



CITY OF PERRIS

LANDSCAPE MAINTENANCE DISTRICT NO. 1

FISCAL YEAR 2023/24
ENGINEER'S ANNUAL LEVY REPORT

INTENT MEETING: MAY 30, 2023
PUBLIC HEARING: JULY 25, 2023

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ENGINEER'S REPORT AFFIDAVIT
Establishment of Annual Assessments for the:

Landscape Maintenance District No. 1

**City of Perris,
County of Riverside, State of California**

This Report describes the District and relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2023/24. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of May, 2023.

JOHN POURKAZEMI
Interim City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

MATTHEW SCHENK
Director Of Finance
CITY OF PERRIS
STATE OF CALIFORNIA

Filed in the Office of the City Clerk on the 30th day of May, 2023. Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 26th day of July 2023 by adoption of Resolution No. _____ of the City Council.

NANCY SALAZAR
City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

The City of Perris has determined that well-managed landscapes provide a benefit for the people and developments within the City. There are social, economic, health and environmental benefits related to the installation and maintenance of landscaped improvements. The City Council (the “Council”) previously formed Landscape Maintenance District No. 1 (the “District”) to provide funding for the expense of the ongoing maintenance and servicing of public landscaped improvements within the boundaries of the City of Perris (the “City”).

In general, the landscaped improvements were constructed as a condition of approval for new development. Typically, each development is assigned a Benefit Zone “Zone” that provides funding for specific improvements and services that benefit the parcels within the Zone. The costs associated with the specific improvements in each Zone are equitably spread among parcels receiving benefit from the improvements. All improvements are located within public rights-of-way and easements and can include medians, parkways, parks, open space, slopes, and other public areas.

B. AUTHORITY FOR THE REPORT

This Report is prepared pursuant to a Resolution of the City Council ordering an Engineer’s Report and in compliance with the requirements of Chapter 1, Article 4, Landscaping and Lighting Act of 1972, being Part 2, Division 15, Sections 22500 through 22679 of the Streets and Highways Code, State of California. This report covers the period from July 1, 2023 to June 30, 2024.

Contained within the Report are plans and specifications for the improvements, an estimate of the costs of the improvements, a listing of the proposed assessment against the parcels or lots that benefit from the improvements and a diagram of the assessment district showing the boundary of the District and the boundaries of the Benefit Zones. The Report is hereby presented to the City Council for its preliminary approval as presented. Or, preliminarily approved as the City Council may determine it should be modified, before approval.

After the Report is preliminarily approved, the City Council may adopt a resolution of intention that describes the improvements, refers to the Report for details of the district, and sets a time and place for a public hearing on the proposed levy of assessments.

The City Council conducts the noticed public hearing to consider public testimonies, comments and written protests regarding the District and the levy of the proposed annual assessments. Based upon consideration of the public testimonies, comments and written protests regarding the District and the levy of the proposed annual assessments at the public hearing, the City Council may approve this Report (as submitted or amended), approve the assessment diagram, and confirm the assessments as described herein. In such case, the assessments for each benefitting parcel, as approved and described herein, shall be submitted to the Riverside County Auditor/Controller for inclusion on the Fiscal Year 2023/24 property tax roll.

As further detailed in the following section, Section II, Description of the District, assessments are levied under this District to provide for the maintenance and servicing of landscaped improvements. These facilities were constructed as a condition of approval for, and as a consequence of, the development of the parcels within the District.

C. PROPOSITION 218

In November 1996 voters of the State of California passed Proposition 218 that added Article XIII D to the California Constitution requiring new procedures for assessment districts. Article XIII D requires that assessments comply with stated provisions by July 1, 1997, unless an assessment district meets certain exemptions. The exemptions from the procedural and approval requirements are set forth in Section 5 of the Article and include the following:

“(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control.”

The Method of Apportionment, in Part IV of this Report, utilizes commonly accepted assessment engineering practices and has been established pursuant to the 1972 Act and the provisions of Article XIII D. New or increased assessments will be subject to the substantive and procedural requirements of Article XIII D Section 4.

II. DESCRIPTION OF THE DISTRICT

A. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

It is noted that, under this District, sidewalks are not maintained, and the maintenance of walls is limited to graffiti removal.

B. DESCRIPTION OF BENEFIT ZONE IMPROVEMENTS TO BE MAINTAINED AND SERVICED

For Fiscal Year 2023/24, the District includes one hundred sixty- nine (169) distinct Benefit Zones. Each Zone has specific improvements and services that provide a benefit to the parcels within the Zone. With proper maintenance and servicing, the landscaped improvements are kept in a healthy and vigorous condition.

Reference is hereby made to the plans and specifications that show the location and extent of the landscaped areas within each Benefit Zone. Said plans and specifications were approved by and are on file in the City of Perris Office of Community Development. The volume of these documents prohibit inclusion in this Report, and by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

It is noted that “landscape” improvements in the description of benefit zones may also refer to the park/trail improvements within the zone. Expenses paid for park/trail improvements within the Benefit Zones may include, but are not limited to, expenses for the landscape, irrigation, maintenance, staffing, and park amenities.

A general description of the improvements and developments, by Benefit Zone, are as follows:

Benefit Zone 1: The landscape improvements include those shown on the plans and specifications for Tracts 17399 and 20280-1 through -7. These improvements include the permanent landscape areas along the Redlands Avenue, Nuevo Road, and Wilson Avenue frontages as follows:

- Redlands Avenue from Nuevo Road, south approximately 1,300 feet along the west boundary of Tracts 20280-1 through -7.
- Nuevo Road from Redlands Avenue to Wilson Avenue, approximately 1,300 feet along the north boundary of Tracts 20280-1 through -7.
- Wilson Avenue from Citrus Avenue Road, south approximately 1,300 feet along the west boundary of Tract 17399.

Benefit Zone 2: The landscape improvements include those shown on the plans and specifications for Tract 19893. These improvements include the permanent landscape areas within along the Wilson Avenue and Orange Avenue frontages as follows:

- Wilson Avenue from Orange Avenue, south approximately 1,300 feet along the east boundary of Tract 19893.
- Orange Avenue from Wilson Avenue, west approximately 1,300 feet along the north boundary of Tract 19893.

Benefit Zone 3: The landscape improvements include those shown on the plans and specifications for Tract 21131. These improvements include the permanent landscape areas along “A” Street, approximately 165 feet north and south of Serrana Road, along the east boundary of Tract 21131.

Benefit Zone 4: The landscape improvements include those shown on the plans and specifications for Tracts 20280, 20280-8 and 20280-11. These improvements include the permanent landscape areas along the Redlands Avenue and Nuevo Road frontages as follows:

- Redlands Avenue from Nuevo Road, south approximately 1,300 feet along the east boundary of Tracts 20280-8 and 20280-11.
- Nuevo Road from Ruby Drive to Redlands Avenue approximately 1,300 feet along the north boundary of Tracts 20280 and 20280-8.

Benefit Zone 5: The landscape improvements include those shown on the plans and specifications for Tracts 20538. These improvements include the permanent landscape areas along the Orange Avenue, Redlands Avenue, Placentia Avenue, and Perris Boulevard frontages as follows:

- Orange Avenue from Perris Boulevard to Redlands Avenue, along the south boundary of Tract 20538.
- Redlands Avenue from Placentia Avenue to Orange Avenue, along the east boundary of Tract 20538.
- Placentia Avenue from Perris Boulevard to Redlands Avenue, along the north boundary of Tract 20538.
- Perris Boulevard from Orange Avenue to Placentia Avenue, along the west boundary of Tract 20538.

Benefit Zone 6: The landscape improvements include those shown on the plans and specifications for CUP 87-37. These improvements include the permanent landscape areas along the Barrett Avenue frontage from Placentia Avenue, north approximately 660 feet along the east boundary of CUP 87-37.

Benefit Zone 7: The landscape improvements include those shown on the plans and specifications for Tract 21771. These improvements include the permanent landscape areas along the Ramona Expressway and Perris Boulevard frontages as follows:

- Ramona Expressway from Perris Boulevard, east approximately 1,300 feet, along the north boundary of Tract 21771.
- Perris Boulevard from Ramona Expressway, south approximately 1,300 feet, along the west boundary of Tract 21771.

Benefit Zone 8: The landscape improvements include those shown on the plans and specifications for Tracts 22719 and 22719-1. These improvements include the permanent landscape areas along the Mountain Avenue frontage from River Road, east approximately 950 feet, along the south boundary of Tract 22719-1.

Benefit Zone 9: The landscape and park improvements include those shown on the plans and specifications for Tracts 22248 and 22248-1. These improvements include the permanent landscape areas within Copper Creek Park and along the Redlands Avenue and Citrus Avenue frontages as follows:

- Redlands Avenue from Citrus Avenue, south approximately 1,260 feet along the west boundary of Tract 22248.
- Citrus Avenue from Redlands Avenue, west approximately 1,200 feet along the north boundary of Tracts 22248 and 22248-1.

Benefit Zone 10: Superseded by Benefit Zone 38.

Benefit Zone 11: The landscape improvements include those shown on the plans and specifications for Tract 22988-1. These improvements include the permanent landscape areas along the Orange Street frontage from Wilson Avenue to Murrieta Road along the north boundary of Tract 22988-1.

Benefit Zone 12: The landscape improvements include those shown on the plans and specifications for Tract 22988. These improvements include the permanent landscape areas along the Citrus Avenue frontage from Wilson Avenue to Murrieta Road along the south boundary of Tract 22988.

Benefit Zone 13: The landscape improvements include those shown on the plans and specifications for Tracts 24081 and 24081-1. These improvements include the permanent landscape areas along the Perris Boulevard frontage from Bowen, north approximately 660 feet along the east boundary of Tract 24081-1.

Benefit Zone 14: The landscape improvements include those shown on the plans and specifications for Tracts 23275 and 24541. These improvements include the permanent landscape areas along the Nuevo Road and Murrieta Road frontages as follows:

- Nuevo Road from Murrieta Road, west approximately 660 feet along the north boundary of Tracts 23275 and 24541.
- Murrieta Road from Nuevo Road, south approximately 1,320 feet along the west boundary of Tract 24541.

Benefit Zone 15: The landscape improvements include those shown on the plans and specifications for Tracts 23825, and 23825-1 through 23825-4. These improvements include the permanent landscape areas along the Citrus Avenue and Wilson Avenue frontages as follows:

- Citrus Avenue from Avenida San Sabastian to Wilson Avenue along the north boundary of Tracts 23825, 23825-1 and 23825-3.
- Wilson Avenue from Citrus Avenue, south approximately 1,320 feet along the east boundary of Tracts 23825-2 and 23825-3.

