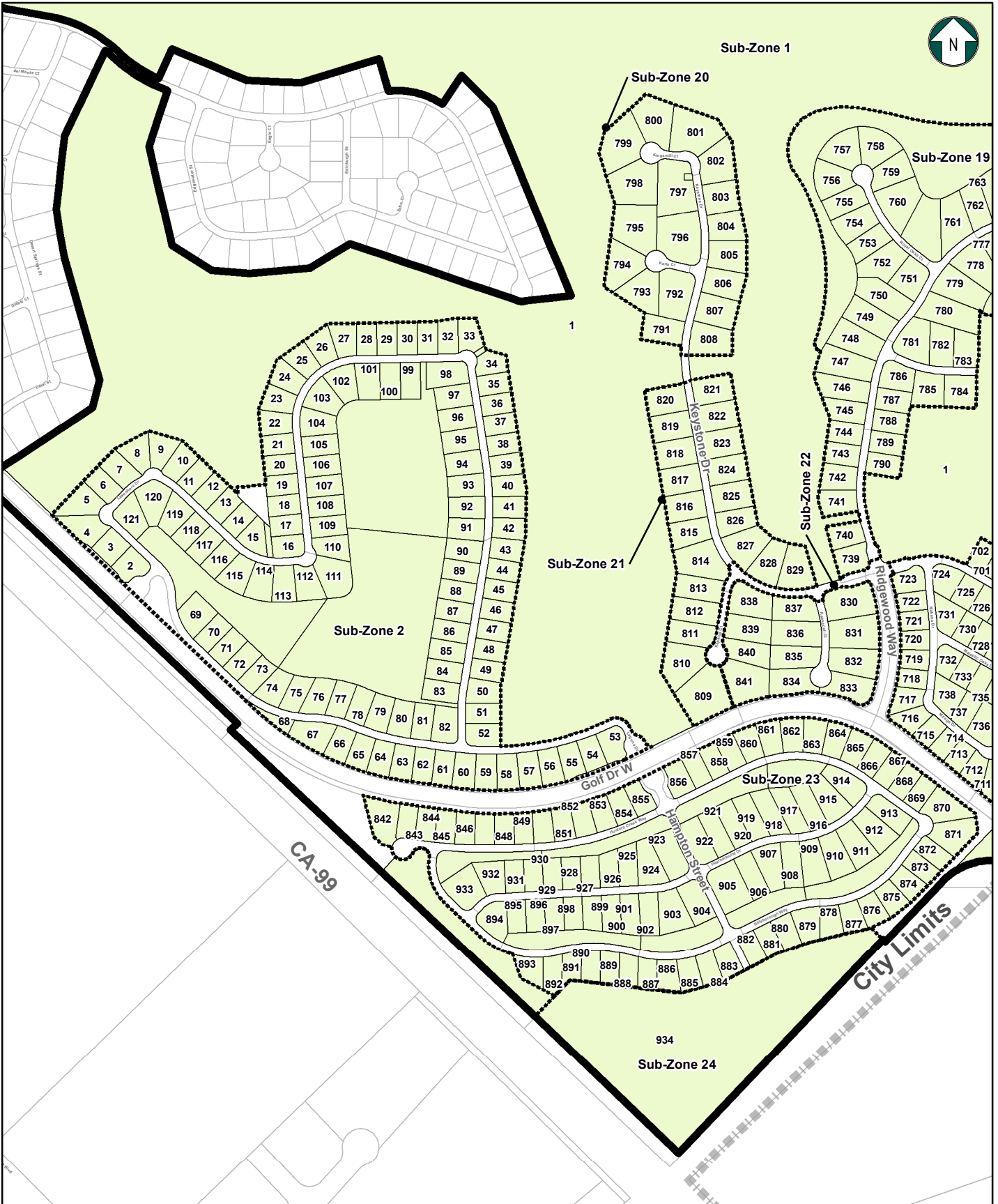




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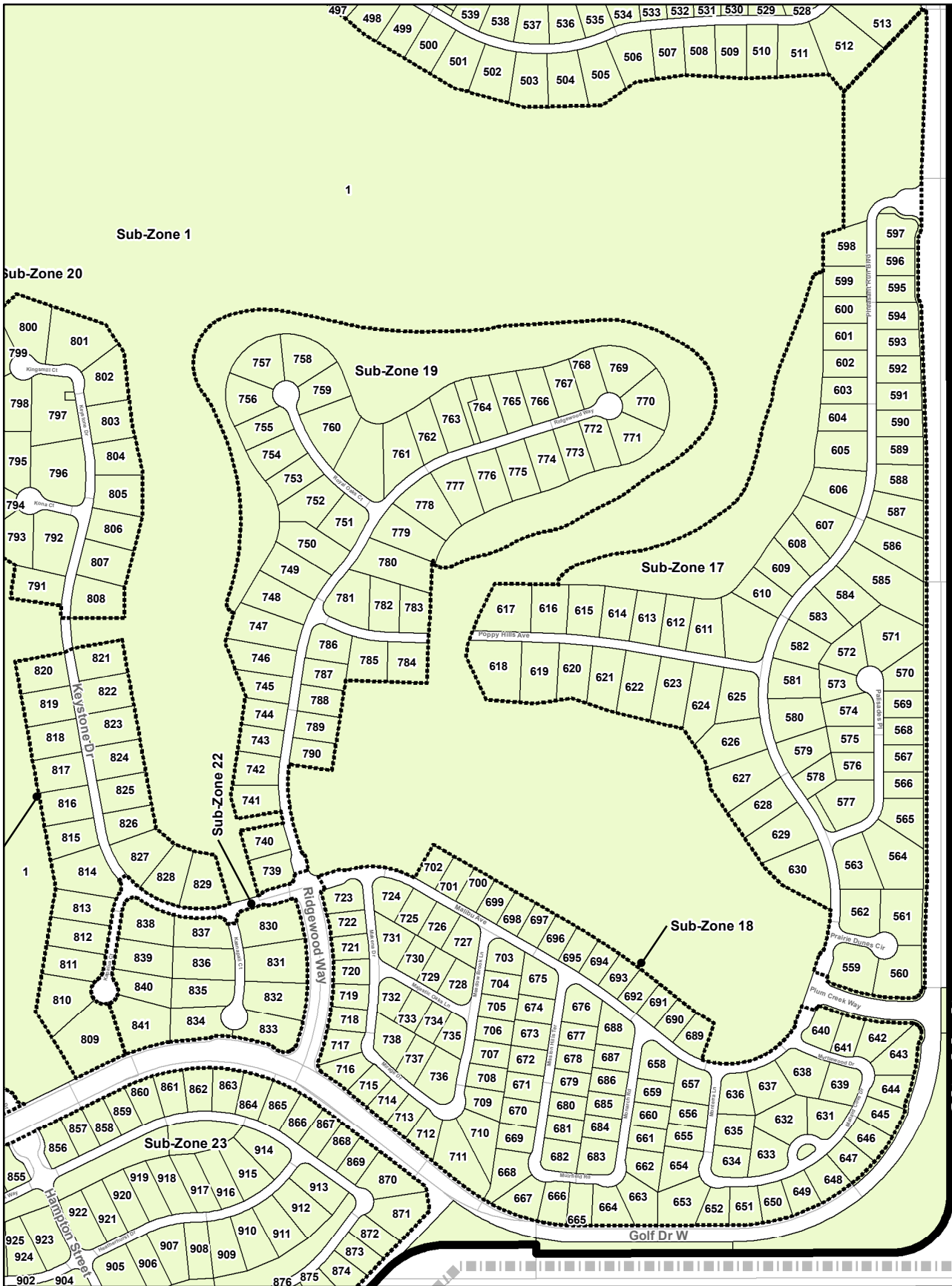
Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 10A - Pheasant Run, Map 3
Sub-Zones 14, 15, and 16





Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 10A - Pheasant Run, Map 4
 Sub-Zones 1, 2, 20, 21, 22, 23, and 24





Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 10A - Pheasant Run, Map 5
Sub-Zones 17, 18, and 19



CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations

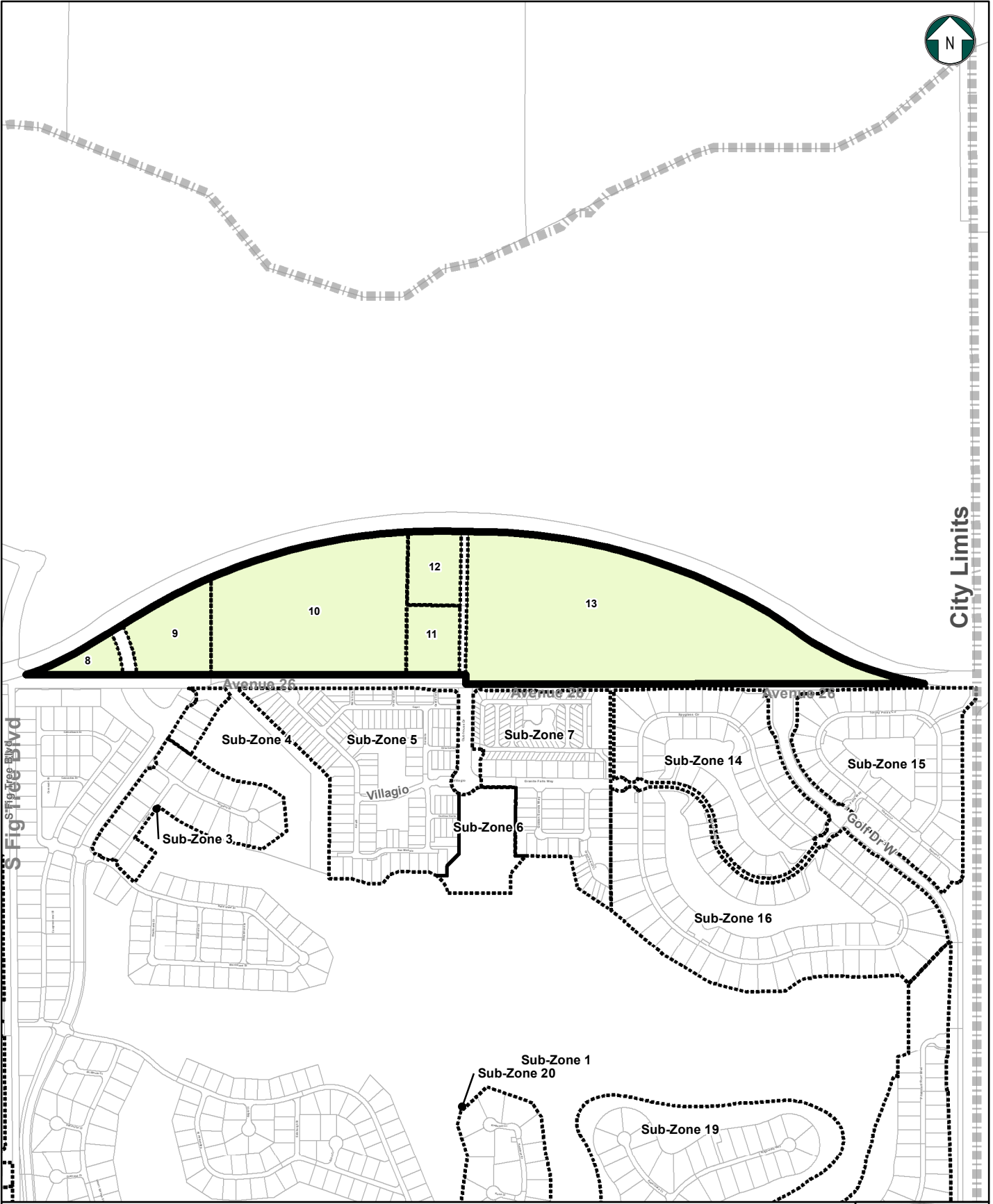
ZONE 10B – PHEASANT RUN DISTRICT (Rancho Calera Undeveloped Properties)

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Landscaping & Irrigation Fees	0	\$ 0.87	\$ -
Streetlights - Energy	0	\$ 67.33	\$ -
Streetlights - Average Annual Maintenance	0	\$ 49.90	\$ -
Reserves and Capital Improvements - Restricted	0	\$ 15,500.00	\$ -
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ -
Engineering Fees			\$ -
Total Annual Assessment			<u><u>\$ -</u></u>
ENGINEER'S CALCULATIONS			
Total Assessment Acreage	65.93		
Total Cost per Acre		<u><u>\$ -</u></u>	
Total Assessment		<u><u>\$ -</u></u>	

CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 10B – PHEASANT RUN DISTRICT (Rancho Calera Undeveloped Properties)

Zone	Sub- Zone	Assess. Lot Number	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
10B	8	—	014-030-029	—	1.56	\$ -
10B	9	—	014-030-030	—	4.94	\$ -
10B	10	—	014-030-039	—	19.67	\$ -
10B	11	—	014-030-032	—	2.91	\$ -
10B	12	—	014-030-031	—	3.12	\$ -
10B	13	—	014-030-056	—	33.73	\$ -
10B	—	Road	014-030-034	—	—	\$ -
10B	—	Road	014-030-037	—	—	\$ -
10B	—	Road	014-030-038	—	—	\$ -
Total Assessment						\$ -
Total Assessed Acreage					65.93	



Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 10B (Zone 10, Subzone 8 - 13)
 Rancho Calera



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 11 – TRACT NO. 90-22, PHASES I & II & OUTLOT A (SHASTA VILLAGE APARTMENTS)

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 4,453.42	\$ 4,453.42
Streetlights - Monthly Service Charge per Light	13	\$ 45.00	\$ 585.00
Streetlights - Average Annual Maintenance (per Light)	13	\$ 25.00	\$ 325.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 332.80	\$ 83.20
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 400.00
Engineering Fees			\$ 750.00
Total Annual Assessment			<u>\$ 6,596.62</u>

ENGINEER'S CALCULATIONS

	Acres/Parcels	Cost	Assessment
APN# 001-340-072 (30.66% of Assessment)	4.01	30.656%	\$ 2,022.26
APN# 001-340-073 (22.56% of Assessment)	2.95	22.557%	\$ 1,488.00
Single Family Parcels (46.78% of Assessment)	38	46.787%	\$ 3,086.36
			\$ 6,596.62
Cost per Single-Family Parcel (rounded to \$0.02)	\$ 81.22		
Assessment per Single-Family Parcel	\$ 3,086.36		
Total Assessment			<u>\$ 6,596.62</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