Benefit Zone 16: The landscape improvements include those shown on the plans and specifications for Tract 23838. These improvements include the permanent landscape areas along the Redlands Avenue frontage from Mildred Street, north approximately 760 feet along the east boundary of Tract 23838.

Benefit Zone 17: The landscape improvements include those shown on the plans and specifications for Tract 22910-1. These improvements include the permanent landscape areas along San Jacinto Avenue fronting the north boundary of Tract 22910-1.

Benefit Zone 18: The landscape improvements include those shown on the plans and specifications for Tracts 20645-2 and 31683. These improvements include the

permanent landscape areas along the Orange Avenue frontage from Medical Center Drive, east along the north boundary of Tracts 20645-2 and 31683.

Benefit Zone 19: The landscape improvements include those shown on the plans and specifications for Tracts 20173, 20173-1, 20173-2, and 20173-3. These improvements include the permanent landscape areas along the Redlands Avenue frontage from Metz Storm Drain, north approximately 1,320 feet along the east boundary of Tracts 20173 and 20173-3.

Benefit Zone 20: The landscape improvements include those shown on the plans and specifications for Tract 24715. These improvements include the permanent landscape areas along the “A” Street frontage along the east boundary of Tract 24715.

Benefit Zone 21: The landscape improvements include those shown on the plans and specifications for Tracts 20211. These improvements include the permanent landscape areas along the Redlands Avenue and Citrus Avenue frontages as follows:

- Redlands Avenue from Citrus Avenue, north approximately 1,320 feet along the west boundary of Tract 20211.
- Citrus Avenue from Redlands Avenue to Wilson Avenue along the south boundary of Tract 20211.

Benefit Zone 22: The landscape improvements include those shown on the plans and specifications for Tracts 24809, 24809-1, and 24809-2. These improvements include the permanent landscape areas along the “A” Street frontage from 428 feet north of Redding Way, south approximately 844 feet along the east boundary of Tract 24809-1.

Benefit Zone 23: The landscape improvements include those shown on the plans and specifications for Parcel Map 26437. These improvements include the permanent landscape areas along the Orange Avenue, Barrett Avenue and Perris Boulevard frontages as follows:

- Orange Avenue from Barrett Avenue to Perris Boulevard along the south boundary of Parcel Map 26437.
- Barrett Avenue from Orange Avenue, north approximately 1,320 feet along the west boundary of Parcel Map 26437.
- Perris Boulevard from Orange Avenue, north approximately 1,320 feet along the east boundary of Parcel Map 26437.

Benefit Zone 24: The landscape and park improvements include those shown on the plans and specifications for Tracts 24499, 24499-1, 24499-2, and 24499-3. These improvements include May Ranch Park, and the permanent landscape areas along the Evans Street, Loop Road and Morgan Street frontages bordering the tracts.

Benefit Zone 25: The landscape improvements include those shown in the Perris Marketplace Specific Plan. These improvements include the permanent landscape areas along the San Jacinto Avenue frontage along the north boundary of development.

Benefit Zone 26: The landscape improvements include those shown on the plans and specifications for Tract 27502. These improvements include the permanent landscape areas along the Perris Boulevard and 7th Street frontages bordering the tracts.

Benefit Zone 27: The landscape improvements include those shown on the plans and specifications for Parcel Map 27544-1 and -2. These improvements include the medians bordering Parcel Map 27544-1 and -2 along the Perris Boulevard and Nuevo Road frontages.

Benefit Zone 28: The landscape improvements include those shown on the plans and specifications for Parcel Map 26618. These improvements include the permanent landscape areas along the Perris Boulevard and Ramona Expressway frontages as follows:

- Perris Boulevard from Ramona Expressway, north approximately 330 feet along the west boundary of Parcel Map 26618.
- Ramona Expressway from Perris Boulevard, east approximately 840 feet along the south boundary of Parcel Map 26618.

Benefit Zone 29: Superseded by Benefit Zone 86.

Benefit Zone 30: The landscape improvements include those shown on the plans and specifications for DPR 99/0174. These improvements include the permanent landscape areas along the Perris Avenue, Sinclair Street and Barrett Avenue frontages bordering the development.

Benefit Zone 31: The landscape improvements include those shown on the plans and specifications for PUP 99/0079. These improvements include the permanent landscape areas along the Ramona Expressway, Brennan Avenue and Barrett Avenue frontages bordering the development.

Benefit Zone 32: The landscape improvements include those shown on the plans and specifications for CUP 99/0185. These improvements include the permanent landscape areas along the G Street frontage bordering the development.

Benefit Zone 33: Superseded by Benefit Zone 143.

Benefit Zone 34: The landscape improvements include those shown on the plans and specifications for DPR 97/0111. These improvements include the permanent landscape areas along the Rider Street frontage bordering the development.

Benefit Zone 35: The landscape improvements include those shown on the plans and specifications for Tracts 29654, 29993 and 29994. These improvements consist of two categories, park improvements and public street landscaping. The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider

Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, and May Ranch Park on Walnut Street.

The public street landscaping includes the irrigation system, landscaping, entries, and medians within Benefit Zone 35. The public street landscaping improvements are further identified as follows:

- Bradley Road, along the east boundary of Benefit Zone 35, from Morgan Street southerly to the southeast corner of Lot 71, Tract 29994
- Evans Road and median, along the west boundary of Benefit Zone 35, from May Ranch Parkway southerly to the southwest corner of Lot 5, Tract 29994
- May Ranch Parkway, along the northerly boundary of Benefit Zone 35, from Evans Road to Morgan Street
- Morgan Street, along the northerly boundary of Benefit Zone 35, from May Ranch Parkway to Bradley Road

Benefit Zone 36: The landscape improvements include those shown on the plans and specifications for Tract 28986. These improvements include the permanent landscape areas along both sides of Goldenrod Avenue. The public parkways extend westerly from the intersection of Goldenrod Avenue and Goetz Road to the intersection of Goldenrod Avenue and the Secondary Access Road.

Benefit Zone 37: The landscape improvements include those shown on the plans and specifications for Tract 24111. These improvements include the permanent landscape areas along the:

- South side of Orange Avenue bordering Tract 24111.
- North and south sides of Citrus Avenue within Tract 24111.
- East side of Murrieta Road bordering Tract 24111 from Orange Avenue south approximately 86 feet.

Benefit Zone 38: The landscape improvements include those shown on the plans and specifications for Lot 15 (Frank Eaton Memorial Park) and Lot 18 (a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road also known as East Linear Park) of Tract 22831.

Benefit Zone 39: The landscape improvements include those shown on the plans and specifications for Tract 30382. These improvements include the permanent landscape areas located within:

- Lot 1, Tract 30382.
- The public parkway along the west side of Redlands Avenue bordering Tract 30382.

Benefit Zone 40: The landscape improvements include those shown on the plans and specifications for Tract 30144. These improvements include the permanent landscape areas along the Redlands Avenue frontage bordering the development.

Benefit Zone 41: The landscape improvements include those shown on the plans and specifications for Tract 26386. These improvements include the permanent landscape areas along the west side of Wilson Avenue and the north side of Dale Street bordering the development.

Benefit Zone 42: The landscape improvements include those shown on the plans and specifications for Tract 30380. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, and May Ranch Park on Walnut Street

The public street landscaping includes the permanent landscape areas along:

- Parkways along the south side of Morgan Street bordering the Tract and the east side of Evans Road bordering the Tract.
- Parkways between the Flood Control Channel and two interior streets (“D” and “I” Streets).
- Two entrances into the tract from Morgan Street and from Evans Road.

Benefit Zone 43: The landscape improvements include those shown on the plans and specifications for DPR 01/0051. These improvements include the permanent landscape areas along the Perris Boulevard and Avocado Avenue frontages bordering the development.

Benefit Zone 44: The landscape improvements include those shown on the plans and specifications for DPR 02/0031. These improvements include the permanent landscape areas along the “A” Streets and Trumble Road frontages bordering the development.

Benefit Zone 45: The landscape improvements include those shown on the plans and specifications for DPR 01/0210. These improvements include the permanent landscape areas along the Wilson Avenue frontage bordering the development.

Due to updated development plans the project was reannexed into BZ169.

Benefit Zone 46: The landscape improvements include those shown on the plans and specifications for DPR 98/0071. These improvements include the permanent landscape areas along the Dale Road and Redland Avenue frontages bordering the development.

Benefit Zone 47: The landscape improvements include those shown on the plans and specifications for Assessor Parcel Numbers 303-040-031, -036 and -050. These improvements include the permanent landscape areas along the Malbert Street and Mountain Avenue frontages bordering the development.

Benefit Zone 48: The landscape improvements include those shown on the plans and specifications for PUP 99-0126. These improvements include the permanent landscape areas along the Perris Boulevard frontage bordering the development.

Benefit Zone 49: The landscape improvements include those shown on the plans and specifications for Tract 30751. These improvements include the permanent landscape areas along the south side of Orange Avenue and the east side of Redlands Avenue bordering the Tract.

Benefit Zone 50: The landscape improvements include those shown on the plans and specifications for Tracts 30490 and 30518. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road, Basin/Liberty Park, Morgan Park, and the May Ranch Park on Walnut Street.

The public street landscaping includes the permanent landscape areas along:

- Evans Roads Medians, along the west boundary of Benefit Zone 50, from Limousine Street southerly to Rider Street.
- Evans Road, along the west boundary, from the southwest corner of Tract 29994 southerly to Rider Street.
- Rider Street, along the south boundary from Evans Road easterly to Bradley Avenue.
- Bradley Avenue, along the east boundary from the southeast corner of Tract 29994 southerly to Rider Street.
- The east and west sides of Old Evans Road, from Rider Street northerly to the Metropolitan Water District easement.
- The four entrances into Benefit Zone 50, on Evans Road, Rider Street (2) and Bradley Avenue.
- Lots B and C, Tract 30490.

Benefit Zone 51: The landscape improvements include those shown on the plans and specifications for Tract 31114. These improvements include the permanent

landscape areas along the west side of Redlands Avenue and the north side of Jarvis Street bordering the Tract; Corte San Miguel, along the south boundary of Lots 37, 38, 58, 59, 79 and 80, Tract 31114; two entrances on Jarvis Street into Benefit Zone 51, located along the eastern boundary of Lot 1, Tract 31114 and along the western boundary of Lot 13, Tract 31114.

Benefit Zone 52: The landscape improvements include those shown on the plans and specifications for Tract 31241. These improvements include the permanent landscape areas along the east side of Perris Boulevard, including median and the north side of Jarvis bordering the Tract; entrance on Perris Boulevard and median into Exploration Way; entrance on Placentia Avenue and median into Spokane Street; entrance on Placentia Avenue and median into Lake View Drive; and landscaping along the side yards of corner lots within Benefit Zone 52.

Benefit Zone 53: The landscape improvements include those shown on the plans and specifications for Tracts 30662 and 31564. There are five categories of improvements to be maintained.

Landscaping improvements, within the public right-of-way, are the first category of improvements to be maintained. These improvements include the permanent landscape areas located within the medians and public parkways; and, are further identified as follows:

- Ethanac Road, along the north boundary of Tract 31564.
- Goetz Road, along the east boundary of Benefit Zone 53.
- Monument Parkway, including medians, within Benefit Zone 53.
- Northeasterly side of Pinnacle Street within Benefit Zone 53.
- Vantage Drive between the south boundary of Tract 30662-2 and the north boundary of Tract 28986.
- Entrances on Ethanac Road and Goetz Road into Benefit Zone 53.

The second category of improvements to be maintained includes the permanent landscape areas located on irrigated slopes beyond the public parkways on the northeasterly side of Pinnacle Street. The permanent landscape improvements located within the Community Park and Monument Area are the third category of improvements. These areas are located to the east of Tract 30662-2, with the Community Park located on the south side and the Monument Area located on the north side of Monument Parkway.

Non-irrigated areas are the fourth category of improvements to be maintained. The permanent landscape improvements within these areas are further identified as follows:

- Buffer areas that will serve as a fuel modification zone in times of fire, erosion control, natural drainage, and as a transition area between property lines and

natural areas, bio-swales, debris basins and detention basins. The buffer area will be planted with drought-resistant native shrubs, ground cover, and grass mix.

The buffer areas are further identified as follows: 1) an approximate 80'-wide strip, excluding debris basins, within Benefit Zone 53 and along the southern boundary line of Lots 47 to 57, Tract 30662, Lots 95 to 124, Tract 30662-2, and, the Community Park and, 2) irregular buffer areas along the west boundary line of Lots 1 through 15 and 108 through 122, Tract 30662-1, within the East Debris Basin and between the East Bio-swale and the East Detention Basin.

- Corridors (an approximate 30'-wide strip), within Benefit Zone 53 and between Lots 14 and 15, Tract 30662; and, Lots 7 and 8, Lots 22, 23 and 24, Lots 37 and 38, Lots 59 and 60, Lots 70 and 71, Lots 93 and 94 and Lots 119 and 120, Tract 30662-2. These corridors will be planted with drought resistant native grass mix and will serve as access ways, erosion control and drainage easements.
- South Natural Area between the 80'-strip buffer area and the south boundary line of Benefit Zone 53. It is anticipated that maintenance activities in the natural area will be limited to gathering debris and trash. However, pruning may be necessary to reduce fire hazards and the planting of drought-resistant native shrubs, ground cover, and grass mix may be necessary to facilitate drainage and prevent erosion.

Drainage facilities are the fifth category of improvements to be maintained. These facilities are included herein as opposed to Benefit Zone 25, Flood Control Maintenance District No. 1 due to the transition of the non-irrigated areas into these facilities and the similarity of landscaping and level of maintenance. It is also anticipated that these facilities will be included in the same maintenance contracts with the non-irrigated areas.

The permanent landscape improvements within the drainage facilities will be maintained, and the facilities are further identified as follows:

- Two detention basins, with the East Detention Basin located between Monument Parkway and the terminus of Ethanac Road and the West Detention Basin is located along the west boundary line of Lots 7 through 18, Tract 30662. The detention basins were designed to hold storm water run-off and to mitigate potential flooding to less than significant levels.
- A bio-swale is located adjacent to each detention basin. It is noted that a portion of the West Bio-swale extends beyond the west boundary of Benefit Zone 53. The bio-swales are designed to eliminate pollutants in conformance with state and federal regulations and management practices.
- Three debris basins designed to facilitate proper drainage, prevent erosion and to further improve the quality of storm water run-off. The debris basins are further identified as follows: 1) the East Debris Basin is located easterly of the Community Park, 2) the Central Debris Basin is located along the south boundary line of Lots 118 through 122, Tract 30662-2 and, 3) the West Debris Basin is located between Lots 46 and 47, Tract 30662.

- Channels that facilitate the drainage from non-irrigated areas into the detention basins, bio-swales, and debris basins.

Benefit Zone 54: The landscape improvements include those shown on the plans and specifications for Tract 31678. These improvements include the permanent landscape areas along the north side of San Jacinto Avenue, the south side of Dale Street and the east side of Wilson Avenue bordering the Tract; and entrances on Dale Street and Wilson Avenue into Benefit Zone 54.

Benefit Zone 55: The landscape improvements include those shown on the plans and specifications for Tract 31226. These improvements include the permanent landscape areas along the north side of Nuevo Road bordering the Tract.

Benefit Zone 56: The landscape improvements include those shown on the plans and specifications for Tract 31201. These improvements include the permanent landscape areas along the south side of Midway Avenue and the south side of Ellis Avenue; and entrances in Midway and Ellis Avenues.

Benefit Zone 57: The landscape improvements include those shown on the plans and specifications for Tract 31178. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, and May Ranch Park on Walnut Street

The public street landscaping includes the permanent landscape areas along:

- Evans Road, along the east boundary of Benefit Zone 57.
- Rider Street, along the south boundary of Benefit Zone 57.
- Entrances from Evans Road and Rider Street into Benefit Zone 57.
- Thirty-foot wide easement, along the west boundary of Benefit Zone 57.
- Lot L, Tract 31178, along the north boundary of Benefit Zone 57.
- Lots P, Q, R, and S, Tract 31178, within Benefit Zone 57.

Benefit Zone 59: The landscape improvements include those shown on the plans and specifications for Tract 29425. These improvements include the permanent landscape areas along:

- Citrus Avenue, along the north boundary of Benefit Zone 59.
- Nuevo Road, including median, within the boundary of Benefit Zone 59.

- Dunlap Drive, along the east boundary of Benefit Zone 59.
- El Nino Avenue, along the west boundary of Lot M, Tract 29425-1.
- Four entrances into Benefit Zone 59 from Dunlap Drive (3) and Citrus Avenue (1).
- Lot M, Tract 29425 (pocket park on El Nido Ave).

Benefit Zone 60: The landscape improvements include those shown on the plans and specifications for Tracts 30773 and 31416. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent landscape areas along:

- Rider Street, adjacent to the north boundary of Tract 30773.
- Old Evans Road along the east boundary of Tract 30773.
- Evans Road and medians from Rider Street to Old Evans Road.
- Lots I, J, K, and L, Tract 30773.
- Lot J, Tract 31416.
- Lot R, Tract 31416-1.
- Entrances into Kestral Gate, Whimbrel Way and Sparrow Way from Evans Road.
- Entrance into Bunting Way from Old Evans Road

In addition to those improvements, Benefit Zone 60 contributes to the maintenance of a pocket park on Sparrow Way.

Benefit Zone 61: The landscape improvements include those shown on the plans and specifications for CUP 02/0215. These improvements include the permanent landscape areas along Rider Street bordering the development.

Benefit Zone 62: The landscape improvements include those shown on the plans and specifications for DPR 03/149. These improvements include the permanent landscape areas along Barrett Avenue.

Benefit Zone 63: The landscape improvements include those shown on the plans and specifications for Tract 32262. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), a pocket park on Hazel Drive, Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, and a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent landscape areas located within the public medians, entrances, parkways and easements, bordering and within Tract Map 32262. These located are further identified as follows:

- Ramona Expressway.
- Evans Road.
- Morgan Street.
- Lots S, T and U, Tract Map 32262.

Benefit Zone 64: The landscape improvements include those shown on the plans and specifications for Tract 33227 and Amended Tracts 22832 and 22833. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent landscape areas along:

- Rider Street Medians, extending from Ramona Expressway to Avalon Parkway.
- Northwesterly parkways along Rider Street, extending from Ramona Expressway to Avalon Parkway.

- Northeasterly parkways along Avalon Parkway, extending from Rider Street north to the northwest corner of Lot B, Amended Tract 22832.

Benefit Zone 65: The hardscape improvements include those shown on the plans and specifications for DPR 04-0343. These permanent improvements are further identified as the medians within Oleander Avenue and along the south boundary of Benefit Zone 65 and the medians within Indian Street and along the east boundary of Benefit Zone 65.

Benefit Zone 66: The landscape improvements include those shown on the plans and specifications for Tract 32793 and Tract 33720. These improvements include the permanent landscape areas along:

- Evans Road, including medians, along the west boundary of Benefit Zone 66.
- Entry Monument at the intersection of Evans Road and Addison Way.
- Entrances on Evans Road, Sunset Avenue and El Nido Avenue into Benefit Zone 66.

Benefit Zone 67: The landscape improvements include those shown on the plans and specifications for Parcel Map 31832. These permanent improvements include the medians within Oleander Avenue and along the south boundary of Benefit Zone 67 and the medians within Indian Street and along the west boundary of Benefit Zone 67.

Benefit Zone 68: The landscape improvements include those shown on the plans and specifications for Parcel Map 31743. These permanent improvements include the parkway adjacent to Parcel C, Parcel Map 31473. These landscape improvements are further identified as follows:

- Wilson Street along the west boundary of Parcel C, Parcel Map 31743.
- Placentia Avenue along the south boundary of Parcel C, Parcel Map 31743 and the south boundary of Benefit Zone 68.

Benefit Zone 69: The landscape improvements include those shown on the plans and specifications for Tract 32769. These permanent improvements are further identified as follows:

- “B” Street along the east boundary of Benefit Zone 69.
- Open Space Lot, Tract 32769.

Benefit Zone 70: The landscape improvements include those shown on the plans and specifications for Tract 32707 and Tract 32708. These permanent improvements include the medians, parkways and open space areas within and bordering Tracts 32707 and 32708. These improvements are further identified as follows:

- Medians and easterly parkways along Evans Road, extending from Oleander Avenue to the southwest corner of Tract 32708.

- Center Street/Lake Perris Boulevard westerly parkway from the northeast corner of Tract 32707 to the southeast corner of Tract 32708.
- Lot 24, remnant parcel, Tract 32707.
- Lot 138, open space, Tract 32707.
- Lots O and P, Tract 32708.
- Medians and entrances into Marbella Gate, Anira Court and Belsarra Gate from Evans Road.

Benefit Zone 71: The landscape improvements include those shown on the plans and specifications for Tract 30780. These improvements consist of two categories, park improvements and public street landscaping

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent medians, entrances, parkways and easements, bordering and within Tract Map 30780, further identified as follows:

- Rider Street.
- El Nido Avenue.
- Walnut Avenue.
- Lot A, Tract Map 30780.

Benefit Zone 72: The landscape improvements include those shown on the plans and specifications for Tract 32249. These improvements consist of two categories, park improvements and public street landscaping.