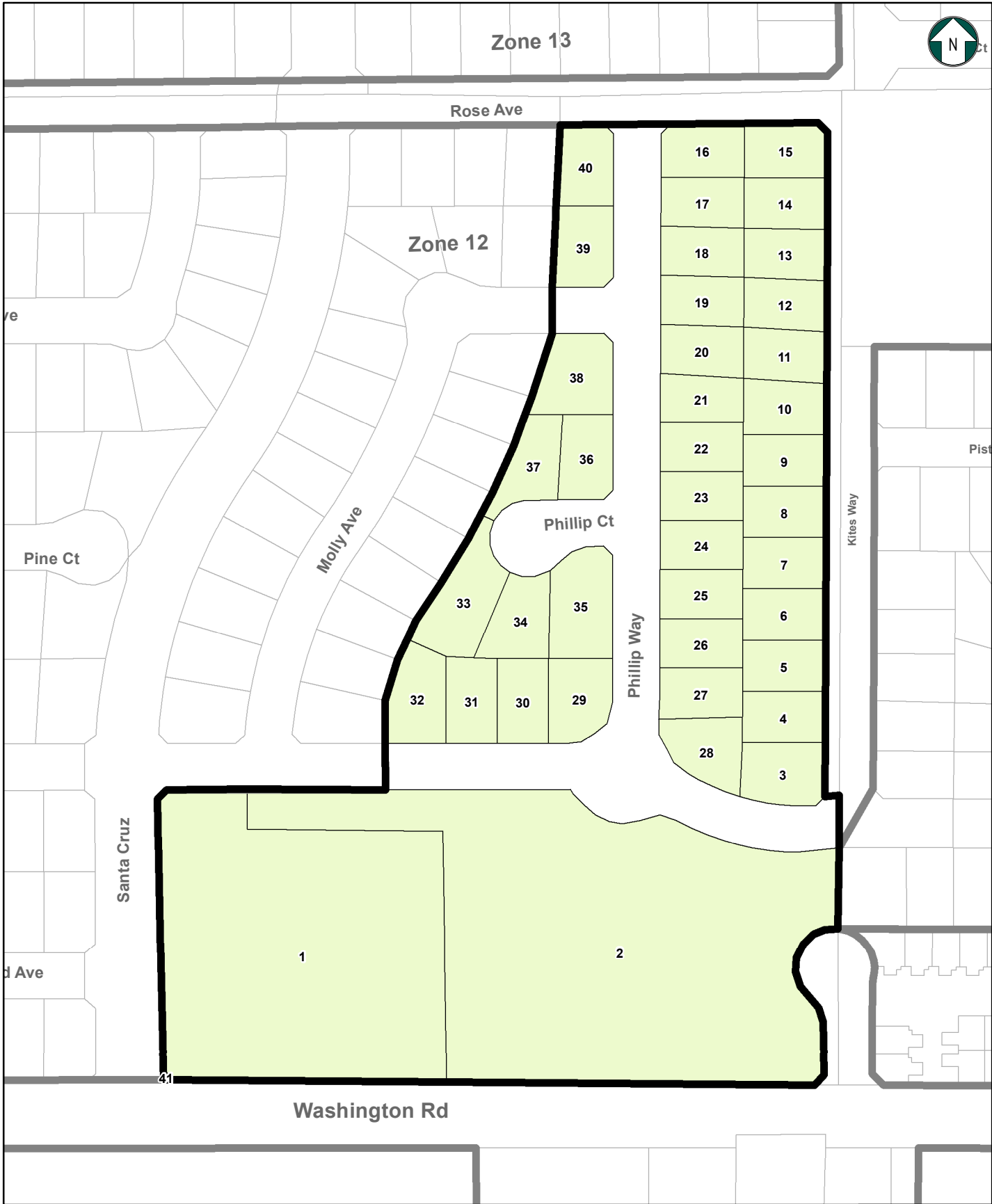
ZONE 11 – TRACT NO. 90-22, PHASES I & II & OUTLOT A (SHASTA VILLAGE APARTMENTS)

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
11	1	001-340-073	—	\$ 1,488.00
11	2	001-340-072	—	\$ 2,022.26
11	3	001-340-001	104 KITES WAY	\$ 81.22
11	4	001-340-002	108 KITES WAY	\$ 81.22
11	5	001-340-003	112 KITES WAY	\$ 81.22
11	6	001-340-004	116 KITES WAY	\$ 81.22
11	7	001-340-005	118 KITES WAY	\$ 81.22
11	8	001-340-006	120 KITES WAY	\$ 81.22
11	9	001-340-007	124 KITES WAY	\$ 81.22
11	10	001-340-008	128 KITES WAY	\$ 81.22
11	11	001-340-009	132 KITES WAY	\$ 81.22
11	12	001-340-010	136 KITES WAY	\$ 81.22
11	13	001-340-011	140 KITES WAY	\$ 81.22
11	14	001-340-012	144 KITES WAY	\$ 81.22
11	15	001-340-013	148 KITES WAY	\$ 81.22
11	16	001-340-014	150 PHILLIP WAY	\$ 81.22
11	17	001-340-015	146 PHILLIP WAY	\$ 81.22
11	18	001-340-016	142 PHILLIP WAY	\$ 81.22
11	19	001-340-017	138 PHILLIP WAY	\$ 81.22
11	20	001-340-018	132 PHILLIP WAY	\$ 81.22
11	21	001-340-019	128 PHILLIP WAY	\$ 81.22
11	22	001-340-020	124 PHILLIP WAY	\$ 81.22
11	23	001-340-021	120 PHILLIP WAY	\$ 81.22
11	24	001-340-022	116 PHILLIP WAY	\$ 81.22
11	25	001-340-023	112 PHILLIP WAY	\$ 81.22
11	26	001-340-024	108 PHILLIP WAY	\$ 81.22
11	27	001-340-025	104 PHILLIP WAY	\$ 81.22
11	28	001-340-026	100 PHILLIP WAY	\$ 81.22
11	29	001-340-027	500 ELM AVE	\$ 81.22
11	30	001-340-028	504 ELM AVE	\$ 81.22
11	31	001-340-029	508 ELM AVE	\$ 81.22

EXHIBIT "B" – Assessment Roll

ZONE 11 – TRACT NO. 90-22, PHASES I & II & OUTLOT A (SHASTA VILLAGE APARTMENTS)

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount	
11	32	001-340-030	512 ELM AVE	\$	81.22
11	33	001-340-031	109 PHILLIP CT	\$	81.22
11	34	001-340-032	105 PHILLIP CT	\$	81.22
11	35	001-340-033	101 PHILLIP CT	\$	81.22
11	36	001-340-034	100 PHILLIP CT	\$	81.22
11	37	001-340-035	104 PHILLIP CT	\$	81.22
11	38	001-340-036	321 MOLLY AVE	\$	81.22
11	39	001-340-037	322 MOLLY AVE	\$	81.22
11	40	001-340-038	323 ROSE AVE	\$	81.22
11	41	001-340-042	—	\$	-
				Total Assessments	\$ <u>6,596.62</u>



Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 11
 Tract No. 90-22, Shasta Village Apartments, Phases 1, 2, and Outlet A



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 12 – TRACT NO. 90-22, PHASE III THRU VI

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 8,029.60	\$ 8,029.60
Streetlights - Monthly Service Charge per Light	29	\$ 45.00	\$ 1,305.00
Streetlights - Average Annual Maintenance (per Light)	29	\$ 25.00	\$ 725.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 742.40	\$ 185.60
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 400.00
Engineering Fees			\$ 750.00
Total Annual Assessment			<u>\$ 11,395.20</u>

ENGINEER'S CALCULATIONS

Parcels*	84
Total Equivalent Units	<u>84</u>
Assessment Rate Per Equivalent	\$ 135.66
Assessment Rate for Single Family Lots	\$ 11,395.44
Total Assessment	<u>\$ 11,395.44</u>

APN 001-341-059 (Assessment Lot #40) is City-owned Well #14 Site; Not assessed.
Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 12 – TRACT NO. 90-22, PHASE III THRU VI

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
12	1	001-341-001	525 ENGLEWOOD AVE	\$ 135.66
12	2	001-341-002	527 ENGLEWOOD AVE	\$ 135.66
12	3	001-341-003	533 ENGLEWOOD AVE	\$ 135.66
12	4	001-341-004	537 ENGLEWOOD AVE	\$ 135.66
12	5	001-341-005	541 ENGLEWOOD AVE	\$ 135.66
12	6	001-341-006	545 ENGLEWOOD AVE	\$ 135.66
12	7	001-341-007	544 ENGLEWOOD AVE	\$ 135.66
12	8	001-341-008	540 ENGLEWOOD AVE	\$ 135.66
12	9	001-341-009	536 ENGLEWOOD AVE	\$ 135.66
12	10	001-341-010	532 ENGLEWOOD AVE	\$ 135.66
12	11	001-341-011	528 ENGLEWOOD AVE	\$ 135.66
12	12	001-341-012	524 ENGLEWOOD AVE	\$ 135.66
12	13	001-341-013	525 ELM AVE	\$ 135.66
12	14	001-341-014	529 ELM AVE	\$ 135.66
12	15	001-341-015	533 ELM AVE	\$ 135.66
12	16	001-341-016	537 ELM AVE	\$ 135.66
12	17	001-341-017	541 ELM AVE	\$ 135.66
12	18	001-341-018	545 ELM AVE	\$ 135.66
12	19	001-341-019	101 PINE ST	\$ 135.66
12	20	001-341-020	105 PINE ST	\$ 135.66
12	21	001-341-021	109 PINE ST	\$ 135.66
12	22	001-341-022	113 PINE ST	\$ 135.66
12	23	001-341-023	117 PINE ST	\$ 135.66
12	24	001-341-024	121 PINE ST	\$ 135.66
12	25	001-341-025	125 PINE ST	\$ 135.66
12	26	001-341-026	129 PINE ST	\$ 135.66
12	27	001-341-027	133 PINE ST	\$ 135.66
12	28	001-341-028	137 PINE ST	\$ 135.66
12	29	001-341-029	141 PINE ST	\$ 135.66
12	30	001-341-030	145 PINE ST	\$ 135.66
12	31	001-341-031	149 PINE ST	\$ 135.66

EXHIBIT "B" – Assessment Roll

ZONE 12 – TRACT NO. 90-22, PHASE III THRU VI

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
12	32	001-341-032	361 ROSE AVE	\$ 135.66
12	33	001-341-033	357 ROSE AVE	\$ 135.66
12	34	001-341-034	353 ROSE AVE	\$ 135.66
12	35	001-341-035	349 ROSE AVE	\$ 135.66
12	36	001-341-036	336 LARKIN AVE	\$ 135.66
12	37	001-341-037	332 LARKIN AVE	\$ 135.66
12	38	001-341-038	328 LARKIN AVE	\$ 135.66
12	39	001-341-039	324 LARKIN AVE	\$ 135.66
12	40	001-341-059	301 LARKIN AVE	\$ -
12	41	001-341-040	305 LARKIN AVE	\$ 135.66
12	42	001-341-041	309 LARKIN AVE	\$ 135.66
12	43	001-341-042	313 LARKIN AVE	\$ 135.66
12	44	001-341-043	317 LARKIN AVE	\$ 135.66
12	45	001-341-044	321 LARKIN AVE	\$ 135.66
12	46	001-341-045	325 LARKIN AVE	\$ 135.66
12	47	001-341-046	329 LARKIN AVE	\$ 135.66
12	48	001-341-047	333 LARKIN AVE	\$ 135.66
12	49	001-341-048	337 LARKIN AVE	\$ 135.66
12	50	001-341-049	300 PINE CT	\$ 135.66
12	51	001-341-050	304 PINE CT	\$ 135.66
12	52	001-341-051	308 PINE CT	\$ 135.66
12	53	001-341-052	312 PINE CT	\$ 135.66
12	54	001-341-053	309 PINE CT	\$ 135.66
12	55	001-341-054	305 PINE CT	\$ 135.66
12	56	001-341-055	301 PINE CT	\$ 135.66
12	57	001-341-056	532 ELM AVE	\$ 135.66
12	58	001-341-057	528 ELM AVE	\$ 135.66
12	59	001-341-058	524 ELM AVE	\$ 135.66
12	60	001-340-053	374 MOLLY AVE	\$ 135.66
12	61	001-340-054	370 MOLLY AVE	\$ 135.66
12	62	001-340-055	366 MOLLY AVE	\$ 135.66
12	63	001-340-056	362 MOLLY AVE	\$ 135.66
12	64	001-340-057	358 MOLLY AVE	\$ 135.66
12	65	001-340-058	354 MOLLY AVE	\$ 135.66
12	66	001-340-059	350 MOLLY AVE	\$ 135.66

EXHIBIT "B" – Assessment Roll

ZONE 12 – TRACT NO. 90-22, PHASE III THRU VI

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
12	67	001-340-060	346 MOLLY AVE	\$ 135.66
12	68	001-340-061	342 MOLLY AVE	\$ 135.66
12	69	001-340-062	338 MOLLY AVE	\$ 135.66
12	70	001-340-063	334 MOLLY AVE	\$ 135.66
12	71	001-340-069	345 ROSE AVE	\$ 135.66
12	72	001-340-068	339 ROSE AVE	\$ 135.66
12	73	001-340-067	335 ROSE AVE	\$ 135.66
12	74	001-340-066	329 ROSE AVE	\$ 135.66
12	75	001-340-064	330 MOLLY AVE	\$ 135.66
12	76	001-340-065	326 MOLLY AVE	\$ 135.66
12	77	001-340-044	337 MOLLY AVE	\$ 135.66
12	78	001-340-045	341 MOLLY AVE	\$ 135.66
12	79	001-340-046	347 MOLLY AVE	\$ 135.66
12	80	001-340-047	351 MOLLY AVE	\$ 135.66
12	81	001-340-048	357 MOLLY AVE	\$ 135.66
12	82	001-340-049	361 MOLLY AVE	\$ 135.66
12	83	001-340-050	365 MOLLY AVE	\$ 135.66
12	84	001-340-051	371 MOLLY AVE	\$ 135.66
12	85	001-340-052	375 MOLLY AVE	\$ 135.66
			Total Assessments	\$ 11,395.44



Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 12
 Tract No. 90-22, Phases 3 thru 6