The park improvements, as required by the May Ranch Specific Plan Number 88-20, includes Frank Eaton Memorial Park, a linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Bradley Road (East Linear Park) and then continues west to Evans Road (West Linear Park), a pocket park at the northeast corner of Rider Street and Old Evans Road (Paws Park), Basin/Liberty Park, Morgan Park, the May Ranch Park on Walnut Street, and the Perris Valley Storm Drain Trail, a 12-foot wide pedestrian/bicycle trail within a 25-foot wide right-of-way, along the east boundary of the Perris Valley Storm Drain, from Ramona Expressway to Placentia Avenue.

The public street landscaping includes the permanent parkways and easements, bordering and within Tract Map 32249, further identified as follows:

- Rider Street, including entrances into Benefit Zone 72 from Avalon Parkway and Sherman Road.
- Walnut Avenue, including the entrance into Benefit Zone 72 from Sherman Road.
- Sherman Road, including entrances into Caltha and Arousa Ways.

Benefit Zone 73: The landscape improvements include those shown on the plans and specifications for Tract 31660. These improvements consist of two categories, a 7.4-acre park at the northeast corner of Evans Road and Citrus Avenue and public street landscaping.

The public street landscaping includes the permanent medians, entrances, parkways and easements, bordering and within Tract 31660, as follows:

- Evans Road, including median.
- Citrus Avenue.
- Entrances into Benefit Zone 73 from Citrus Avenue, El Nido Avenue and Sunset Drive.

Benefit Zone 74: The landscape improvements include those shown on the plans and specifications for Tract 32428. The public street landscaping includes the permanent the medians and parkways, as follows:

- Water Avenue, along the north boundary of Benefit Zone 74.
- Murrieta Road, along the east boundary of Benefit Zone 74.
- Orange Avenue, along the south boundary of Benefit Zone 74.
- Entrances on Water Avenue, Murrieta Road and Orange Avenue into Benefit Zone 74.

Benefit Zone 75: The landscape and park improvements include those shown on the plans and specifications for Tract 31926. These permanent improvements are located within the medians, public parkways and open space areas within Benefit Zone 75.

These improvements are further identified as follows:

- Ethanac Road, along the south boundary of Benefit Zone 75.
- Goetz Road, along the east boundary of Benefit Zone 75.
- Lots 84, 85 and 86, Tract 31926.

- Lot 136, Tract 31926-1.
- Lot 120, Tract 31926-2.
- Parcel 1, Tentative Map 31925 (Goetz Park).
- Entrances on Goetz and Ethanac Roads into Benefit Zone 75.

Benefit Zone 76: The landscape improvements include those shown on the plans and specifications for DPR 04-0314. These permanent improvements are located within the public median and parkway on Nuevo Road, parallel to and along the south boundary of Benefit Zone 76.

Benefit Zone 78: The landscape improvements include those shown on the plans and specifications for Tract 31651. These permanent improvements are located within the public parkway on Nuevo Road, along the most northerly boundary of Benefit Zone 78. The proper maintenance of the landscaping along Wilson Avenue is the responsibility of the property owner.

Benefit Zone 79: The landscape improvements include those shown on the plans and specifications for Tract 31240. These permanent improvements are located within the public parkways and easements within Benefit Zone 79.

The location of these improvements is further identified as follows:

- Wilson Avenue, along the west boundary of Benefit Zone 79.
- Dale Street, along the south boundary of Benefit Zone 79.
- Murrieta Road, along the east boundary of Benefit Zone 79.
- Murrieta Road, along the west boundary of Lots L and 115, Tract 31240-1, extending approximately 470 feet south of the Metz Channel to Dale Street.
- Storm drain easements identified on Lots 34 and 50, Tract 31240 and Lots 12, 31 and 94, Tract 31240-1.
- Entrances on Wilson Avenue, Dale Street and Murrieta Road into Benefit Zone 79.

Benefit Zone 80: The landscape improvements include those shown on the plans and specifications for Parcel Map 33266. These permanent improvements are located within the public medians that are further identified as follows:

- Medians within Ethanac Road extending westerly from Interstate 215 to Green Valley Parkway.
- Medians within Case Road extending northerly from Ethanac Road to approximately the northeast corner of Parcel Map 33266.

Benefit Zone 81: The landscape improvements include those shown on the plans and specifications for Parcel Map 34082. These permanent improvements are located within the public parkways, medians, entrances and easements that are further identified as follows:

- Trumble Road, along the east boundary of Benefit Zone 81
 - Right-of-way (width = 5.5 feet)
 - Easement parallel and adjacent to the right-of-way (width = 25 feet)
 - Entry monument at Illinois Avenue

- Illinois Avenue, within Benefit Zone 81
 - Right-of-way (width = 5.5 feet)
 - Easement parallel and adjacent to the right-of-way (width varies 10 to 30 feet)
 - Median
 - Parcels C and D, Parcel Map 34082

Benefit Zone 82: The landscape improvements include those shown on the plans and specifications for Parcel Map 33759. These permanent improvements are located within the Webster Avenue median that is parallel to and along the east boundary of Benefit Zone 82.

Benefit Zone 83: The landscape improvements include those shown on the plans and specifications for Tract 34073. These permanent improvements are located within the public parkways and open space areas within Benefit Zone 83. The improvements are further identified as Lot A, Tract 34073, and the Osage Road parkway along the south boundary of Benefit Zone 83.

Benefit Zone 84: The landscape improvements include those shown on the plans and specifications for DPR 04-0464. These permanent improvements are located within the Perris Boulevard median that is parallel to and along the west boundary of Benefit Zone 84.

Benefit Zone 85: The landscape improvements include those shown on the plans and specifications for DPR 06-0450. These permanent improvements are located within the public parkways and medians parallel to the north (Harley Knox Boulevard) and east (Indian Avenue) boundary lines of DPR 06-0450.

With the annexation of Benefit Zone 85, the Indian Avenue parkways and medians were extended further south to Nance Street. Both benefit zones have equal frontage on Indian Avenue. Accordingly, Benefit Zones 85 and 89 share equally in the cost of maintaining the Indian Avenue parkway and median.

Benefit Zone 86: The landscape improvements include those shown on the plans and specifications for CUP 06-0158. These permanent improvements are located within the medians parallel to the north (Ellis Avenue) boundary line of CUP 06-0158.

Benefit Zone 87: The landscape improvements include those shown on the plans and specifications for Parcel Map 35676. These permanent improvements are located within the medians parallel to the east (Perris Boulevard) and west (Indian Avenue) boundary lines of Parcel Map 35676.

Benefit Zone 88: The landscape improvements include those shown on the plans and specifications for Tract 33549. These permanent improvements are located within the public right-of-way adjacent to Tract 33549, as follows:

- Perris Boulevard median leading into Benefit Zone 88 and parallel to the west boundary line of Benefit Zone 88.
- Perris Boulevard parkway adjacent to the west boundary line of Benefit Zone 88.
- Ramona Drive parkway adjacent to the east boundary line of Benefit Zone 88.
- Parkway adjacent to the AT & SF Railroad and along the southwesterly boundary line of Benefit Zone 88.

It is noted that maintenance of the private landscaping and improvements located within Tract 33549 will be the responsibility of the Homeowners Association and not Landscape Maintenance District No. 1.

Benefit Zone 89: The landscape improvements include those shown on the plans and specifications for DPR 06-0450 (Benefit Zone 85) and CUP 09-01-008 (Benefit Zone 89). These permanent improvements are located within the public parkways and medians within Indian Avenue and Nance Street.

The public parkways and median within Indian Avenue extend between Harley Knox Boulevard and Nance Street. The public parkways in Nance Street are parallel to the south boundary line of CUP 09-01-008 and extend from Indian Avenue to approximately 145 feet west of the southwest corner of CUP 09-01-008.

Benefit Zone 85 was assessed for the maintenance of the same Indian Avenue parkway and median assessed herein to Benefit Zone 89. Basically, both benefit zones have equal frontage on Indian Avenue. Accordingly, Benefit Zones 85 and 89 share equally in the cost of maintaining the Indian Avenue parkway and median.

Benefit Zone 90: The landscape improvements include those shown on the plans and specifications for DPR 05-0192. These permanent improvements are located within the medians and public parkways parallel to the east (Perris Boulevard); and public parkways parallel to the north (Markham Street) and south (Perry Street) boundary lines of DPR 05-0192.

Benefit Zone 91: The landscape improvements include those shown on the plans and specifications for the Perris Valley Aquatic Center. These permanent improvements are located in the public medians in Trumble Road parallel to and along the west boundary of the Perris Valley Aquatic Center; and public parkways parallel to the west (Trumble Road) and north (Vista Road) boundary lines of the Perris Valley Aquatic Center.

Benefit Zone 92: The landscape improvements include those shown on the plans and specifications for DPR 07-0045. These permanent improvements are located within the public parkways within San Jacinto Avenue, 1st Street, and D Street.

These permanent improvements are located within the public parkways parallel to the north (San Jacinto Avenue), south (1st Street) and east (D Street) boundary lines of DPR 07-0045.

Benefit Zone 93: The landscape improvements include those shown on the plans and specifications for CUP 12-06-0012. These permanent improvements are located within the public parkways bordering “A” Street along the west boundary line of CUP 12-06-0012.

Benefit Zone 94: The landscape improvements include those shown on the plans and specifications for Parcel Map 33587. These permanent improvements are located in the public medians and parkways bordering Parcel Map 33587. The medians are parallel to the east (Perris Boulevard) and west (Indian Avenue) boundary lines of Parcel Map 33587; and the public parkways are parallel to the east (Perris Boulevard), west (Indian Avenue) and south (Markham Street) boundary lines of Parcel Map 33587. A portion of Benefit Zone 94 (Parcel 2, Parcel Map 33587) was reannexed under Benefit Zone 141.

Benefit Zone 95: The landscape improvements include those shown on the plans and specifications for DPR 12-07-0011. These permanent improvements are located in the public median and parkways within 4th Street parallel to the north boundary line of DPR 12-07-0011.

Benefit Zone 96: The landscape improvements include those shown on the plans and specifications for Parcel Map 36010. These permanent improvements are located in the public medians and parkways bordering Parcel Map 36010. The medians are located in Ramona Expressway and Indian Avenue and the parkways are along Ramona Expressway, Brennan Avenue, Markham Street and Indian Avenue.

Benefit Zone 97: The landscape improvements include those shown on the plans and specifications for Parcel Map 34131. These permanent improvements are located in the public medians in Perris Boulevard parallel to and along the east boundary of Parcel Map 34131; and public parkways parallel to the east (Perris Boulevard) and west (Barrett Avenue) boundary lines of Parcel Map 34131.

Benefit Zone 98: The landscape improvements include those shown on the plans and specifications for CUP 12-04-0015. These permanent improvements are located in the public median in Redlands Avenue parallel to and along the west boundary of CUP 12-04-0015; and public parkways parallel to the west (Redlands Avenue) and south (San Jacinto Avenue) boundary lines of CUP 12-04-0015.

These permanent improvements are located in the public median in Redlands Avenue and parkways within Redlands Avenue and San Jacinto Avenue parallel to the boundary line of CUP 12-04-0015.

Benefit Zone 99: The landscape improvements include those shown on the plans and specifications for Parcel Map 36576 (Benefit Zone 99) and Tract 31241 (Benefit Zone 52). These permanent improvements are located within the public parkways and median bordering Parcel Map 36576.

The public parkways are parallel to the north (Walnut Street) and east (Perris Boulevard) boundary lines of Parcel Map 36576. The median is within Perris Boulevard along the east boundary line of Parcel Map 36576.

Benefit Zone 52 was assessed for the maintenance of the same Perris Boulevard median assessed herein to Benefit Zone 99. Both benefit zones have equal frontage along the median on Perris Boulevard. Accordingly, Benefit Zones 52 and 99 share equally in the cost of maintaining this median.

Benefit Zone 100: The landscape improvements include those shown on the plans and specifications for DPR 12-03-0006. These permanent improvements are located within the public parkways and easements along the west ("F" Street) and south (4th Street) boundary lines of DPR 12-06-0006.

Benefit Zone 101: The landscape improvements include two categories of improvements. The first category is identified as a contribution towards Mercado Park, located directly east across D Street from Benefit Zone 101. The second category of improvements to be maintained includes the parkways within the right-of-way bordering D Street along the boundary line of Benefit Zone 101.

Benefit Zone 102: The landscape improvements include two categories of improvements. The first category is identified as a contribution towards Mercado Park, located directly east across D Street from Benefit Zone 102. The second category of improvements to be maintained includes the parkways within the right-of-way bordering D and 10th Streets along the boundary line of Benefit Zone 102.

Benefit Zone 103: The landscape improvements include those shown on the plans and specifications for the Southeast High School (Orange Vista). The permanent improvements are located within the parkways and easements bordering the school along Orange Avenue, Evans Road and Lemon Avenue; and, the Evans Road medians between Orange and Lemon Avenues. These medians are maintained under Benefit Zone 104 and the cost of maintenance is to be shared equally between Benefit Zone 103 and 104. In no case, shall Benefit Zone 103 be assessed after the 2021/22 Fiscal Year.

Benefit Zone 104: The landscape improvements include those shown on the plans and specifications for Tract 30850. These permanent improvements are located within the public parkways and easements further described as follows:

- Parkway frontages within Evans Road and Orange Avenue right-of-way.
- Medians within Evans Road and at the entrances to Cortina Gate, Citrus Avenue, and Lemon Avenue.
- Lot O, Tract 30850; Lots L, O, P and Q, Tract 30850-1; Lots H, J, K and L, Tract 30850-2; Lots L and M, Tract 30850-3; and, Lots M and N, Tract 30850-4.
- Slope easements within Lots 57 to 61 and 81 to 88, Tract 30850-2; Lots 5 to 10, Tract 30850-3; and, Lots 51 to 53, Tract 30850-4, and

- A 15-foot wide pedestrian path (11 feet paved with 2-foot shoulders) along the east boundary of Lot L, Tract 30850; Lot M, Tract 30850-1; Lot I, Tract 30850-2; Lot J, Tract 30850-3; and, Lot L, Tract 30850-4. A slurry seal, or asphaltic coating will be applied over pavement areas on an average interval of ten years.

It is noted that improvements located as follows are not to be maintained by Benefit Zone 104:

Lots L and N, Tract 30850; Lot M, Tract 30850-1; Lot I, Tract 30850-2; Lot J, Tract 30850-3; and, Lot L, Tract 30850-4 are to be maintained by the Riverside County Flood Control and Water Conservation District.

Lots M and P, Tract 30850; Lot N, Tract 30850-1; Lot K, Tract 30850-3; and, Lot K, Tract 30850-4 are to be maintained by the City of Perris Flood Control Maintenance District No. 1.

Lots designated for tot lots, swimming pools and other recreational use are to be maintained by the Homeowners Association and are not the responsibility of the City of Perris. It has been proposed that these facilities be located on Lots 38 and 63, Tract 30850-1; Lots 57, 58 and 59, Tract 30850-3; and, Lots 82, 83 and 84, Tract 30850-4.

Benefit Zone 105: The landscape improvements include those shown on the plans and specifications for DPR 12-05-0013. These permanent improvements are located within the public parkways and easements bordering Jarvis Street and Ruby Drive extending north to the Metz Storm Drain Channel, including the pedestrian bridge crossing the Channel.

Benefit Zone 106: The landscape improvements include those shown on the plans and specifications for CUP 13-02-0014. These permanent improvements are located within the median, parkways and easements along the periphery of CUP 13-02-0014. The median is located within 4th Street and the parkways and easements are located along 4th Street and Wilkerson Avenue within the exterior boundaries of CUP 13-02-0014.

Benefit Zone 107: The landscape improvements include those shown on the plans and specifications for Parcel 1, Parcel Map 36462. These permanent improvements are located within the Perris Boulevard, Rider Street and Indian Avenue medians along the boundary of Parcel 1, Parcel Map 36462. Additional improvements are located within the parkways located along Perris Boulevard, Rider Street and Indian Avenue along the exterior boundary of Parcel 1, Parcel Map 36462.

Benefit Zone 107 and Benefit Zone 108 share equally in the cost for the maintenance of the Indian Avenue parkway along the Metropolitan Water District easement that divides the benefit zones.

Benefit Zone 108: The landscape improvements include those shown on the plans and specifications for Parcel 2, Parcel Map 36462. These permanent improvements are located within the Indian Avenue medians along the boundary of Parcel 2, Parcel Map 36462. Additional improvements are located within the parkways along Indian Avenue and Morgan Street, including the public utility easement located at the corner of Indian Avenue and Morgan Street and extending easterly along Morgan Street located along the exterior boundary of Parcel 2, Parcel Map 36462.

Benefit Zone 107 and Benefit Zone 108 share equally in the cost for the maintenance of the Indian Avenue parkway along the Metropolitan Water District easement that divides the benefit zones.

Benefit Zone 109: The landscape improvements include those shown on the plans and specifications for CUP 13-07-0010. These permanent improvements located within the public parkways along Watson Road bordering CUP 13-07-0010.

Benefit Zone 110: Superseded by Benefit Zone 125.

Benefit Zone 111: The landscape improvements include those shown on the plans and specifications for Benefit Zone 111. These permanent improvements are located within the public medians in 4th Street and the parkways and easements along 3rd and 4th Streets bordering Benefit Zone 111.

Benefit Zone 112: The landscape improvements include those shown on the plans and specifications for Benefit Zone 112. These permanent improvements are located within the public medians in 4th Street and the parkways and easements along 3rd Street, Park Avenue and 4th Streets bordering Benefit Zone 112.

Benefit Zone 113: The landscape improvements include those shown on the plans and specifications for Parcel Map 36540. These permanent improvements are located within the public medians in Redlands Avenue and the parkways are located along Nance Street, Redlands Avenue and Markham Street bordering Parcel Map 36540.

Benefit Zone 114: The landscape improvements include those shown on the plans and specifications for the Clearwater Elementary School. These permanent improvements are located within the public medians in Nuevo Road and the parkways and easements along Nuevo and Murrieta Roads bordering Clearwater Elementary School.

Benefit Zone 115: The landscape improvements include those shown on the plans and specifications for DPR 14-00099. These permanent improvements are located within the public medians in Perris Boulevard and the parkways along Perris Boulevard bordering DPR 14-00099.

Benefit Zone 116: The landscape improvements include those shown on the plans and specifications for DPR 07-09-0018. These permanent improvements are located within the public medians in Harley Knox Boulevard and the parkways along Nance Street and Harley Knox Boulevard bordering DPR 07-09-0018.

Benefit Zone 117: The landscape improvements include those shown on the plans and specifications for CUP 14-09-0001. These permanent improvements are located in public rights-of-way and easements as follows:

- Nuevo Road medians parallel to northeast boundary of Benefit Zone 117.
- Future improvements to the slope north of the 8-foot wide concrete channel along the northeast boundary of Benefit Zone 117.

- Future improvements to the southeast corner of Nuevo Road and Old Nuevo Road and entrance to CUP 14-09-0001.

Landscaping plans and specifications for the slope and entrance to be maintained under Benefit Zone 117 are not required at this time and will be prepared in the future.

Benefit Zone 118: The landscape improvements include those shown on the plans and specifications for CUP 15-05056. These permanent improvements are located within the 4th Street parkways bordering CUP 15-05056.

Benefit Zone 119: The landscape improvements include those shown on the future plans and specifications for Lot 1, Parcel Map 37043. These permanent improvements are located within the Perris Boulevard medians and parkways bordering Lot 1, Parcel Map 37043.

Landscaping plans and specifications for the parkway improvements to be maintained under Benefit Zone 119 are not required at this time and will be prepared in the future.

Benefit Zone 120: The landscape improvements include those shown on the plans and specifications for Lot 2, Parcel Map 37043. These permanent improvements are located within the Ramona Expressway medians and parkways bordering Lot 2, Parcel Map 37043.

Benefit Zone 121: The landscape improvements include those shown on the plans and specifications for DPR 05-0477. These permanent improvements are located within the medians and parkways bordering DPR 05-0477. The medians are located in Redlands Avenue and Markham Street and the parkways are located along Perry Street, Redlands Avenue and Markham Street.

Benefit Zone 122: The landscape improvements include those shown on the plans and specifications for Parcel Map 36726. These permanent improvements are located within the Nance Street and Markham Street parkways bordering Parcel Map 36726.

Benefit Zone 123: The landscape improvements include those shown on the plans and specifications for DPR 06-0140. These permanent improvements are located on the Western Way parkways located parallel to Benefit Zone 123.

Benefit Zone 124: The landscape improvements include those shown on the plans and specifications for Parcel Map 36266. These permanent improvements are located within the San Jacinto Avenue parkways and medians parallel to Benefit Zone 124.

Benefit Zone 125: The landscape improvements include those shown on the plans and specifications for Parcel Map 36469. These permanent improvements are located within the public medians and parkways along Redlands Avenue bordering Parcel Map 36469. Additional improvements to be maintained under Benefit Zone 125 includes approximately 3,275 lineal feet of concrete swale infiltration trench, landscaping and inlets within the 10-foot wide easement located adjacent to the Riverside County Flood Control and Conservation District easement along and parallel to the east boundary of Benefit Zone 125. Maintenance also includes the Perris Valley Storm Drain Trail improvements within the easement.