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 13 – TRACT NO. 03-11, VALLEY GROVE ESTATES, PHASE I THRU IV

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 16,105.20	\$ 16,105.20
Streetlights - Monthly Service Charge per Light	64	\$ 45.00	\$ 2,880.00
Streetlights - Average Annual Maintenance (per Light)	64	\$ 25.00	\$ 1,600.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 1,638.40	\$ 409.60
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 800.00
Engineering Fees			\$ 875.00
Total Annual Assessment			<u>\$ 22,669.80</u>

ENGINEER'S CALCULATIONS

Parcels	191
Total Equivalent Units	<u>191</u>
Assessment Rate Per Equivalent	\$ 118.70
Assessment Rate for Single Family Lots	\$ 22,671.70
Total Assessment	<u>\$ 22,671.70</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 13 – TRACT NO. 03-11, VALLEY GROVE ESTATES, PHASE I THRU IV

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
13	1	001-360-001	569 HOWELL RD	\$ 118.70
13	2	001-360-002	565 HOWELL RD	\$ 118.70
13	3	001-360-003	561 HOWELL RD	\$ 118.70
13	4	001-360-004	557 HOWELL RD	\$ 118.70
13	5	001-360-005	553 HOWELL RD	\$ 118.70
13	6	001-360-006	549 HOWELL RD	\$ 118.70
13	7	001-360-007	545 HOWELL RD	\$ 118.70
13	8	001-360-008	541 HOWELL RD	\$ 118.70
13	9	001-360-009	540 PEACH DR	\$ 118.70
13	10	001-360-010	544 PEACH DR	\$ 118.70
13	11	001-360-011	548 PEACH DR	\$ 118.70
13	12	001-360-012	552 PEACH DR	\$ 118.70
13	13	001-360-013	556 PEACH DR	\$ 118.70
13	14	001-360-014	560 PEACH DR	\$ 118.70
13	15	001-360-015	564 PEACH DR	\$ 118.70
13	16	001-360-016	568 PEACH DR	\$ 118.70
13	17	001-360-017	569 PEACH DR	\$ 118.70
13	18	001-360-018	565 PEACH DR	\$ 118.70
13	19	001-360-019	561 PEACH DR	\$ 118.70
13	20	001-360-020	557 PEACH DR	\$ 118.70
13	21	001-360-021	553 PEACH DR	\$ 118.70
13	22	001-360-022	549 PEACH DR	\$ 118.70
13	23	001-360-023	545 PEACH DR	\$ 118.70
13	24	001-360-024	541 PEACH DR	\$ 118.70
13	25	001-360-025	540 PLUM WAY	\$ 118.70
13	26	001-360-026	544 PLUM WAY	\$ 118.70
13	27	001-360-027	548 PLUM WAY	\$ 118.70
13	28	001-360-028	552 PLUM WAY	\$ 118.70
13	29	001-360-029	556 PLUM WAY	\$ 118.70
13	30	001-360-030	560 PLUM WAY	\$ 118.70
13	31	001-360-031	595 WALNUT WAY	\$ 118.70

EXHIBIT "B" – Assessment Roll

ZONE 13 – TRACT NO. 03-11, VALLEY GROVE ESTATES, PHASE I THRU IV

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
13	32	001-360-032	591 WALNUT WAY	\$ 118.70
13	33	001-360-033	587 WALNUT WAY	\$ 118.70
13	34	001-360-034	583 WALNUT WAY	\$ 118.70
13	35	001-360-035	553 PLUM WAY	\$ 118.70
13	36	001-360-036	549 PLUM WAY	\$ 118.70
13	37	001-360-037	545 PLUM WAY	\$ 118.70
13	38	001-360-038	541 PLUM WAY	\$ 118.70
13	39	001-360-039	537 PLUM WAY	\$ 118.70
13	40	001-360-040	536 CHERRY WAY	\$ 118.70
13	41	001-360-041	540 CHERRY WAY	\$ 118.70
13	42	001-360-042	544 CHERRY WAY	\$ 118.70
13	43	001-360-043	548 CHERRY WAY	\$ 118.70
13	44	001-360-044	552 CHERRY WAY	\$ 118.70
13	45	001-360-045	556 CHERRY WAY	\$ 118.70
13	46	001-360-046	579 WALNUT WAY	\$ 118.70
13	47	001-360-047	575 WALNUT WAY	\$ 118.70
13	48	001-360-048	571 WALNUT WAY	\$ 118.70
13	49	001-360-049	567 CHERRY WAY	\$ 118.70
13	50	001-360-050	563 CHERRY WAY	\$ 118.70
13	51	001-360-051	559 CHERRY WAY	\$ 118.70
13	52	001-360-052	555 CHERRY WAY	\$ 118.70
13	53	001-360-053	551 CHERRY WAY	\$ 118.70
13	54	001-360-054	547 CHERRY WAY	\$ 118.70
13	55	001-360-055	543 CHERRY WAY	\$ 118.70
13	56	001-360-056	539 CHERRY WAY	\$ 118.70
13	57	001-360-057	535 CHERRY WAY	\$ 118.70
13	58	001-360-058	534 PARKRIDGE DR	\$ 118.70
13	59	001-360-059	538 PARKRIDGE DR	\$ 118.70
13	60	001-360-060	542 PARKRIDGE DR	\$ 118.70
13	61	001-360-061	546 PARKRIDGE DR	\$ 118.70
13	62	001-360-062	550 PARKRIDGE DR	\$ 118.70
13	63	001-360-063	554 PARKRIDGE DR	\$ 118.70
13	64	001-360-064	558 PARKRIDGE DR	\$ 118.70
13	65	001-360-065	562 PARKRIDGE DR	\$ 118.70
13	66	001-360-066	566 PARKRIDGE DR	\$ 118.70

EXHIBIT "B" – Assessment Roll

ZONE 13 – TRACT NO. 03-11, VALLEY GROVE ESTATES, PHASE I THRU IV

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
13	67	001-360-067	570 PARKRIDGE DR	\$ 118.70
13	68	001-360-068	574 PARKRIDGE DR	\$ 118.70
13	69	001-360-080	537 PARKRIDGE DR	\$ 118.70
13	70	001-360-081	541 PARKRIDGE DR	\$ 118.70
13	71	001-360-082	545 PARKRIDGE DR	\$ 118.70
13	72	001-360-083	549 PARKRIDGE DR	\$ 118.70
13	73	001-360-084	553 PARKRIDGE DR	\$ 118.70
13	74	001-360-085	557 PARKRIDGE DR	\$ 118.70
13	75	001-360-086	561 PARKRIDGE DR	\$ 118.70
13	76	001-360-069	163 PINE ST	\$ 118.70
13	77	001-360-070	159 PINE ST	\$ 118.70
13	78	001-360-071	155 PINE ST	\$ 118.70
13	79	001-360-072	151 PINE ST	\$ 118.70
13	80	001-360-073	360 ROSE AVE	\$ 118.70
13	81	001-360-074	356 ROSE AVE	\$ 118.70
13	82	001-360-075	352 ROSE AVE	\$ 118.70
13	83	001-360-076	348 ROSE AVE	\$ 118.70
13	84	001-360-077	344 ROSE AVE	\$ 118.70
13	85	001-360-078	340 ROSE AVE	\$ 118.70
13	86	001-360-079	336 ROSE AVE	\$ 118.70
13	87	001-370-042	332 ROSE AVE	\$ 118.70
13	88	001-370-041	328 ROSE AVE	\$ 118.70
13	89	001-370-040	324 ROSE AVE	\$ 118.70
13	90	001-370-039	320 ROSE AVE	\$ 118.70
13	91	001-370-038	316 ROSE AVE	\$ 118.70
13	92	001-370-037	312 ROSE AVE	\$ 118.70
13	93	001-370-036	308 ROSE AVE	\$ 118.70
13	94	001-370-035	304 ROSE AVE	\$ 118.70
13	95	001-370-034	152 KITES WAY	\$ 118.70
13	96	001-370-033	156 KITES WAY	\$ 118.70
13	97	001-370-032	160 KITES WAY	\$ 118.70
13	98	001-370-031	164 KITES WAY	\$ 118.70
13	99	001-370-050	503 PARKRIDGE DR	\$ 118.70
13	100	001-370-049	507 PARKRIDGE DR	\$ 118.70
13	101	001-370-048	511 PARKRIDGE DR	\$ 118.70

EXHIBIT "B" – Assessment Roll

ZONE 13 – TRACT NO. 03-11, VALLEY GROVE ESTATES, PHASE I THRU IV

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
13	102	001-370-047	515 PARKRIDGE DR	\$ 118.70
13	103	001-370-046	519 PARKRIDGE DR	\$ 118.70
13	104	001-370-045	523 PARKRIDGE DR	\$ 118.70
13	105	001-370-044	529 PARKRIDGE DR	\$ 118.70
13	106	001-370-043	533 PARKRIDGE DR	\$ 118.70
13	107	001-370-013	530 PARKRIDGE DR	\$ 118.70
13	108	001-370-014	526 PARKRIDGE DR	\$ 118.70
13	109	001-370-015	522 PARKRIDGE DR	\$ 118.70
13	110	001-370-016	518 PARKRIDGE DR	\$ 118.70
13	111	001-370-017	514 PARKRIDGE DR	\$ 118.70
13	112	001-370-018	510 PARKRIDGE DR	\$ 118.70
13	113	001-370-019	171 OLEANDER DR	\$ 118.70
13	114	001-370-030	170 OLEANDER DR	\$ 118.70
13	115	001-370-029	174 OLEANDER DR	\$ 118.70
13	116	001-370-028	178 OLEANDER DR	\$ 118.70
13	117	001-370-027	182 OLEANDER DR	\$ 118.70
13	118	001-370-026	186 OLEANDER DR	\$ 118.70
13	119	001-370-025	190 OLEANDER DR	\$ 118.70
13	120	001-350-027	194 OLEANDER DR	\$ 118.70
13	121	001-350-026	200 OLEANDER DR	\$ 118.70
13	122	001-350-025	204 OLEANDER DR	\$ 118.70
13	123	001-350-024	208 OLEANDER DR	\$ 118.70
13	124	001-350-023	212 OLEANDER DR	\$ 118.70
13	125	001-350-022	216 OLEANDER DR	\$ 118.70
13	126	001-350-021	220 OLEANDER DR	\$ 118.70
13	127	001-350-001	501 HOWELL RD	\$ 118.70
13	128	001-350-002	505 HOWELL RD	\$ 118.70
13	129	001-350-003	509 HOWELL RD	\$ 118.70
13	130	001-350-004	513 HOWELL RD	\$ 118.70
13	131	001-350-005	517 HOWELL RD	\$ 118.70
13	132	001-350-006	521 HOWELL RD	\$ 118.70
13	133	001-350-007	525 HOWELL RD	\$ 118.70
13	134	001-350-008	529 HOWELL RD	\$ 118.70
13	135	001-350-009	533 HOWELL RD	\$ 118.70
13	136	001-350-010	537 HOWELL RD	\$ 118.70

EXHIBIT "B" – Assessment Roll

ZONE 13 – TRACT NO. 03-11, VALLEY GROVE ESTATES, PHASE I THRU IV

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
13	137	001-350-011	536 PEACH DR	\$ 118.70
13	138	001-350-012	532 PEACH DR	\$ 118.70
13	139	001-350-013	528 PEACH DR	\$ 118.70
13	140	001-350-014	524 PEACH DR	\$ 118.70
13	141	001-350-015	520 PEACH DR	\$ 118.70
13	142	001-350-016	516 PEACH DR	\$ 118.70
13	143	001-350-017	512 PEACH DR	\$ 118.70
13	144	001-350-018	508 PEACH DR	\$ 118.70
13	145	001-350-019	504 PEACH DR	\$ 118.70
13	146	001-350-020	500 PEACH DR	\$ 118.70
13	147	001-350-031	501 PEACH DR	\$ 118.70
13	148	001-350-032	505 PEACH DR	\$ 118.70
13	149	001-350-033	509 PEACH DR	\$ 118.70
13	150	001-350-034	513 PEACH DR	\$ 118.70
13	151	001-350-035	517 PEACH DR	\$ 118.70
13	152	001-350-036	521 PEACH DR	\$ 118.70
13	153	001-350-037	525 PEACH DR	\$ 118.70
13	154	001-350-038	529 PEACH DR	\$ 118.70
13	155	001-350-039	533 PEACH DR	\$ 118.70
13	156	001-350-040	537 PEACH DR	\$ 118.70
13	157	001-350-041	536 PLUM CT	\$ 118.70
13	158	001-350-042	532 PLUM CT	\$ 118.70
13	159	001-350-043	528 PLUM CT	\$ 118.70
13	160	001-350-044	524 PLUM CT	\$ 118.70
13	161	001-350-045	520 PLUM CT	\$ 118.70
13	162	001-350-046	516 PLUM CT	\$ 118.70
13	163	001-350-047	512 PLUM CT	\$ 118.70
13	164	001-350-048	508 PLUM CT	\$ 118.70
13	165	001-350-030	201 OLEANDER DR	\$ 118.70
13	166	001-350-029	199 OLEANDER DR	\$ 118.70
13	167	001-350-028	195 OLEANDER DR	\$ 118.70
13	168	001-350-049	509 PLUM CT	\$ 118.70
13	169	001-350-050	513 PLUM CT	\$ 118.70
13	170	001-350-051	517 PLUM CT	\$ 118.70
13	171	001-350-052	521 PLUM CT	\$ 118.70

EXHIBIT "B" – Assessment Roll

ZONE 13 – TRACT NO. 03-11, VALLEY GROVE ESTATES, PHASE I THRU IV

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
13	172	001-350-053	525 PLUM CT	\$ 118.70
13	173	001-350-054	529 PLUM CT	\$ 118.70
13	174	001-350-055	533 PLUM CT	\$ 118.70
13	175	001-370-001	532 CHERRY CT	\$ 118.70
13	176	001-370-002	528 CHERRY CT	\$ 118.70
13	177	001-370-003	524 CHERRY CT	\$ 118.70
13	178	001-370-004	520 CHERRY CT	\$ 118.70
13	179	001-370-005	516 CHERRY CT	\$ 118.70
13	180	001-370-006	512 CHERRY CT	\$ 118.70
13	181	001-370-024	191 OLEANDER DR	\$ 118.70
13	182	001-370-023	187 OLEANDER DR	\$ 118.70
13	183	001-370-022	183 OLEANDER DR	\$ 118.70
13	184	001-370-021	179 OLEANDER DR	\$ 118.70
13	185	001-370-020	175 OLEANDER DR	\$ 118.70
13	186	001-370-007	511 CHERRY CT	\$ 118.70
13	187	001-370-008	515 CHERRY CT	\$ 118.70
13	188	001-370-009	519 CHERRY CT	\$ 118.70
13	189	001-370-010	523 CHERRY CT	\$ 118.70
13	190	001-370-011	527 CHERRY CT	\$ 118.70
13	191	001-370-012	531 CHERRY CT	\$ 118.70
Total Assessments				<u>\$ 22,671.70</u>