It is noted that the maintenance of all facilities located within the inside property-line is the responsibility of the property owner. It is also noted that maintenance of the Redlands Avenue median between Perry Street and the Ramona Expressway are not maintained by or assessed to Benefit Zone 125.

Benefit Zone 126: The landscape improvements include those shown on the plans and specifications for Parcel 1, Parcel Map 36512 and Parcel 1, Parcel Map 36582. These permanent improvements are within the Webster Avenue parkways and the future landscaped Ramona Expressway medians located parallel to Benefit Zone 126.

Benefit Zone 127: The landscape improvements include those shown on the plans and specifications for Tracts 36988, 36989 and 37262. There are two categories of permanent improvements to be maintained.

The first category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located in the parks, trails and swales identified in the Green Valley Specific Plan (GVSP). The parks are identified on Figure 16, Conceptual Landscape Plans; the trails are identified on Figure 14, Pedestrian Circulation System; and the swales are identified on Figure 7, Drainage Plan, all within the GVSP.

It is noted that:

1. The location of these improvements is subject to change.
2. Lots designated for tot lots, swimming pools and other recreational use are to be maintained by the Homeowners Association and are not the responsibility of Benefit Zone 127 or the City of Perris.

The second category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located within the parkways and medians adjacent to the tracts. Medians are to be fully improved. Parkway adjacent to and entering Tracts 36988, 36989 and 37262 are to be fully improved.

The following lists information on the location and extent of the improvements. Noted are interim parkway improvements to be fully improved in the future by others.

Ethanac Road, from Goetz Road to Murrieta Road

- Medians, fully improved
- North Parkway
Partially improved from Goetz Road to the southwest corner of Tract 36989 with 3-inch thick mulch within future 9-foot wide trail
Fully improved from the southwest corner of Tract 36989 to Murrieta Road

Goetz Road, from Ethanac Road to the northwest corner of Tract 37262

- Medians, fully improved
- East Parkway
Partially improved from Ethanac Road to West Elm Parkway with 3-inch thick mulch within future 6-foot wide jogging trail and within future 7-foot wide fully improved landscaped easement

Fully improved from West Elm Parkway to the northwest corner of Tract 37262

Green Valley Parkway, from northeast corner of Tract 37262 to Murrieta Road

- Medians, fully improved
- North and East Parkways
Partially improved with 3-inch thick mulch within future 8-foot wide fully improved landscaped easement
- South and West Parkways, fully improved

Murrieta Road, from Green Valley Parkway to Ethanac Road

- Medians, fully improved
- West Parkway, fully improved
- East Parkway
Partially improved with 3-inch thick mulch within future 9-foot wide fully landscaped easement

West Elm Parkway, from Goetz Road to Green Valley Parkway

- Medians, fully improved
- North and South Parkways, fully improved

Due to updated development plans of the Tract and community improvements, Tract 37262 will be annexed into BZ162 and subsequently removed from BZ127.

Benefit Zone 128: The landscape improvements include those shown on the plans and specifications for CUP 16-05237. These permanent improvements are within the Ramona Expressway median located parallel to Benefit Zone 128.

Benefit Zone 129: The landscape improvements include those shown on the plans and specifications for CUP 02-0061. These permanent improvements are located within the Perris Boulevard and Walnut Avenue parkways and easements located parallel to Benefit Zone 129.

Benefit Zone 130: The landscape improvements include those shown on the plans and specifications for Parcel Map 37055. These permanent improvements are within the following:

- Harley Knox Boulevard medians along Benefit Zones 130, between Interstate 215 and the Oleander Connector.
- Entry monuments and parkway located at the northeast and southeast corners of Harley Knox Boulevard and Western Way.
- Harley Knox Boulevard parkways adjacent to Benefit Zone 130, between Interstate 215 to the northeast corner of Assessor Parcel Number 294-210-014.
- Oleander Avenue parkways adjacent to Benefit Zone 130 and between the Oleander Connector and the southwest corner of Benefit Zone 130, and

- Slope area between the north boundary of Benefit Zone 130 and Harley Knox Boulevard.

Benefit Zone 131: The landscape improvements include those shown on the plans and specifications for Parcel Map 36678. These permanent improvements are within Patterson Avenue, Markham Street, Webster Avenue, and Washington Street parkways along the frontage of Benefit Zone 131.

Benefit Zone 132: The landscape improvements include those shown on the plans and specifications for CUP 16-05189. These permanent improvements are within the following:

- North-half of San Jacinto Avenue medians adjacent to Benefit Zone 132, between La Bonita Avenue and the southeast corner of Assessor Parcel Number 311-210-012.
- San Jacinto Avenue parkways adjacent to Benefit Zone 132, between La Bonita Avenue and the southeast corner of Assessor Parcel Number 311-210-012.

Benefit Zone 133: The landscape improvements include those shown on the plans and specifications for DPR 06-0059. These permanent improvements are within the following:

- Harley Knox Boulevard medians, parkways and infiltration basins parallel to the north boundary of Benefit Zone 133.
- Nance Street parkways and infiltration basins parallel to the south boundary of Benefit Zone 133.
- Detention basin located in the southwest corner of Benefit Zone 133 and adjacent to the above-noted Nance Street parkways and infiltration basins.

Benefit Zone 134: The landscape improvements include those shown on the plans and specifications for Parcel Map 37187. These permanent improvements are within the following:

- East-half of Indian Avenue medians between Markham Street and Perry Street.
- Markham Street, Indian Avenue and Perry Street parkways adjacent to Benefit Zone 134.

Benefit Zone 135: The landscape improvements include those shown on the plans and specifications for DPR 16-00015. These permanent improvements are located within the Indian Avenue medians and parkways and the Markham Street parkways along the frontage of Benefit Zone 135.

Benefit Zone 136: The landscape improvements include those shown on the plans and specifications for CUP 16-05168. In general, there are four categories of permanent improvements to be maintained.

- Category 1 improvements consist of the Ethanac and Trumble Road parkways located within the public-right-of-way and along the frontage of Benefit Zone 136.
- Category 2 improvements consist of the future Encanto Drive parkways and Ethanac and Trumble Road landscaped medians located within the public-right-of-way and along the frontage of Benefit Zone 136.
- Category 3 improvements consist of Basin N and the WQMP Bio-Swale, both located within the Ethanac Road and Trumble Road public right-of-way and behind the property line. Annual maintenance of the Category 3 improvements is the responsibility of the property owner. Due to the nature and location of these facilities, if not maintained to standard, an assessment for maintenance is provided for under Benefit Zone 136.
- Category 4 improvements consist of additional landscaping behind the property line adjacent to the Category 1, 2 and 3 improvements. Annual maintenance of the Category 4 improvements is the responsibility of the property owner. Due to the nature and location of these facilities, if not maintained to standard, an assessment for maintenance is provided for under Benefit Zone 136.

Benefit Zone 137: The landscape improvements include those shown on the plans and specifications for Parcel Map 35268. These permanent improvements are located within the Redlands Avenue medians and parkways along the frontage of Benefit Zone 137.

Benefit Zone 138: The landscape improvements include those shown on the plans and specifications for DPR 06-0635. These permanent improvements are located within the Rider Avenue medians and parkways along the frontage of Benefit Zone 138.

Benefit Zone 139: The landscape improvements include those shown on the plans and specifications for Parcel Map 35762. These permanent improvements are located within the Case Road medians and parkways along the frontage of Benefit Zone 139.

Benefit Zone 140: The landscape improvements include those on the plans and specifications for CUP 98-0005. The improvements include the landscaping, irrigation, and appurtenances within Morgan Street and Redlands Avenue parkways along the frontage of Benefit Zone 140.

Benefit Zone 141: The landscape improvements include those on the plans and specifications for PM 33587. There are two categories of permanent improvements to be maintained.

- The first category of improvements to be maintained are located within the Indian Avenue and Perris Boulevard medians previously assessed to Benefit Zone 141 under Benefit Zone 94.
- The second category of improvements to be maintained are located within the Markham Street parkways along the frontage of Benefit Zone 141.

Benefit Zone 142: The landscape improvements include those on the plans and specifications for DPR 16-00013. There are two categories of improvements to be maintained for DPR 16-00013.

- The first category of improvements includes the landscaping, irrigation, and appurtenances within the Perry Street and Redlands Avenue parkways along the frontage of Benefit Zone 142.
- The second category of improvements includes the landscaping, irrigation, and appurtenances within the Redlands Avenue medians along the frontage of Benefit Zone 142.

Benefit Zone 143: The landscape improvements include those on the plans and specifications for CUP 16-05258 located on Northwest Corner of Perris Boulevard and Ramona Expressway. There are two categories of improvements to be maintained for this zone.

- The first category of improvements includes the landscaping, irrigation, and appurtenances within parkways along the frontage of the northwest corner of Perris Boulevard and Ramona Expressway.
- The Second category of improvements includes the landscaping, irrigation, and appurtenances installed within Perris Boulevard and Ramona Expressway medians that provide ingress and egress along the frontage of Benefit Zone 143.

These improvements were previously designated to be maintained under Benefit Zone 33. Benefit Zone 143 supersedes and replaces Benefit Zone 33.

Benefit Zone 144: The landscape improvements include those on the plans and specifications for PR 17-05194. There are two categories of improvements to be maintained for PR 17-05194.

- The first category of improvements includes the landscaping, irrigation, and appurtenances within Harley Knox Boulevard parkways along the frontage of Benefit Zone 144.
- The second category includes the landscaping, irrigation, and appurtenances to be installed within the Harley Knox Boulevard medians to be constructed along the frontage of Benefit Zone 144.

Benefit Zone 145: The landscape improvements include those on the plans and specifications for PM 37304. The improvements to be maintained include the landscaping, irrigation, and appurtenances along the frontage of Benefit Zone 145 which are as follows:

- Medians and parkways within Perris Boulevard, and
- Parkways within Markham Street and Perry Street.

Benefit Zone 146: The landscape improvements include those on the plans and specifications for PM 37343. The landscape improvements to be maintained include the

landscaping, irrigation, and appurtenances which include the parkways within Markham Street and Patterson Street along the frontage of Benefit Zone 146.

Benefit Zone 148: The landscape improvements include those on the plans and specifications for TR 32497. The improvements to be maintained include the landscaping, irrigation, and appurtenances which include the parkways within the public right-of-way of Orange Avenue and Medical Center Drive along the frontage of Benefit Zone 148 and the detention basin shown as lot 131 of Tract Map 32497.

Landscape, irrigation, hardscape, and appurtenances with the common areas of TR 32497 boundaries not in the City right-of-way are the responsibility of the Homeowners Association and are not the responsibility of the City of Perris.

Benefit Zone 149: The landscape improvements include those on the plans and specifications for PM 36770. There are two categories of improvements to be maintained.

- The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Harley Knox Boulevard, Redlands Avenue, and Nance Street parkways along the frontage of Benefit Zone 149.
- The Second category of improvements to be maintained included the landscaping, irrigation, and appurtenances within the Harley Knox Boulevard and Redlands Avenue medians along the frontage of Benefit Zone 149.

Benefit Zone 150: The landscape improvements include those on the plans and specifications for PM 37278. The improvements to be maintained include the landscaping, irrigation, and appurtenances along the frontage of Benefit Zone 150 as follows:

- Medians and parkways within Perris Boulevard, and
- Medians and parkways within Harley Knox Boulevard

Benefit Zone 151: The landscape improvements include those on the plans and specifications for DPR 19-00003. The landscaping, irrigation, and appurtenances to be maintained are the parkways within Western Way and Nandina Avenue along the frontage of DPR 19-00003.

Benefit Zone 152: The landscape improvements include those on the plans and specifications for DPR 18-00006. The landscaping, irrigation, and appurtenances to be maintained are the parkways within Patterson Avenue and California Avenue along the frontage of DPR 18-00006.

Benefit Zone 153: The landscape improvements include those on the plans and specifications for PM 37457. There are two categories of improvements to be maintained.

The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Ramona Expressway and Indian Avenue parkways along the frontage of PM 37457.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Ramona Expressway and Indian Avenue medians along the frontage of PM 37457.

Benefit Zone 154: The landscape improvements include those on the plans and specifications for TR 36648. There are four categories of improvements to be maintained.

The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the parkways along the frontage of TR 36648 on Evans Road, the interior streets adjacent to the detention basins within TR 36648, and the main entrances from Evans Road. The improvements also include monument signage at the main street entrances off of Evans Road and the DG access trails between Evans Road and the Perris Valley Storm Channel.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Evans Road medians along the frontage of TR 36648.

The third category of improvements to be maintained includes the maintenance of the detention basins located within TR 36648 along with the landscaping that is associated with said detention basins.

The fourth category of improvements to be maintained includes the parks and trails along the Perris Valley Storm Channel adjacent to the western border of Tracts 36648 and 36648-1. These improvements include landscaping and irrigation within this section that is within the Riverside County Flood Control easement to be maintained by the City of Perris.

Benefit Zone 155: The landscape improvements include those on the plans and specifications for DPR 19-00002. The landscaping, irrigation, and appurtenances to be maintained are the parkways within Patterson Avenue and Nance Street along the frontage of DPR 19-00002.

Benefit Zone 156: The landscape improvements include those on the plans and specifications for DPR 19-00007. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Wilson Avenue along the frontage of DPR 19-00007.

Benefit Zone 157: The landscape improvements include those on the plans and specifications for PM 37760. The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within Perris Boulevard parkways along the frontage of PM 37760 Parcels 1 & 2.

Benefit Zone 158: Annexation was not completed.

Benefit Zone 159: The landscape improvements include those on the plans and specifications for DPR 16-00014. There are two categories of improvements to be maintained under Benefit Zone 159.

The first category of improvements to be maintained includes the hardscape and appurtenances along the western frontage of “D” Street between 10th and the alley south of the subject property.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances along 10th street adjacent to the subject property in the City right-of-way. The property owner will be responsible for the maintenance of the improvements. However, if the property owner fails to adequately maintain the landscaping the levy shall commence upon default.

Benefit Zone 160: The landscape improvements include those on the plans and specifications for DPR 07-0119. The improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Rider Street and Indian Avenue parkways and medians along the frontage of Benefit Zone 160.

Benefit Zone 161: The landscape improvements include those on the plans and specifications for DPR 18-00011. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Perry Street and Barrett Avenue along the frontage of Benefit Zone 161.

Benefit Zone 162: The landscape improvements include those on the plans and specifications for TR 37223, 37262, 37722, 37816, 37817 and 37818. There are three categories of improvements to be maintained within Benefit Zone 162.

The first category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located in the parks and trails identified in the Amended Green Valley Specific Plan (“GVSP/A”) on Figure 2-4, Drainage Plans. The park is identified as PA 24a and 25; and the trails are identified on Figure 2-10, Pedestrian Circulation Plan, all within the GVSP/A.

The second category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located within the parkways adjacent to the tracts of BZ162 in the public right-of-ways.

The second category of improvements to be maintained also includes the maintenance of the detention basin at the northeast corner of Watson Road and Murrieta Road along with the landscaping that is associated with said basin. The basin maintenance benefits Tracts 37223, 37722, and 37817.

The third category of improvements to be maintained includes the landscaping, irrigation, trees, appurtenances, monuments, fencing and mini-parks that are designated for maintenance by the Homeowner’s Association (“HOA”). **The HOA will be responsible for the maintenance of these improvements. However, if the HOA fails to adequately maintain the landscaping the levy shall commence upon default.**

Tract 37262 is already annexed into LMD1 as part of BZ127. Due to updated development plans of the Tract and community improvements, Tract 37262 will be annexed into BZ162 and subsequently removed from BZ127.

Benefit Zone 163: The landscape improvements include those on the plans and specifications for DPR 20-00011. There are two categories of improvements to be maintained.

The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Rider Street and Wilson Avenue parkways along the frontage of DPR 20-00011. The improvements in the first category are to be maintained in perpetuity.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Rider Street median along the frontage of DPR 20-00011. The improvements in the second category are to be maintained in perpetuity.

Benefit Zone 164: The landscape improvements include those on the plans and specifications for DPR 16-00001. There are two categories of improvements to be maintained.

The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Nance Street and Indian Avenue parkways along the frontage of DPR 16-00001. The improvements in the first category are to be maintained in perpetuity.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Indian Avenue median along the frontage of DPR 16-00001. The improvements in the second category are to be maintained in perpetuity.

Benefit Zone 165: The landscape improvements include those on the plans and specifications for DPR 19-00014. The improvements to be maintained include the landscaping, irrigation, and appurtenances within the Walnut Street parkway along the frontage of DPR 19-00014. The improvements are to be maintained in perpetuity.

Benefit Zone 166: The landscape improvements include those on the plans and specifications for PM 37988. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Redlands Avenue and Ellis Avenue along the frontage of PM 37988.

Benefit Zone 167: The landscape improvements include those on the plans and specifications for CUP 20-05100. The improvements to be maintained include the landscaping, irrigation, and appurtenances within the E. Markham Street parkways along the frontage of CUP 20-05100. The improvements are to be maintained in perpetuity.

Benefit Zone 168: The landscape improvements include those on the plans and specifications for DPR 20-00017. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Nance Street and Webster Avenue along the frontage of DPR 20-00017.

Benefit Zone 169: The landscape improvements include those on the plans and specifications for DPR 21-00001. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Wilson Avenue along the frontage of DPR 21-00001.

DPR 21-00001 was previously in BZ45 and was reannexed into BZ169 due to updated development plans the project.

Park Areas (PK):

Several of the Benefit Zones contribute towards the parks and trails within the Landscape Maintenance District. The following table shows the parks and trails within the City that receive funding from multiple Benefit Zones.

PK 4 Frank Eaton Park: Frank Eaton Park is a 4.4-acre park built in 2004 and located in the Northern part of the City, near Lake Perris. Frank Eaton Park is a haven for those who want a good workout, sports enthusiasts, and picnickers alike. The park features a large grass area, a Baseball Field and Basketball Court, as well as multiple sheltered picnic areas. The park also hosts a children's playground and multiple barbeques.

PK 12/19 Linear Park: Linear Park is a 20-acre park constructed in 2005. Linear Park begins on the West side of Ramona Expressway below Lake Perris and continues all the way over to Evans Rd. Famous for its long walking trail and beautiful views, Linear park is the ideal destination for joggers looking to workout at various exercise stations along the way.

PK 13 Paws Park: PAWS Dog Park, located on Blazing Star Drive is the best place for your canine friend to frolic in the City of Perris. Originally constructed in 2019, PAWS Dog park is a great place to take your pooch for a walk, and features small and large dog sections, complete with agility equipment, a training platform, shady areas, benches, and pet waste stations, for both pets and owners to enjoy.

PK 14 Liberty Park: Liberty Park is a 9-acre park constructed in 2006. It is famous for its third of a mile nature preserve trail which spans the circumference of the park. Other amenities include picnic tables, two play structures for ages 2-12, barbecues, and a large grassy area perfect for playing soccer or frisbee with family and friends.

PK 16 Morgan Park: Morgan Park is a 15-acre park located on E. Morgan Street. It is one of the largest parks in the City of Perris. Originally constructed in 2008, Morgan Park has recently undergone a huge addition, adding the city's 2nd artificial turf soccer field for city residents to enjoy. On the north end of the park, residents can enjoy basketball courts, play structures, and multiple natural turf soccer fields with wide open areas for fun family play.

PK 18 May Ranch Park: May Ranch Park is a 6.9-acre park located on Poppy Court. It is a great park for after school play. Constructed in 2006, and within walking distance of Lakeside Middle School, as well as Avalon and Sierra Vista Elementary Schools, this park has something for everyone. May Ranch Park features a third of a mile walking loop, two play structures, a full basketball court, as well as a baseball field, and has stunning views of the foothills.

PK 20 Mercado Park: Mercado Park is a 2.6-acre park located on South “D” Street. It is one of the premiere parks in the City of Perris. Constructed in 2013, Mercado park regularly hosts city events including workouts, Movies in the Park, and the city’s End of Summer Splash. Besides playing host to a theatrical stage, basketball court, and multiple play structures, Mercado Park also features a beautiful Splash Pad where Perris youth can cool off on a hot summer day.

PK 21 Perris Valley Trail: The trail begins on Orange Ave. between Murrieta and Evans Roads, and heads north to just beyond Harley Knox Boulevard. The Perris Valley Trail provides wide open landscape as it runs the length of the Perris Valley Storm Drain.

PK	Park	Benefit Zone
4	Frank Eaton Park	35, 38, 42, 50, 57, 60, 63, 64, 71, 72
12/19	Linear Park	35, 42, 50, 57, 60, 63, 64, 71, 72
13	Paws Park	35, 42, 50, 57, 60, 63, 64, 71, 72
14	Liberty Park	35, 42, 50, 57, 60, 63, 64, 71, 72
16	Morgan Park	35, 42, 50, 57, 60, 63, 64, 71, 72
18	May Ranch Park	24, 35, 42, 50, 57, 60, 63, 64, 71, 72
20	Mercado Park	101, 102
21	Perris Valley Trail	60, 63, 64, 71, 72, 104, 125

Open Space:

Certain Benefit Zones contribute towards open space/parks within the Landscape Maintenance District. The following table shows the open space/parks within the City that receive funding from certain Benefit Zones.