Zone 14

Zone 12

Zone 11

Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 13
 Tract No. 03-11, Valley Grove Estates, Phases 1 thru 4



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 14 – TRACT NO. 03-11 & TRACT NO. 04-06, VALLEY GROVE ESTATES, PHASE V & VI

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 7,353.30	\$ 7,353.30
Streetlights - Monthly Service Charge per Light	17	\$ 45.00	\$ 765.00
Streetlights - Average Annual Maintenance (per Light)	17	\$ 25.00	\$ 425.00
Streetlights - Labor, Equip, Administrative Costs	0.07	\$ 1,638.40	\$ 108.80
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 650.00
Engineering Fees			\$ 550.00
Total Annual Assessment			<u>\$ 9,852.10</u>

ENGINEER'S CALCULATIONS

Parcels	83
Total Equivalent Units	<u>83</u>
Assessment Rate Per Equivalent	\$ 118.70
Assessment Rate for Single Family Lots	\$ 9,852.10
Total Assessment	<u>\$ 9,852.10</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 14 – TRACT NO. 03-11 & TRACT NO. 04-06, VALLEY GROVE ESTATES, PHASE V & VI

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
14	1	001-380-001	609 HOWELL RD	\$ 118.70
14	2	001-380-002	605 HOWELL RD	\$ 118.70
14	3	001-380-003	601 HOWELL RD	\$ 118.70
14	4	001-380-004	—	\$ 118.70
14	5	001-380-005	—	\$ 118.70
14	6	001-380-006	592 PEACH CT	\$ 118.70
14	7	001-380-007	596 PEACH CT	\$ 118.70
14	8	001-380-008	600 PEACH CT	\$ 118.70
14	9	001-380-009	604 PEACH CT	\$ 118.70
14	10	001-380-010	608 PEACH CT	\$ 118.70
14	11	001-380-011	605 PEACH CT	\$ 118.70
14	12	001-380-012	601 PEACH CT	\$ 118.70
14	13	001-380-013	597 PEACH CT	\$ 118.70
14	14	001-380-014	593 PEACH CT	\$ 118.70
14	15	001-380-015	592 WILLOW CT	\$ 118.70
14	16	001-380-016	596 WILLOW CT	\$ 118.70
14	17	001-380-017	600 WILLOW CT	\$ 118.70
14	18	001-380-018	604 WILLOW CT	\$ 118.70
14	19	001-380-019	608 WILLOW CT	\$ 118.70
14	20	001-380-020	605 WILLOW CT	\$ 118.70
14	21	001-380-021	601 WILLOW CT	\$ 118.70
14	22	001-380-022	597 WILLOW CT	\$ 118.70
14	23	001-380-023	593 WILLOW CT	\$ 118.70
14	24	001-380-024	592 ALMOND CT	\$ 118.70
14	25	001-380-025	596 ALMOND CT	\$ 118.70
14	26	001-380-026	600 ALMOND CT	\$ 118.70
14	27	001-380-027	604 ALMOND CT	\$ 118.70
14	28	001-380-028	608 ALMOND CT	\$ 118.70
14	29	001-380-029	605 ALMOND CT	\$ 118.70
14	30	001-380-030	601 ALMOND CT	\$ 118.70
14	31	001-380-031	597 ALMOND CT	\$ 118.70

EXHIBIT "B" – Assessment Roll

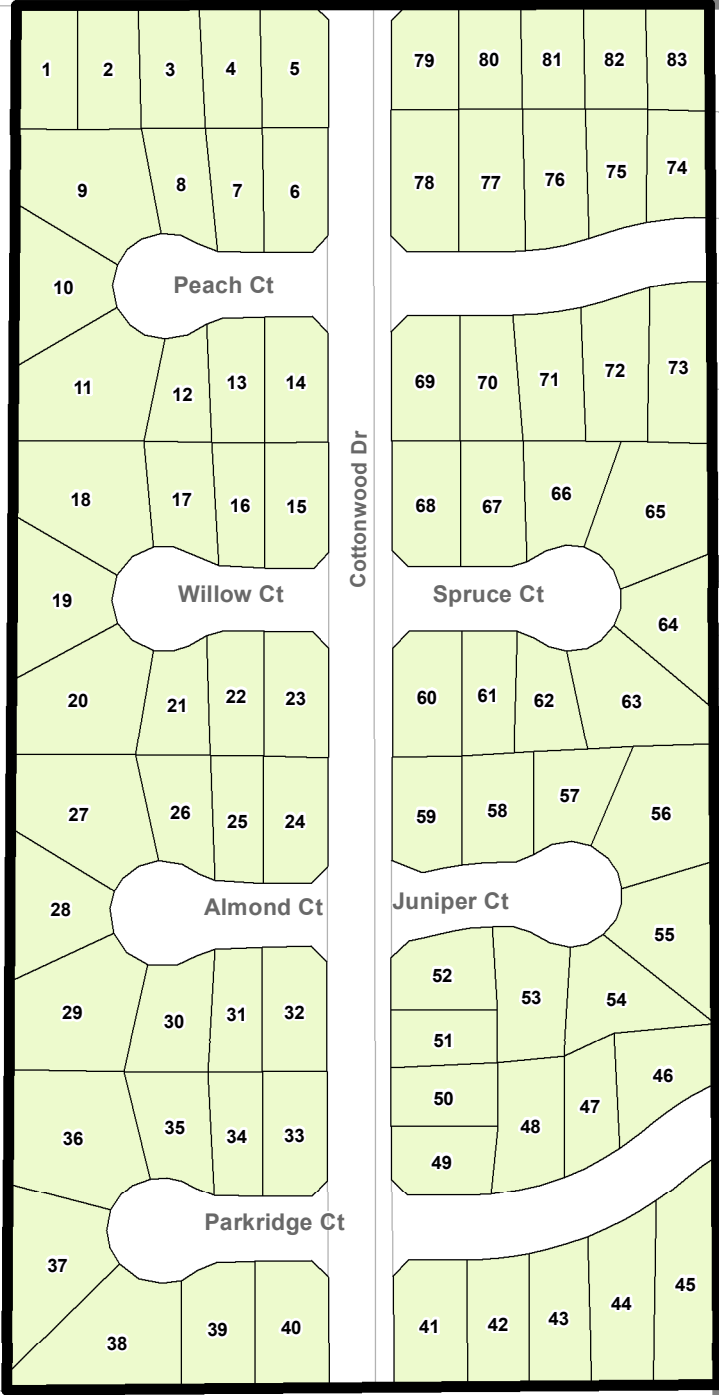
ZONE 14 – TRACT NO. 03-11 & TRACT NO. 04-06, VALLEY GROVE ESTATES, PHASE V & VI

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
14	32	001-380-032	593 ALMOND CT	\$ 118.70
14	33	001-380-033	592 PARKRIDGE CT	\$ 118.70
14	34	001-380-034	596 PARKRIDGE CT	\$ 118.70
14	35	001-380-035	600 PARKRIDGE CT	\$ 118.70
14	36	001-380-036	604 PARKRIDGE CT	\$ 118.70
14	37	001-380-037	608 PARKRIDGE CT	\$ 118.70
14	38	001-380-038	605 PARKRIDGE CT	\$ 118.70
14	39	001-380-039	601 PARKRIDGE CT	\$ 118.70
14	40	001-380-040	595 PARKRIDGE CT	\$ 118.70
14	41	001-381-043	593 PARKRIDGE DR	\$ 118.70
14	42	001-381-042	589 PARKRIDGE DR	\$ 118.70
14	43	001-381-041	585 PARKRIDGE DR	\$ 118.70
14	44	001-381-040	581 PARKRIDGE CT	\$ 118.70
14	45	001-381-039	577 PARKRIDGE CT	\$ 118.70
14	46	001-381-038	578 PARKRIDGE DR	\$ 118.70
14	47	001-381-037	582 PARKRIDGE CT	\$ 118.70
14	48	001-381-036	586 PARKRIDGE CT	\$ 118.70
14	49	001-381-035	166 COTTONWOOD DR	\$ 118.70
14	50	001-381-034	168 COTTONWOOD DR	\$ 118.70
14	51	001-381-033	170 COTTONWOOD DR	\$ 118.70
14	52	001-381-032	174 COTTONWOOD DR	\$ 118.70
14	53	001-381-031	581 JUNIPER CT	\$ 118.70
14	54	001-381-030	577 JUNIPER CT	\$ 118.70
14	55	001-381-029	574 JUNIPER CT	\$ 118.70
14	56	001-381-028	576 JUNIPER CT	\$ 118.70
14	57	001-381-027	580 JUNIPER CT	\$ 118.70
14	58	001-381-026	584 JUNIPER CT	\$ 118.70
14	59	001-381-025	588 JUNIPER CT	\$ 118.70
14	60	001-381-024	589 SPRUCE CT	\$ 118.70
14	61	001-381-023	585 SPRUCE CT	\$ 118.70
14	62	001-381-022	581 SPRUCE CT	\$ 118.70
14	63	001-381-021	577 SPRUCE CT	\$ 118.70
14	64	001-381-020	574 SPRUCE CT	\$ 118.70
14	65	001-381-019	576 SPRUCE CT	\$ 118.70
14	66	001-381-018	580 SPRUCE CT	\$ 118.70

EXHIBIT "B" – Assessment Roll

ZONE 14 – TRACT NO. 03-11 & TRACT NO. 04-06, VALLEY GROVE ESTATES, PHASE V & VI

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
14	67	001-381-017	584 SPRUCE CT	\$ 118.70
14	68	001-381-016	588 SPRUCE CT	\$ 118.70
14	69	001-381-015	589 PEACH DR	\$ 118.70
14	70	001-381-014	585 PEACH DR	\$ 118.70
14	71	001-381-013	581 PEACH DR	\$ 118.70
14	72	001-381-012	577 PEACH DR	\$ 118.70
14	73	001-381-011	573 PEACH DR	\$ 118.70
14	74	001-381-010	572 PEACH DR	\$ 118.70
14	75	001-381-009	576 PEACH DR	\$ 118.70
14	76	001-381-008	580 PEACH DR	\$ 118.70
14	77	001-381-007	584 PEACH DR	\$ 118.70
14	78	001-381-006	588 PEACH DR	\$ 118.70
14	79	001-381-005	589 HOWELL RD	\$ 118.70
14	80	001-381-004	585 HOWELL RD	\$ 118.70
14	81	001-381-003	581 HOWELL RD	\$ 118.70
14	82	001-381-002	577 HOWELL RD	\$ 118.70
14	83	001-381-001	573 HOWELL RD	\$ 118.70
Total Assessments				<u>\$ 9,852.10</u>



Zone 13

Walnut Way

Pine St

Plum

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 14
Tract No. 03-11, Valley Grove Estates, Phases 5 &6



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 15 – TRACT NO. 04-30, VALLEY GROVE ESTATES, PHASE VII

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 2,337.20	\$ 2,337.20
Streetlights - Monthly Service Charge per Light	8	\$ 45.00	\$ 360.00
Streetlights - Average Annual Maintenance (per Light)	8	\$ 25.00	\$ 200.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 204.80	\$ 51.20
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 550.00
Engineering Fees			\$ 300.00
Total Annual Assessment			<u>\$ 3,798.40</u>

ENGINEER'S CALCULATIONS

Parcels	32
Total Equivalent Units	<u>32</u>
Assessment Rate Per Equivalent	\$ 118.70
Assessment Rate for Single Family Lots	\$ 3,798.40
Total Assessment	<u>\$ 3,798.40</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 15 – TRACT NO. 04-30, VALLEY GROVE ESTATES, PHASE VII

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
15	1	001-390-001	540 BLOSSOM DR	\$ 118.70
15	2	001-390-002	544 BLOSSOM DR	\$ 118.70
15	3	001-390-003	548 BLOSSOM DR	\$ 118.70
15	4	001-390-004	552 BLOSSOM DR	\$ 118.70
15	5	001-390-005	556 BLOSSOM DR	\$ 118.70
15	6	001-390-006	560 BLOSSOM DR	\$ 118.70
15	7	001-390-007	562 CHESTNUT DR	\$ 118.70
15	8	001-390-008	564 CHESTNUT DR	\$ 118.70
15	9	001-390-009	566 CHESTNUT DR	\$ 118.70
15	10	001-390-010	568 CHESTNUT DR	\$ 118.70
15	11	001-390-011	570 CHESTNUT DR	\$ 118.70
15	12	001-390-012	561 CAMELLIA DR	\$ 118.70
15	13	001-390-024	566 HOWELL RD	\$ 118.70
15	14	001-390-023	562 HOWELL RD	\$ 118.70
15	15	001-390-022	556 HOWELL RD	\$ 118.70
15	16	001-390-021	552 HOWELL RD	\$ 118.70
15	17	001-390-020	548 HOWELL RD	\$ 118.70
15	18	001-390-019	544 HOWELL RD	\$ 118.70
15	19	001-390-018	542 HOWELL RD	\$ 118.70
15	20	001-390-017	541 CAMELLIA DR	\$ 118.70
15	21	001-390-016	545 CAMELLIA DR	\$ 118.70
15	22	001-390-015	549 CAMELLIA DR	\$ 118.70
15	23	001-390-014	553 CAMELLIA DR	\$ 118.70
15	24	001-390-013	557 CAMELLIA DR	\$ 118.70
15	25	001-390-025	552 CAMELLIA DR	\$ 118.70
15	26	001-390-026	548 CAMELLIA DR	\$ 118.70
15	27	001-390-027	544 CAMELLIA DR	\$ 118.70
15	28	001-390-028	540 CAMELLIA DR	\$ 118.70
15	29	001-390-029	541 BLOSSOM DR	\$ 118.70
15	30	001-390-030	543 BLOSSOM DR	\$ 118.70
15	31	001-390-031	547 BLOSSOM DR	\$ 118.70
15	32	001-390-032	553 BLOSSOM DR	\$ 118.70

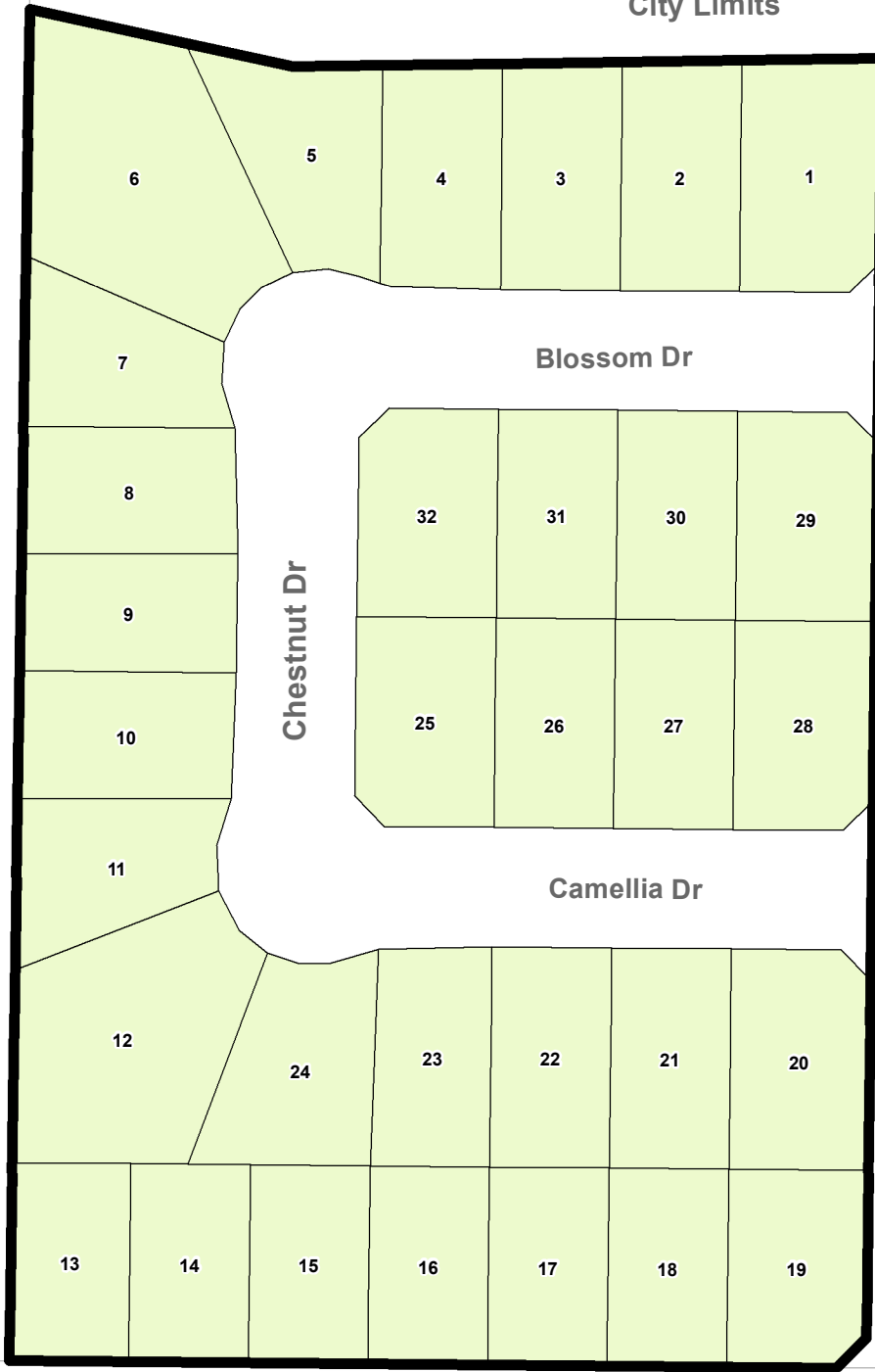
EXHIBIT "B" – Assessment Roll

ZONE 15 – TRACT NO. 04-30, VALLEY GROVE ESTATES, PHASE VII

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
			Total Assessments	<u>\$ 3,798.40</u>



City Limits



Howell Rd

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 15
Tract No. 03-11, Valley Grove Estates, Phase 7



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 16 – TRACT NO. 04-11, THE VILLAGE AT OLIVERO RANCH

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 4,148.96	\$ 4,148.96
Streetlights - Monthly Service Charge per Light	6	\$ 45.00	\$ 270.00
Streetlights - Average Annual Maintenance (per Light)	6	\$ 25.00	\$ 150.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 153.60	\$ 38.40
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 465.00
Engineering Fees			\$ 150.00
Total Annual Assessment			<u>\$ 5,222.36</u>

ENGINEER'S CALCULATIONS

Parcels	43
Total Equivalent Units	<u>43</u>
Assessment Rate Per Equivalent	\$ 121.46
Assessment Rate for Single Family Lots	\$ 5,222.78
Total Assessment	<u>\$ 5,222.78</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

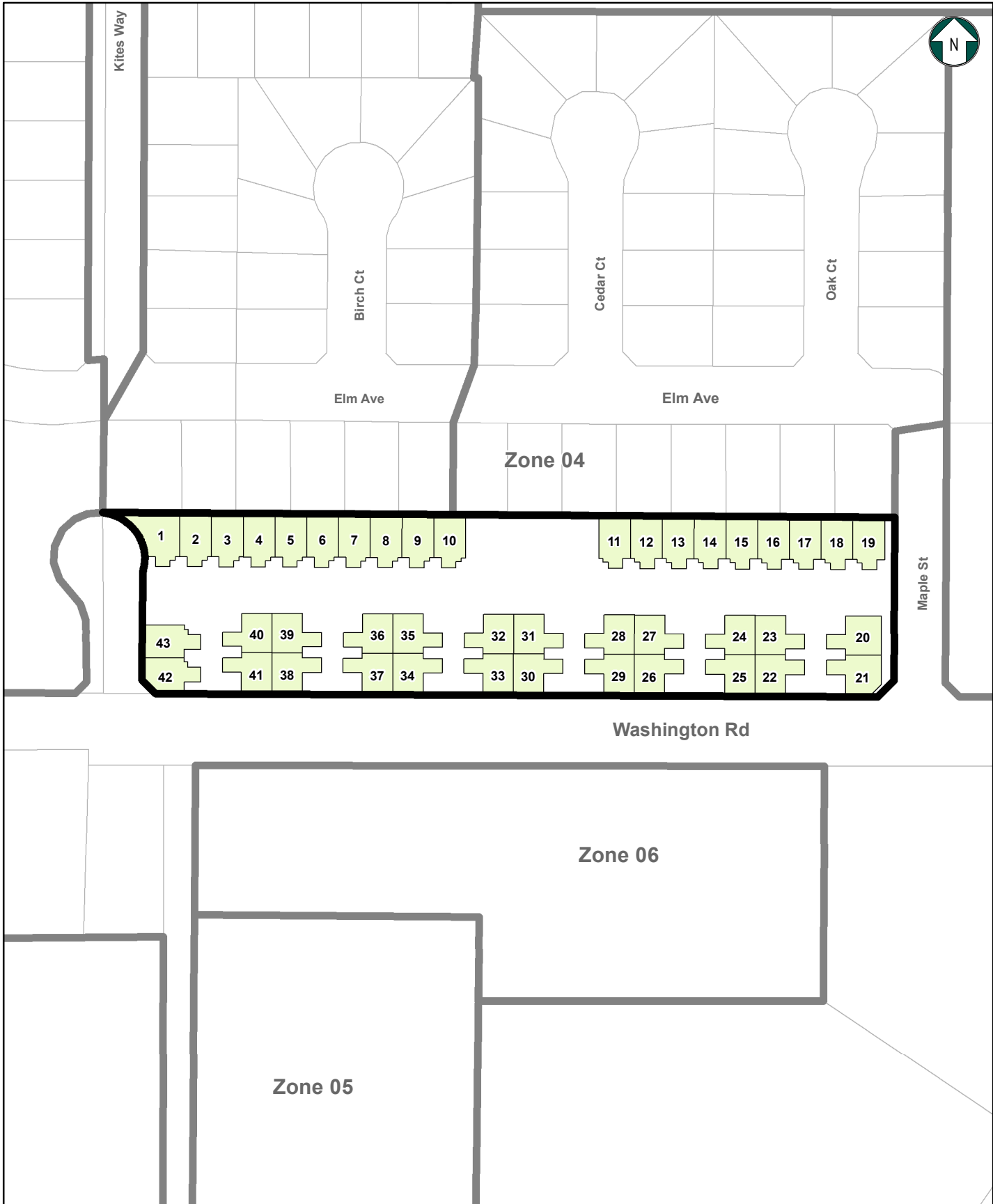
ZONE 16 – TRACT NO. 04-11, THE VILLAGE AT OLIVERO RANCH

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
16	1	001-331-001	441 OLIVE WAY	\$ 121.46
16	2	001-331-002	437 OLIVE WAY	\$ 121.46
16	3	001-331-003	433 OLIVE WAY	\$ 121.46
16	4	001-331-004	429 OLIVE WAY	\$ 121.46
16	5	001-331-005	425 OLIVE WAY	\$ 121.46
16	6	001-331-006	421 OLIVE WAY	\$ 121.46
16	7	001-331-007	417 OLIVE WAY	\$ 121.46
16	8	001-331-008	413 OLIVE WAY	\$ 121.46
16	9	001-331-009	409 OLIVE WAY	\$ 121.46
16	10	001-331-010	405 OLIVE WAY	\$ 121.46
16	11	001-331-011	333 OLIVE WAY	\$ 121.46
16	12	001-331-012	329 OLIVE WAY	\$ 121.46
16	13	001-331-013	325 OLIVE WAY	\$ 121.46
16	14	001-331-014	321 OLIVE WAY	\$ 121.46
16	15	001-331-015	317 OLIVE WAY	\$ 121.46
16	16	001-331-016	313 OLIVE WAY	\$ 121.46
16	17	001-331-017	309 OLIVE WAY	\$ 121.46
16	18	001-331-018	305 OLIVE WAY	\$ 121.46
16	19	001-331-019	301 OLIVE WAY	\$ 121.46
16	20	001-331-020	300 OLIVE WAY	\$ 121.46
16	21	001-331-021	304 OLIVE WAY	\$ 121.46
16	22	001-331-022	308 OLIVE WAY	\$ 121.46
16	23	001-331-023	312 OLIVE WAY	\$ 121.46
16	24	001-331-024	316 OLIVE WAY	\$ 121.46
16	25	001-331-025	320 OLIVE WAY	\$ 121.46
16	26	001-331-026	324 OLIVE WAY	\$ 121.46
16	27	001-331-027	328 OLIVE WAY	\$ 121.46
16	28	001-331-028	332 OLIVE WAY	\$ 121.46
16	29	001-331-029	336 OLIVE WAY	\$ 121.46
16	30	001-331-030	340 OLIVE WAY	\$ 121.46
16	31	001-331-031	344 OLIVE WAY	\$ 121.46

EXHIBIT "B" – Assessment Roll

ZONE 16 – TRACT NO. 04-11, THE VILLAGE AT OLIVERO RANCH

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
16	32	001-331-032	400 OLIVE WAY	\$ 121.46
16	33	001-331-033	404 OLIVE WAY	\$ 121.46
16	34	001-331-034	408 OLIVE WAY	\$ 121.46
16	35	001-331-035	412 OLIVE WAY	\$ 121.46
16	36	001-331-036	416 OLIVE WAY	\$ 121.46
16	37	001-331-037	420 OLIVE WAY	\$ 121.46
16	38	001-331-038	424 OLIVE WAY	\$ 121.46
16	39	001-331-039	428 OLIVE WAY	\$ 121.46
16	40	001-331-040	432 OLIVE WAY	\$ 121.46
16	41	001-331-041	436 OLIVE WAY	\$ 121.46
16	42	001-331-042	440 OLIVE WAY	\$ 121.46
16	43	001-331-043	444 OLIVE WAY	\$ 121.46
Total Assessments				<u>\$ 5,222.78</u>



Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 16
 The Village at Olivero Ranch



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 17 – LOT 1 OF TRACT NO. 00-09, LOT 1, THE VILLAGE AT CHOWCHILLA APARTMENTS

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 2,027.78	\$ 2,027.78
Streetlights - Monthly Service Charge per Light	5	\$ 45.00	\$ 225.00
Streetlights - Average Annual Maintenance (per Light)	5	\$ 25.00	\$ 125.00
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 128.00	\$ 32.00
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 250.00
Engineering Fees			\$ 200.00
Total Annual Assessment			<u><u>\$ 2,859.78</u></u>

ENGINEER'S CALCULATIONS

Parcels APN 001-230-034	1
Total Equivalent Units	<u><u>1</u></u>
Assessment Rate	\$ 2,859.78
Assessment Rate for Single Family Lots	\$ 2,859.78
Total Assessment	<u><u>\$ 2,859.78</u></u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 17 – LOT 1 OF TRACT NO. 00-09, LOT 1, THE VILLAGE AT CHOWCHILLA APARTMENTS

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
17	1	001-230-034	297 MYER DR	\$ 2,859.78
			Total Assessments	<u>\$ 2,859.78</u>



Kites Way

1

Zone 22

Palm Pkwy (Alignment)

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 17
Tract 00-09, The Village at Chowchilla Apartments



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 18 – PARCEL NO. 1 OF PARCEL MAP NO. 04-49

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	0	\$ 45.00	\$ -
Streetlights - Average Annual Maintenance (per Light)	0	\$ 25.00	\$ -
Streetlights - Labor, Equip, Administrative Costs	0	\$ 6.40	\$ -
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ -
Engineering Fees			\$ -
Total Annual Assessment			<u><u>\$ -</u></u>

ENGINEER'S CALCULATIONS

DEFERRING ALL OTHER FEES

Total Acreage 38.57

Total Cost per Acre \$ -

	Acres	Assessment
APN 001-230-039	38.57	\$ -
Total Assessment	<u><u>38.57</u></u>	<u><u>\$ -</u></u>

Development is not completed but is part of the District and Engineering Report
Any additional costs or unanticipated costs will be paid out of Reserves.

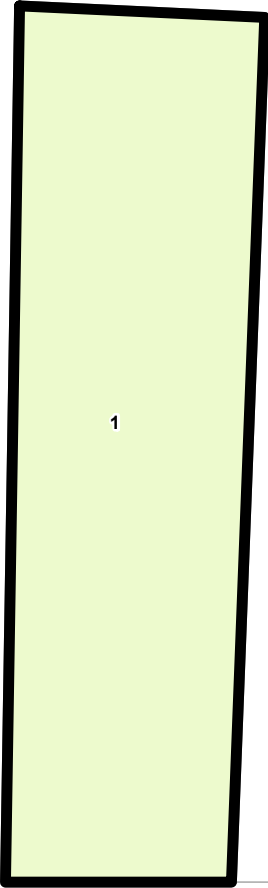
CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 18 – PARCEL NO. 1 OF PARCEL MAP NO. 04-49

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
18	1	001-230-039	—	\$ -
			Total Assessment	\$ -



Palm Pkwy (Alignment)



1

Robertson Blvd.

Palm Pkwy

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 18
Tract No. 04-49, Parcel 1



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	17,914	\$ 1.15	\$ 20,601.10
Streetlights - Monthly Service Charge per Light	72	\$ 116.55	\$ 8,391.60
Streetlights - Average Annual Maintenance (per Light)	72	\$ 105.75	\$ 7,614.00
Streetlights - Labor, Equip, Administrative Costs	72	\$ 48.68	\$ 3,504.96
Capital & Reserves	1	\$ 15,000.00	\$ 15,000.00
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 8,641.75
Engineering Fees			\$ 2,500.00
Total Annual Assessment			<u>\$ 66,253.42</u>

ENGINEER'S CALCULATIONS

Total Acreage to be assessed 80.7001
 Cost Per Acre \$ 820.982929

Parcels Assessed by Acreage	APN	Area (acres)	Assessment	Zone 19 Sub-zone
014-020-031	014020031	7.2836	\$ 5,979.68	5
014-020-043	014020043	3.1277	\$ 2,567.82	2
014-020-044	014020044	2.8122	\$ 2,308.74	2
014-020-045	014020045	2.7232	\$ 2,235.66	2
014-020-046	014020046	2.9917	\$ 2,456.14	2
014-020-047	014020047	3.5375	\$ 2,904.20	2
014-020-048	014020048	2.7224	\$ 2,235.06	2
014-020-049	014020049	2.2785	\$ 1,870.64	2
014-020-050	014020050	2.3467	\$ 1,926.58	2
014-020-051	014020051	1.0418	\$ 855.30	6
014-020-052	014020052	8.1866	\$ 6,721.06	7
014-260-002	014260002	1.5329	\$ 1,258.52	3
014-260-003	014260003	0.8581	\$ 704.48	7
014-260-004	014260004	0.8921	\$ 732.40	7
014-260-005	014260005	0.8854	\$ 726.92	7
014-260-006	014260006	0.8788	\$ 721.46	7
014-260-007	014260007	0.9236	\$ 758.24	3

EXHIBIT "A" – Assessment Calculations

ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

014-260-016	014260016	0.6972	\$	572.38	3
014-260-017	014260017	0.6658	\$	546.62	3
014-260-018	014260018	0.5122	\$	420.48	3
014-260-019	014260019	4.7862	\$	3,929.38	3
014-260-020	014260020	3.1664	\$	2,599.54	3
014-260-021	014260021	3.7284	\$	3,060.98	3
014-260-022	014260022	0.8348	\$	685.36	3
014-260-023	014260023	0.9922	\$	814.56	4
014-260-024	014260024	0.7598	\$	623.78	3
014-260-025	014260025	0.5235	\$	429.78	3
014-260-026	014260026	0.6092	\$	500.16	3
014-260-027	014260027	0.7616	\$	625.30	3

Parcels Assessed by Acreage		63.0600	\$	51,771.22
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Single Family Parcels		91	
Cost Per Single Family Parcel	\$	159.14	\$ 14,481.74

Total Assessment		\$ 66,252.96
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Landscaping and lighting is 100% complete.
 Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

Zone	Sub-Zone	Assess. Lot No.	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
19	1	1	014-020-034	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	N/A	\$ -
19	2	2	014-021-001	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	3	014-021-002	WPD HOMES INC	SFR	\$ 159.14
19	2	4	014-021-003	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	5	014-021-004	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	6	014-021-005	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	7	014-021-006	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	8	014-021-007	WPD HOMES INC	SFR	\$ 159.14
19	2	9	014-021-008	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	10	014-021-009	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	11	014-021-010	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	12	014-021-011	WPD HOMES INC	SFR	\$ 159.14
19	2	13	014-021-012	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	14	014-021-013	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	15	014-021-014	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	16	014-021-015	WPD HOMES INC	SFR	\$ 159.14
19	2	17	014-021-016	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	18	014-021-017	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14

EXHIBIT "B" – Assessment Roll

ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

Zone	Sub-Zone	Assess. Lot No.	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
19	2	19	014-021-018	WARKENTIN JOHN H TRUSTEE	SFR	\$ 159.14
19	2	20	014-021-019	WPD HOMES INC	SFR	\$ 159.14
19	2	21	014-021-020	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	22	014-021-021	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	23	014-021-022	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	24	014-021-023	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	25	014-021-024	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	26	014-021-025	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	27	014-021-026	WPD HOMES INC	SFR	\$ 159.14
19	2	28	014-021-027	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	29	014-021-028	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	30	014-021-029	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	31	014-021-030	WPD HOMES INC	SFR	\$ 159.14
19	2	32	014-021-031	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	33	014-021-032	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	34	014-021-033	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	35	014-021-034	WPD HOMES INC	SFR	\$ 159.14
19	2	36	014-021-035	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	37	014-021-036	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	38	014-021-037	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	39	014-021-038	WPD HOMES INC	SFR	\$ 159.14

EXHIBIT "B" – Assessment Roll

ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

Zone	Sub-Zone	Assess. Lot No.	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
19	2	40	014-021-039	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	41	014-021-040	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	42	014-021-041	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	43	014-021-042	WPD HOMES INC	SFR	\$ 159.14
19	2	44	014-021-043	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	45	014-021-044	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	46	014-021-045	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	47	014-021-046	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	48	014-021-047	WPD HOMES INC	SFR	\$ 159.14
19	2	49	014-021-048	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	50	014-021-049	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	51	014-021-050	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	52	014-021-051	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	53	014-021-052	WPD HOMES INC	SFR	\$ 159.14
19	2	54	014-021-053	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	55	014-021-054	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	56	014-021-055	WPD HOMES INC	SFR	\$ 159.14
19	2	57	014-021-056	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	58	014-021-057	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	59	014-021-058	WPD HOMES INC	SFR	\$ 159.14

EXHIBIT "B" – Assessment Roll

ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

Zone	Sub-Zone	Assess. Lot No.	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
19	2	60	014-021-059	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	61	014-021-060	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	62	014-021-061	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	63	014-021-062	WPD HOMES INC	SFR	\$ 159.14
19	2	64	014-021-063	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	65	014-021-064	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	66	014-021-065	WPD HOMES INC	SFR	\$ 159.14
19	2	67	014-021-066	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	68	014-021-067	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	69	014-021-068	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	70	014-021-069	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	71	014-021-070	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	72	014-021-071	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	73	014-021-072	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	74	014-021-073	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	75	014-021-074	WPD HOMES INC	SFR	\$ 159.14
19	2	76	014-021-075	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	77	014-021-076	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	78	014-021-077	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	79	014-021-078	WPD HOMES INC	SFR	\$ 159.14

EXHIBIT "B" – Assessment Roll

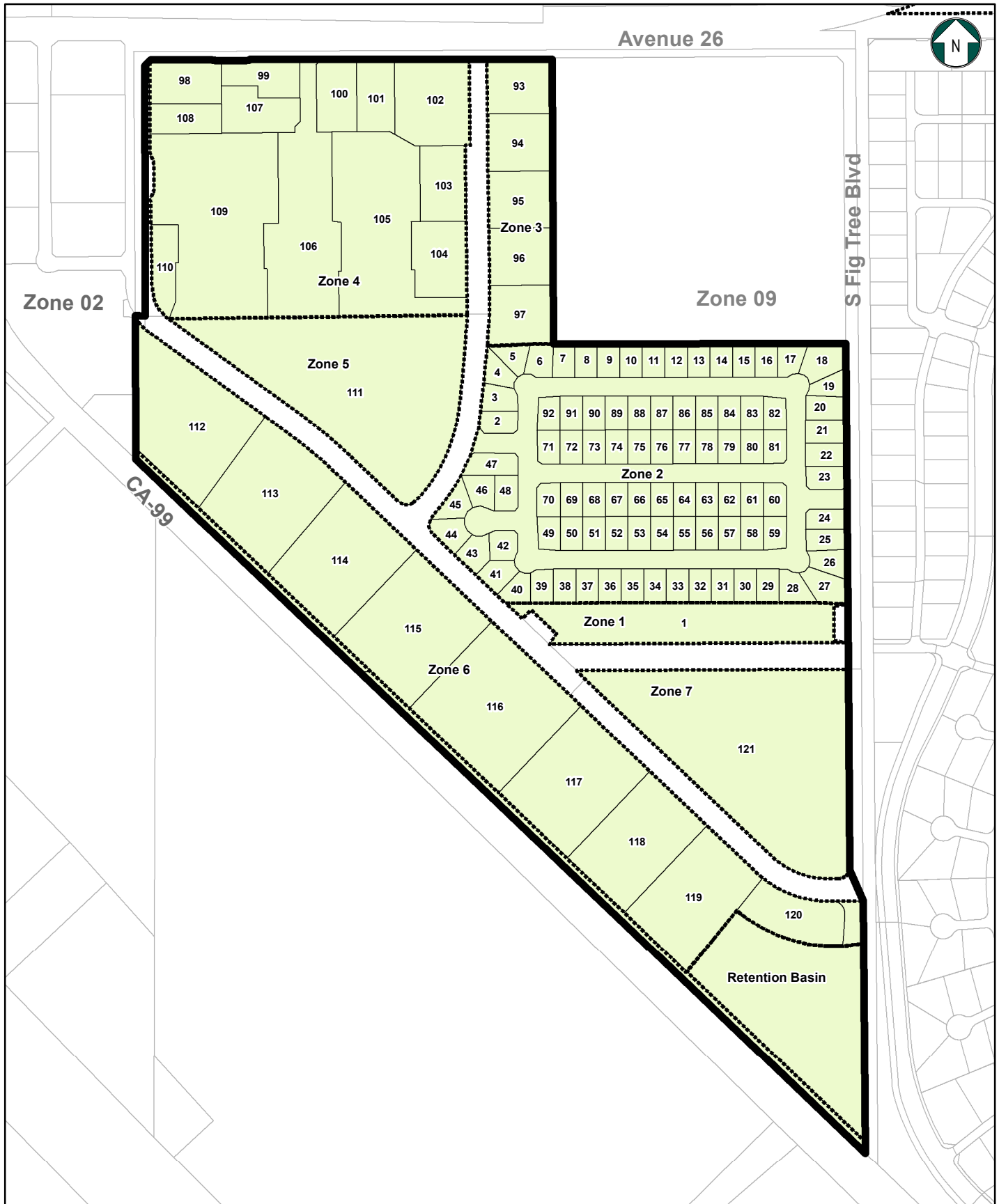
ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

Zone	Sub-Zone	Assess. Lot No.	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
19	2	80	014-021-079	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	81	014-021-080	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	82	014-021-081	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	83	014-021-082	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	84	014-021-083	WPD HOMES INC	SFR	\$ 159.14
19	2	85	014-021-084	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	86	014-021-085	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	87	014-021-086	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	88	014-021-087	WPD HOMES INC	SFR	\$ 159.14
19	2	89	014-021-088	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	90	014-021-089	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	91	014-021-090	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	SFR	\$ 159.14
19	2	92	014-021-091	WPD HOMES INC	SFR	\$ 159.14
19	3	93	014-260-003	SWBG INV LLC	0.8581	\$ 704.48
19	3	94	014-260-004	SWBG INV LLC	0.8921	\$ 732.40
19	3	95	014-260-005	SWBG INV LLC	0.8854	\$ 726.92
19	3	96	014-260-006	SWBG INV LLC	0.8788	\$ 721.46
19	3	97	014-260-007	SWBG INV LLC	0.9236	\$ 758.24
19	4	98	014-260-024	DUNCAN PROPERTIES LLC	0.7598	\$ 623.78
19	4	99	014-260-026	KING OF CENTRAL VALLEY II	0.6092	\$ 500.16
19	4	100	014-260-016	MERCED OKR LLC	0.6972	\$ 572.38
19	4	101	014-260-017	MERCED OKR LLC	0.6658	\$ 546.62
19	4	102	014-260-002	WALGREENS CO	1.5329	\$ 1,258.52
19	4	103	014-260-022	MERCED OKR LLC	0.8348	\$ 685.36
19	4	104	014-260-023	MERCED OKR LLC	0.9922	\$ 814.56
19	4	105	014-260-021	MERCED OKR LLC	3.7284	\$ 3,060.98

EXHIBIT "B" – Assessment Roll

ZONE 19 – TRACT NO. 05-07, MONTGOMERY FARMS

Zone	Sub-Zone	Assess. Lot No.	APN	Site Address or Owner	Lot Area (Ac)	Assessment Amount
19	4	106	014-260-020	MERCED OKR LLC	3.1664	\$ 2,599.54
19	4	107	014-260-027	MERCED OKR LLC	0.7616	\$ 625.30
19	4	108	014-260-025	MERCED OKR LLC	0.5235	\$ 429.78
19	4	109	014-260-019	JON E MARING & TAMARA MARING FAMILY PTP LP	4.7862	\$ 3,929.38
19	4	110	014-260-018	MERCED OKR LLC	0.5122	\$ 420.48
19	5	111	014-020-031	STERLING REAL EST PARTNERS II LLC	7.2836	\$ 5,979.68
19	6	112	014-020-043	SWBG INV LLC	3.1277	\$ 2,567.82
19	6	113	014-020-044	SWBG INV LLC	2.8122	\$ 2,308.74
19	6	114	014-020-045	SWBG INV LLC	2.7232	\$ 2,235.66
19	6	115	014-020-046	SWBG INV LLC	2.9917	\$ 2,456.14
19	6	116	014-020-047	SWBG INV LLC	3.5375	\$ 2,904.20
19	6	117	014-020-048	SWBG INV LLC	2.7224	\$ 2,235.06
19	6	118	014-020-049	SWBG INV LLC	2.2785	\$ 1,870.64
19	6	119	014-020-050	SWBG INV LLC	2.3467	\$ 1,926.58
19	6	120	014-020-051	SWBG INV LLC	1.0418	\$ 855.30
19	7	121	014-020-052	SWBG INV LLC	8.1866	\$ 6,721.06
19	-	-	014-020-023	CITY OF CHOWCHILLA	N/A	\$ -
19	-	-	014-020-024	126.42 PARTNERS LP	N/A	\$ -
19	-	-	014-020-033	WESTAMERICA BANK	N/A	\$ -
19	-	-	014-020-035	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	N/A	\$ -
19	-	-	014-020-036	126.42 PARTNERS LP	N/A	\$ -
19	-	-	014-020-037	126.42 PARTNERS LP	N/A	\$ -
19	-	-	014-020-038	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	N/A	\$ -
19	-	-	014-020-039	126.42 PARTNERS LP	N/A	\$ -
19	-	-	014-020-041	FIG TREE PLAZA LLC	N/A	\$ -
19	-	-	014-020-042	WESTAMERICA BANK	N/A	\$ -
19	-	-	014-020-053	WESTAMERICA BANK	N/A	\$ -
19	-	-	014-020-054	126.42 PARTNERS LP	N/A	\$ -
19	-	-	014-021-092	WARKENTIN JOHN H & MARJOLEIN F TRUSTEE	N/A	\$ -
19	-	-	014-260-008	FIG TREE PLAZA LLC	N/A	\$ -
Total Assessment						\$ 66,252.96
Total Assessed Acreage					63.0600	



Landscape Maintenance and Lighting District No. 90-1
 Zone of Benefit 19
 Tract No. 05-07, Montgomery Farms



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 20 – PARCEL MAP NO. 05-62, HERITAGE CENTER

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 1,023.89	\$ 1,048.88
Streetlights - Monthly Service Charge per Light	0	\$ 45.00	\$ -
Streetlights - Average Annual Maintenance (per Light)	0	\$ 25.00	\$ -
Streetlights - Labor, Equip, Administrative Costs	0	\$ 6.40	\$ -
Reserves and Capital Improvements	1	\$ 352.10	\$ 352.10
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 148.90
Engineering Fees			\$ 35.44
Total Annual Assessment			<u>\$ 1,585.32</u>

ENGINEER'S CALCULATIONS

Total Acreage 1.16

Total Cost per Acre \$ 1,366.65517

	Acres	Assessment
APN 001-240-016	0.31	\$ 423.66
APN 001-240-017	0.28	\$ 382.67
APN 001-240-018	0.30	\$ 409.99
APN 001-240-019	0.27	\$ 369.00

Total Assessment \$ 1,585.32

Any additional costs or unanticipated costs will be paid out of Reserves.

CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 20 – PARCEL MAP NO. 05-62, HERITAGE CENTER

Zone	Assessment Lot Number	APN	Site Address	Lot Area (Ac)	Assessment Amount
20	1	001-240-016	—	0.31	\$ 423.66
20	2	001-240-017	—	0.28	\$ 382.67
20	3	001-240-018	—	0.30	\$ 409.99
20	4	001-240-019	—	0.27	\$ 369.00
Total Assessment					<u>\$ 1,585.32</u>
Total Assessed Acreage				1.16	



W Kings Ave



N Front St

Robertson Blvd.

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 20
Parcel Map 05-62, Heritage Center



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 21 – TRACT NO. 05-19, SILVA FORD

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 13,735.00	\$ 13,735.00
Streetlights - Monthly Service Charge per Light	18	\$ 45.08	\$ 811.44
Streetlights - Average Annual Maintenance (per Light)	18	\$ 25.04	\$ 450.72
Streetlights - Labor, Equip, Administrative Costs	0.25	\$ 10,874.00	\$ 2,718.50
Reserves and Capital Improvements	1	\$ 7,340.64	\$ 7,340.64
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 2,046.70
Engineering Fees			\$ 816.30
Total Annual Assessment			<u>\$ 27,919.30</u>

ENGINEER'S CALCULATIONS

Total Acreage	27.14
Total Cost per Acre	<u>\$ 1,028.71408</u>

	Acres	Assessment
APN 002-290-001	4.66	\$ 4,793.80
APN 002-290-002	3.32	\$ 3,415.32
APN 002-290-003	4.88	\$ 5,020.12
APN 002-290-004	1.55	\$ 1,594.50
APN 002-290-005	1.38	\$ 1,419.64
APN 002-290-008	1.38	\$ 1,419.64
APN 002-290-009	1.38	\$ 1,419.64
APN 002-290-010	1.50	\$ 1,543.06
APN 002-290-011	1.31	\$ 1,347.62
APN 002-290-012	1.51	\$ 1,553.36
APN 002-290-013	1.51	\$ 1,553.36
APN 002-290-017	2.07	\$ 2,129.44
APN 002-290-018	0.69	\$ 709.80
Total Assessment	27.14	\$ 27,919.30

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 21 – TRACT NO. 05-19, SILVA FORD

Zone	Assessment Lot Number	APN	Site Address	Lot Area (Ac)	Assessment Amount
21	1	002-290-001	321 PROSPERITY BLVD	4.66	\$ 4,793.80
21	2	002-290-002	317 PROSPERITY BLVD	3.32	\$ 3,415.32
21	3	002-290-003	313 PROSPERITY BLVD	4.88	\$ 5,020.12
21	4	002-290-012	309 PROSPERITY BLVD	1.51	\$ 1,553.36
21	5	002-290-013	305 PROSPERITY BLVD	1.51	\$ 1,553.36
21	6	002-290-011	301 PROSPERITY BLVD	1.31	\$ 1,347.62
21	7	002-290-010	300 PROSPERITY BLVD	1.50	\$ 1,543.06
21	8	002-290-009	304 PROSPERITY BLVD	1.38	\$ 1,419.64
21	9	002-290-008	308 PROSPERITY BLVD	1.38	\$ 1,419.64
21	10	002-290-018	—	0.69	\$ 709.80
21	11	002-290-017	—	2.07	\$ 2,129.44
21	12	002-290-005	320 PROSPERITY BLVD	1.38	\$ 1,419.64
21	13	002-290-004	324 PROSPERITY BLVD	1.55	\$ 1,594.50
Total Assessment					\$ 27,919.30
Total Assessed Acreage				27.14	



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 21
Tract No. 05-19, Silva Ford and Prosperity Blvd.



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 22 – TRACT NO. 05-56, WOODCREST

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ 6,726.52	\$ -
Streetlights - Monthly Service Charge per Light	0	\$ 45.00	\$ -
Streetlights - Average Annual Maintenance (per Light)	0	\$ 25.00	\$ -
Streetlights - Labor, Equip, Administrative Costs	0	\$ 13,050.08	\$ -
Reserves and Capital Improvements	0	\$ 6,982.61	\$ -
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ -
Engineering Fees			\$ -
Total Annual Assessment			\$ -

ENGINEER'S CALCULATIONS

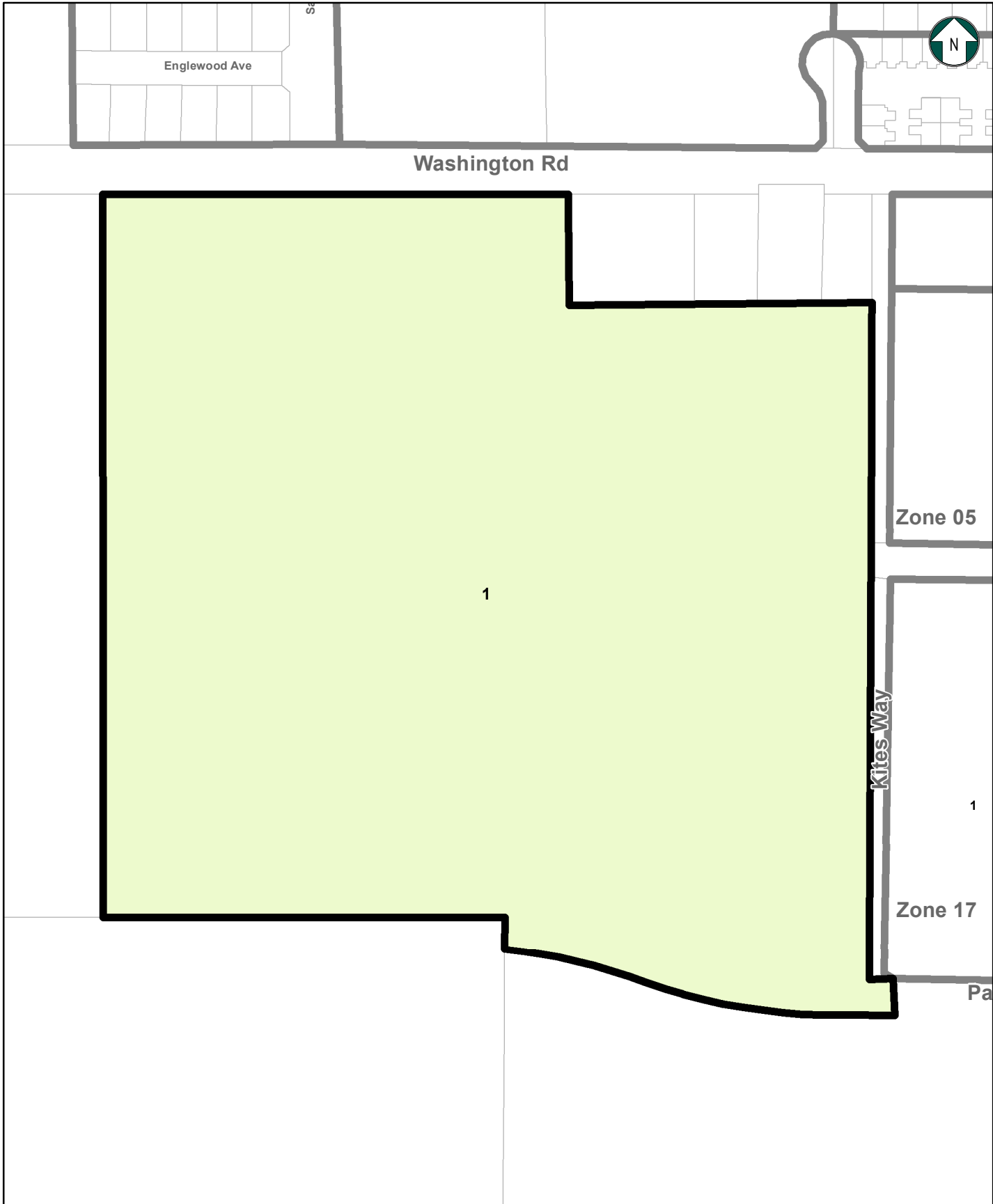
Total Acreage	38.57	
Total Cost per Acre	\$ -	
	Acres	Assessment
APN 001-400-006	38.57	\$ -
Total Assessment		\$ -

Development is not completed but is part of the District and Engineering Report.
Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 22 – TRACT NO. 05-56, WOODCREST

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
22	1	001-400-006	—	\$ -
			Total Assessment	<u><u>\$ -</u></u>



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 22
Tract No. 05-56



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 23 – TRACT NO. 23, LEGACY RANCH

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ 104,903.76	\$ -
Streetlights - Monthly Service Charge per Light	0	\$ 45.00	\$ -
Streetlights - Average Annual Maintenance (per Light)	0	\$ 25.00	\$ -
Streetlights - Labor, Equip, Administrative Costs	0	\$ 56,992.28	\$ -
Reserves and Capital Improvements	0	\$ 57,081.33	\$ -
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ -
Engineering Fees			\$ -
Total Annual Assessment			\$ -

ENGINEER'S CALCULATIONS

DEFERRING ALL OTHER FEES

Total Acreage 132.40

Total Cost per Acre \$ -

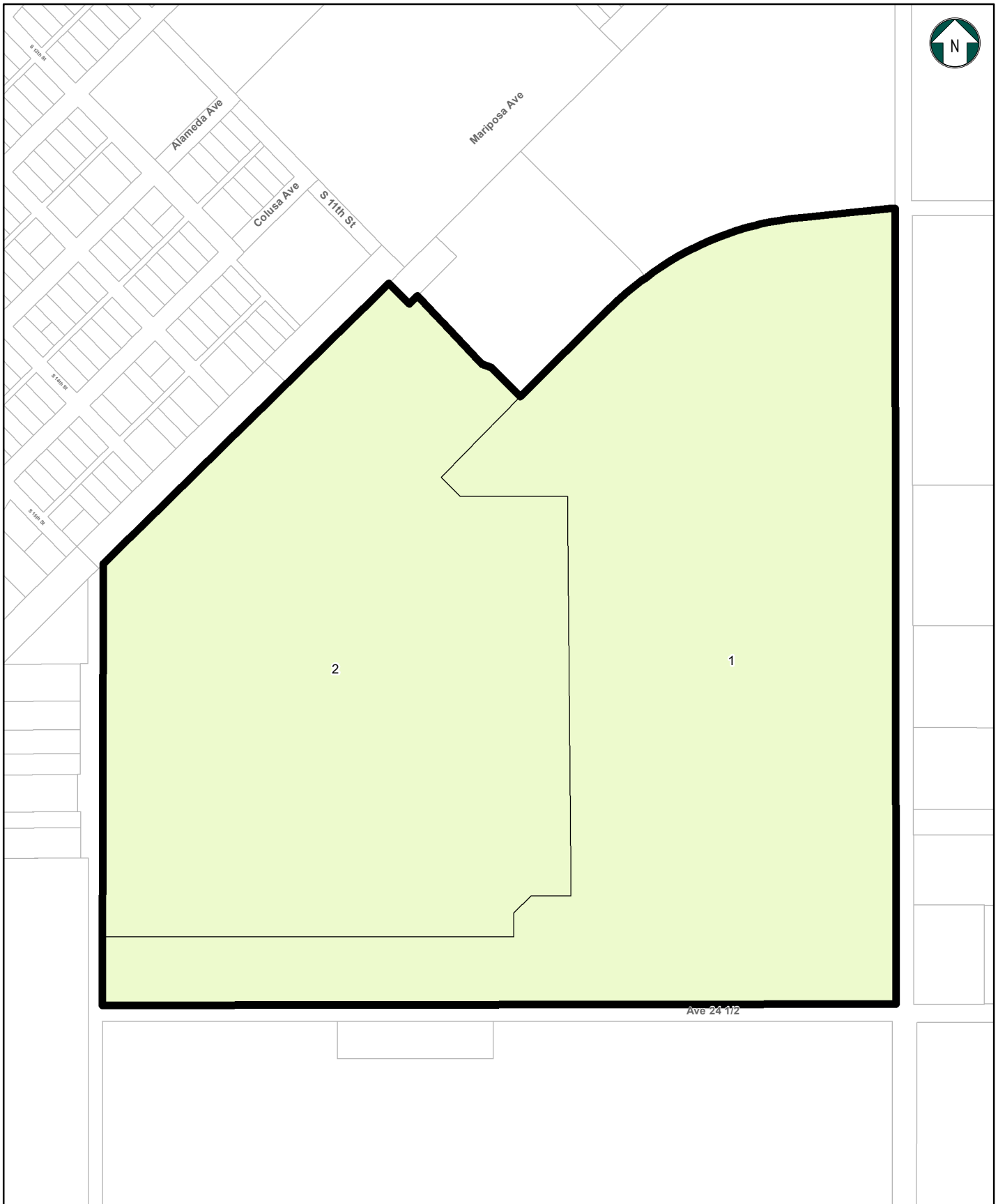
	Acres	Assessment
APN 002-300-002	73.48	\$ -
APN 002-300-003	58.92	\$ -
Total Assessment	132.40	\$ -

Development is not completed but is part of the District and Engineering Report.
Any additional costs or unanticipated costs will be paid out of Reserves.

CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 23 – TRACT NO. 23, LEGACY RANCH

Zone	Assessment Lot Number	APN	Site Address	Lot Area (Ac)	Assessment Amount
23	1	002-300-002	—	73.48	\$ -
23	2	002-300-003	—	58.92	\$ -
				Total Assessment	\$ -
				Total Assessed Acreage	132.40



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 23
Tract No. 05-29, Legacy Ranch



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 24 – PARCEL NO. 1 & 2 OF PARCEL MAP NO. 92-10, REDWOOD APARTMENTS

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	0	\$ 1,281.53	\$ -
Streetlights - Monthly Service Charge per Light	0	\$ 45.00	\$ -
Streetlights - Average Annual Maintenance (per Light)	0	\$ 25.00	\$ -
Streetlights - Labor, Equip, Administrative Costs	0	\$ 5,069.60	\$ -
Reserves and Capital Improvements	0	\$ 1,771.55	\$ -
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ -
Engineering Fees			\$ -
Total Annual Assessment			<u><u>\$ -</u></u>

ENGINEER'S CALCULATIONS

Total Acreage	5.69
Total Cost per Acre	<u><u>\$ -</u></u>

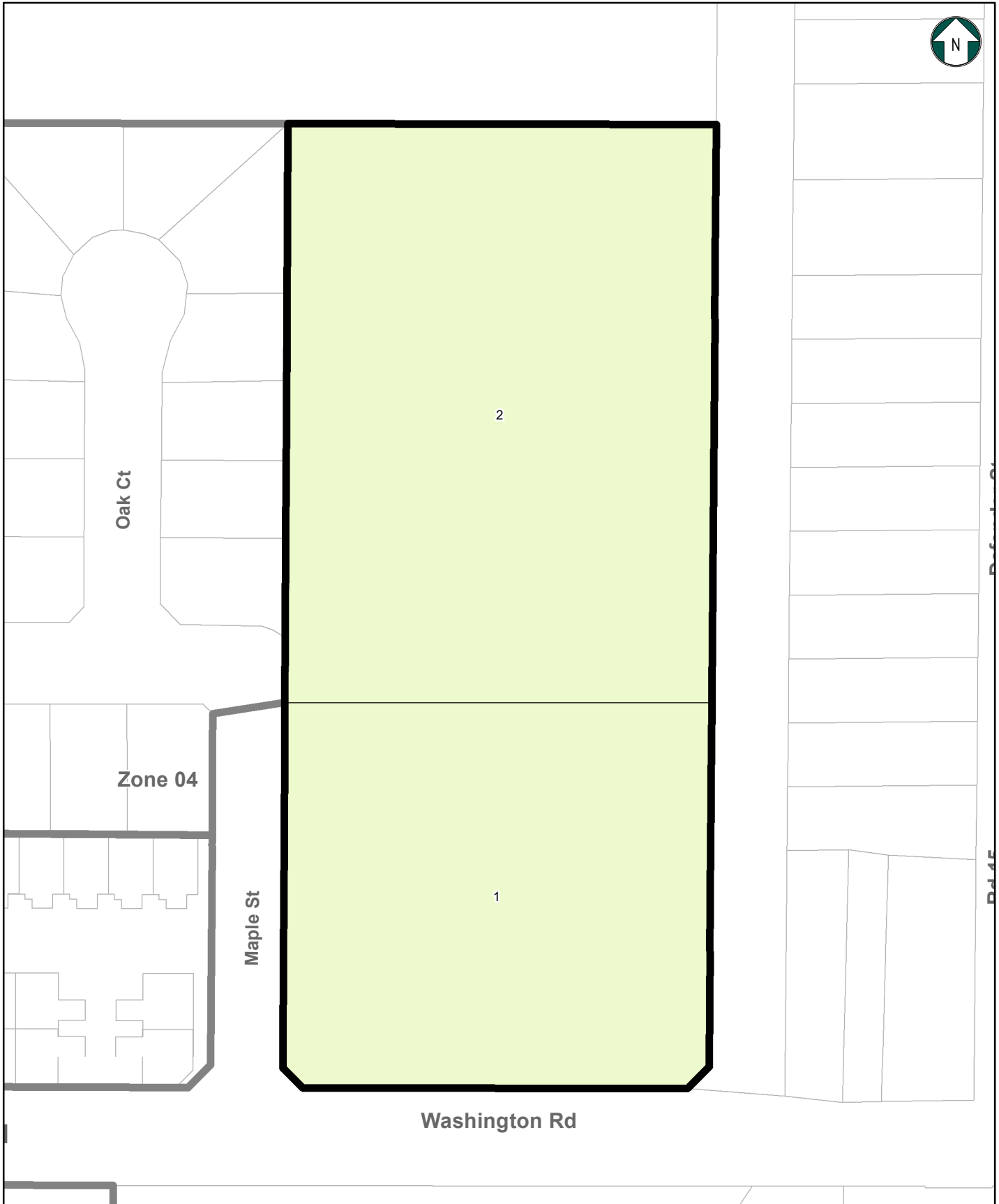
	Acres	Assessment
APN 001-330-001	2.26	\$ -
APN 001-330-002	3.43	\$ -
Total Assessment	<u><u>5.69</u></u>	<u><u>\$ -</u></u>

Development is not completed but is part of the District and Engineering Report.
Any additional costs or unanticipated costs will be paid out of Reserves.

CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 24 – PARCEL NO. 1 & 2 OF PARCEL MAP NO. 92-10, REDWOOD APARTMENTS

Zone	Assessment Lot Number	APN	Site Address	Lot Area (Ac)	Assessment Amount
24	1	001-330-001	—	2.26	\$ -
24	2	001-330-002	—	3.43	\$ -
				Total Assessment	\$ -
				Total Assessed Acreage	5.69



Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 24
Tract No. 92-10, Redwood Apartments



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 25 – AUTOZONE

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System*	1	\$ -	\$ -
Streetlights - Monthly Service Charge per Light	2	\$ 46.58	\$ 93.16
Streetlights - Average Annual Maintenance (per Light)	2	\$ 25.88	\$ 51.76
Streetlights - Labor, Equip, Administrative Costs	1	\$ 278.90	\$ 278.90
Reserves and Capital Improvements	1	\$ 327.52	\$ 327.52
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ 63.50
Engineering Fees			\$ 153.40
Total Annual Assessment			<u>\$ 968.24</u>

ENGINEER'S CALCULATIONS

Total Acreage	2.965		
Total Cost per Acre		<u>\$ 326.55649</u>	
	Acres	Assessment	
APN 002-010-026	2.293	\$ 748.80	
APN 002-010-025	0.672	\$ 219.44	
Total Assessment	2.965	\$ 968.24	

*AutoZone maintains and performs all landscape maintenance.
Any additional costs or unanticipated costs will be paid out of Reserves.

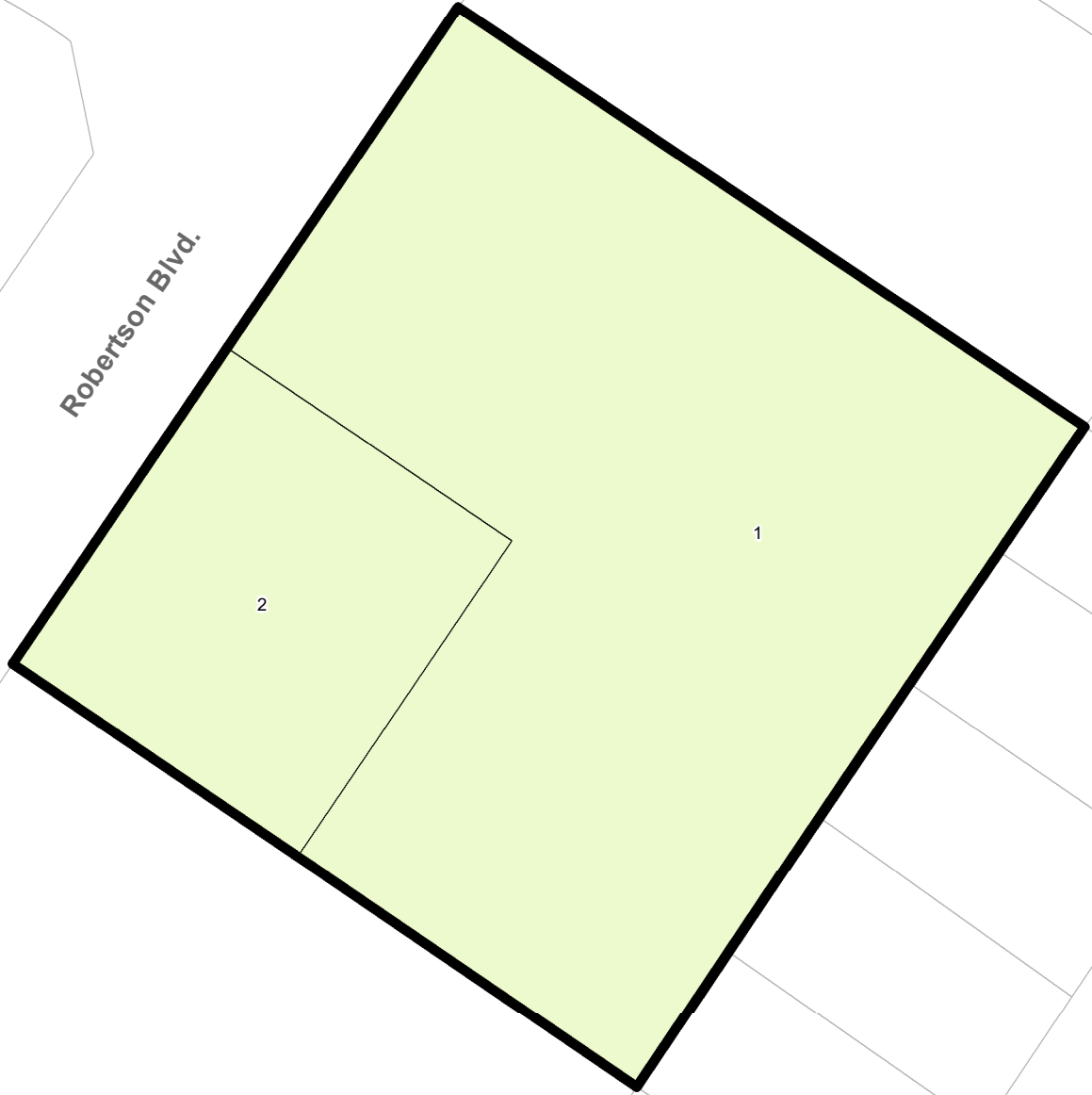
CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll

ZONE 25 – AUTOZONE

Zone	Assessment Lot Number	APN	Site Address	Lot Area (Ac)	Assessment Amount
25	1	002-010-026	—	2.29	\$ 748.80
25	2	002-010-025	—	0.67	\$ 219.44
Total Assessment					<u>\$ 968.24</u>
Total Assessed Acreage				2.97	



Robertson Blvd.



Roosevelt Dr

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 25
Autozone



**CITY OF CHOWCHILLA
ENGINEERS REPORT
LANDSCAPE MAINTENANCE & LIGHTING DISTRICT NO. 90-1
2025-2026 TAX YEAR
EXHIBIT "A" – Assessment Calculations**

ZONE 26 – RITE-AID (Grothe Family Trust)

Description	Quantity	Unit Cost	Total Cost
A. Operation, Equipment and Maintenance Costs			
Storm Drain Facilities	0	\$ -	\$ -
Landscaping and Irrigation System	1	\$ 1,285.02	\$ 1,285.02
Streetlights - Monthly Service Charge per Light	6	\$ 45.90	\$ 275.40
Streetlights - Average Annual Maintenance (per Light)	6	\$ 25.50	\$ 153.00
Streetlights - Labor, Equip, Administrative Costs	1	\$ 428.50	\$ 428.50
B. Incidental and Indirect Costs			
Administrative Overhead to include Legal, Assessment Proceedings, Publications, Mailings, and City Overhead, etc.			\$ -
Engineering Fees			\$ 204.00
Total Annual Assessment			<u>\$ 2,345.92</u>

ENGINEER'S CALCULATIONS

Total Acreage	1.664	
Total Cost per Acre	<u>\$ 1,409.81</u>	
	Acres	Assessment
APN 001-136-018	1.664	\$ 2,345.92
Total Assessment		<u>\$ 2,345.92</u>

Any additional costs or unanticipated costs will be paid out of Reserves.

**CITY OF CHOWCHILLA
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2025-2026 TAX YEAR
EXHIBIT "B" – Assessment Roll**

ZONE 26 – RITE-AID (Grothe Family Trust)

Zone	Assessment Lot Number	APN	Site Address	Assessment Amount
26	1	001-136-018	—	\$ 2,345.92
			Total Assesment	<u>\$ 2,345.92</u>



W Kings Ave

N Front St

1

N 1st St

Robertson Blvd.

Landscape Maintenance and Lighting District No. 90-1
Zone of Benefit 26
Rite Aid (Gothe Family Trust)