Paragon Park: Paragon Park is a 14.1-acre park located on Spectacular Bid Street. It is one of the largest parks in the City of Perris. Originally constructed in 1989, Paragon park has recently undergone big upgrades, including revamping the skate park, and the Motlagh Fitness Court, where residents can work out and stay active. The park also features a beautiful children’s playground, as well as covered picnic benches, and a large green space for passive family play.

Copper Creek Park: Copper Creek Park is an 8.7-acre park located on Citrus Avenue. The park has many amenities, including a multi-purpose court, as well as permanent bathrooms. The park also features a basketball court, two play structures for ages 2-12, sheltered and unsheltered picnic tables, and a huge grass area perfect for kicking the ball around or picnicking with the family. The City is currently working towards revitalizing the park with even more new amenities.

Monument Park: Monument Ranch Park is a 10-acre park located on Monument Parkway. Constructed in 2007, the park is located in the Monument Ranch area in the southern portion of the city. The park is split into two sections, with the northern section featuring a walking trail, and the southern section featuring barbecues, covered picnic areas, a playground, and green open space.

El Nido Open Space: El Nido open space is a city park located on El Nido Avenue.

Goetz Park: Goetz Road Park is a 10-acre park located on Goetz Road. Constructed in 2018, the park features a shaded children’s playground, as well as a lovely walking path around the circumference of the park. Goetz Park also features a baseball diamond, basketball court, and a skate spot. This neighborhood park is perfect for family get-togethers and friendly competition.

Park	Benefit Zone
Paragon Park	5
Copper Creek Park	9
Monument Park	53
El Nido Open Space	59
Goetz Road Park	75

IT IS NOTED THAT ALL WALL MAINTENANCE FOR ANY BENEFIT ZONE IS LIMITED TO GRAFFITI REMOVAL UNLESS THE WALL IS WITHIN THE PUBLIC RIGHT OF WAY.

III. ESTIMATED COSTS OF IMPROVEMENTS

FISCAL YEAR 2023/24 COST ESTIMATE LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS

Landscape Benefit Zone	Projected FY 2022/23 Balance	FY 2023/24 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2023/24 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2023/24 Surplus/(Deficit)
001A	\$32,896.25	\$13,051.36	\$45,947.61	\$8,469.00	\$1,601.90	\$10,070.90	\$5,035.45	\$30,841.26	\$0.00
001B	47,756.66	13,484.96	61,241.62	6,049.00	1,144.16	7,193.16	3,596.58	50,451.88	0.00
2	9,253.97	8,368.48	17,622.45	8,219.00	1,554.61	9,773.61	4,886.81	2,962.03	0.00
3	4,530.71	2,000.16	6,530.87	2,872.00	543.23	3,415.23	1,707.62	1,408.02	0.00
4	(28,982.09)	0.00	(28,982.09)	9,998.00	1,891.11	11,889.11	5,944.56	0.00	(46,815.76)
5	282,646.66	68,789.28	351,435.94	27,223.00	5,149.19	32,372.19	16,186.10	302,877.65	0.00
8	37,549.96	7,818.58	45,368.54	3,775.00	714.04	4,489.04	2,244.52	38,634.98	0.00
9	44,237.68	19,047.82	63,285.50	34,401.00	6,506.90	40,907.90	20,453.95	1,923.65	0.00
11	22,514.88	15,590.88	38,105.76	14,663.00	2,773.49	17,436.49	8,718.25	11,951.02	0.00
12	40,628.64	13,462.62	54,091.26	6,447.00	1,219.44	7,666.44	3,833.22	42,591.60	0.00
13	4,283.14	7,042.20	11,325.34	4,245.00	802.94	5,047.94	2,523.97	3,753.43	0.00
14	(934.32)	9,705.60	8,771.28	9,531.00	1,802.78	11,333.78	5,666.89	0.00	(8,229.39)
15	3,530.85	14,456.96	17,987.81	15,763.00	2,981.55	18,744.55	9,372.28	0.00	(10,129.02)
16	14,424.38	6,478.00	20,902.38	5,877.00	1,111.63	6,988.63	3,494.32	10,419.43	0.00
17	2,868.90	2,350.14	5,219.04	2,195.00	415.18	2,610.18	1,305.09	1,303.77	0.00
18	12,574.22	8,975.68	21,549.90	2,570.00	486.11	3,056.11	1,528.06	16,965.73	0.00
19	16,571.86	6,996.24	23,568.10	6,485.00	1,226.63	7,711.63	3,855.82	12,000.65	0.00
20	22,980.98	5,899.12	28,880.10	4,408.00	833.77	5,241.77	2,620.89	21,017.44	0.00
21	47,718.47	17,609.58	65,328.05	10,409.00	1,968.85	12,377.85	6,188.93	46,761.27	0.00
22	10,700.00	7,672.00	18,372.00	10,058.22	1,902.50	11,960.72	5,980.36	430.92	0.00

Landscape Benefit Zone	Projected FY 2022/23 Balance	FY 2023/24 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2023/24 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2023/24 Surplus/(Deficit)
23	25,616.63	12,078.41	37,695.04	15,404.00	2,913.64	18,317.64	9,158.82	10,218.58	0.00
24	77,448.38	87,432.40	164,880.78	66,029.00	12,489.29	78,518.29	39,259.15	47,103.34	0.00
27	88,844.11	21,950.47	110,794.58	6,871.00	1,299.64	8,170.64	4,085.32	98,538.62	0.00
28	5,115.99	0.00	5,115.99	5,891.00	1,114.27	7,005.27	3,502.64	0.00	(5,391.92)
35	20,409.87	64,400.00	84,809.87	32,940.00	6,230.55	39,170.55	19,585.28	26,054.04	0.00
36	25,525.73	40,628.60	66,154.33	38,805.00	7,339.91	46,144.91	23,072.46	0.00	(3,063.04)
37	7,539.94	11,551.42	19,091.36	9,319.00	1,762.68	11,081.68	5,540.84	2,468.84	0.00
39	41,484.47	16,306.03	57,790.50	6,147.00	1,162.70	7,309.70	3,654.85	46,825.95	0.00
40	9,446.32	8,136.48	17,582.80	7,763.00	1,468.36	9,231.36	4,615.68	3,735.76	0.00
42	7,067.33	41,128.58	48,195.91	21,251.00	4,019.60	25,270.60	12,635.30	10,290.01	0.00
49	12,788.92	11,601.47	24,390.39	7,559.00	1,429.77	8,988.77	4,494.39	10,907.23	0.00
50	70,912.72	63,003.04	133,915.76	30,450.00	5,759.57	36,209.57	18,104.79	79,601.40	0.00
51	13,114.11	13,027.44	26,141.55	4,461.00	843.79	5,304.79	2,652.40	18,184.36	0.00
52	57,152.66	78,000.00	135,152.66	62,205.00	11,765.99	73,970.99	36,985.50	24,196.17	0.00
53	758,367.65	337,469.37	1,095,837.02	187,358.00	35,438.50	222,796.50	111,398.25	761,642.27	0.00
54	19,678.67	16,584.18	36,262.85	16,902.00	3,196.99	20,098.99	10,049.50	6,114.36	0.00
55	10,998.23	9,761.31	20,759.54	8,280.00	1,566.15	9,846.15	4,923.08	5,990.31	0.00
56	36,440.10	16,227.60	52,667.70	8,541.00	1,615.52	10,156.52	5,078.26	37,432.92	0.00
57	33,421.78	39,642.57	73,064.35	28,473.00	5,385.63	33,858.63	16,929.32	22,276.40	0.00
59	102,681.09	74,844.00	177,525.09	27,518.00	5,204.99	32,722.99	16,361.50	128,440.60	0.00

Landscape Benefit Zone	Projected FY 2022/23 Balance	FY 2023/24 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2023/24 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2023/24 Surplus/(Deficit)
60	65,651.80	55,326.03	120,977.83	47,884.00	9,057.19	56,941.19	28,470.60	35,566.04	0.00
63	67,273.55	39,374.96	106,648.51	21,820.00	4,127.22	25,947.22	12,973.61	67,727.68	0.00
65	11,357.61	3,280.30	14,637.91	3,515.00	664.86	4,179.86	2,089.93	8,368.12	0.00
66	16,858.86	15,158.08	32,016.94	4,830.00	913.59	5,743.59	2,871.80	23,401.55	0.00
67	44,756.60	11,930.45	56,687.05	6,078.00	1,149.65	7,227.65	3,613.83	45,845.57	0.00
69	9,777.07	1,678.27	11,455.34	1,200.00	226.98	1,426.98	713.49	9,314.87	0.00
70	51,966.34	64,925.00	116,891.34	45,585.00	8,622.34	54,207.34	27,103.67	35,580.33	0.00
71	23,276.01	27,215.24	50,491.25	25,180.00	4,762.76	29,942.76	14,971.38	5,577.11	0.00
72	72,797.07	38,071.45	110,868.52	33,604.00	6,356.15	39,960.15	19,980.08	50,928.29	0.00
73	27,840.48	24,391.60	52,232.08	11,278.00	2,133.22	13,411.22	6,705.61	32,115.25	0.00
74	28,708.88	19,285.50	47,994.38	12,765.00	2,414.48	15,179.48	7,589.74	25,225.16	0.00
75	137,653.04	104,366.68	242,019.72	102,986.00	19,479.65	122,465.65	61,232.83	58,321.24	0.00
76	8,065.27	3,704.80	11,770.07	2,480.00	469.09	2,949.09	1,474.55	7,346.43	0.00
80	14,448.70	13,996.09	28,444.79	14,612.00	2,763.84	17,375.84	8,687.92	2,381.03	0.00
81	6,126.67	19,602.00	25,728.67	7,485.00	1,415.78	8,900.78	4,450.39	12,377.50	0.00
84	39,699.92	10,429.80	50,129.72	5,189.00	981.49	6,170.49	3,085.25	40,873.98	0.00
85	16,473.82	6,371.72	22,845.54	6,180.00	1,168.94	7,348.94	3,674.47	11,822.13	0.00
86	17,262.38	22,000.00	39,262.38	18,731.00	3,542.94	22,273.94	11,136.97	5,851.47	0.00
87	65,758.19	17,110.00	82,868.19	7,525.00	1,423.34	8,948.34	4,474.17	69,445.68	0.00
89	4,625.31	1,362.81	5,988.12	2,606.00	492.92	3,098.92	1,549.46	1,339.74	0.00

Landscape Benefit Zone	Projected FY 2022/23 Balance	FY 2023/24 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2023/24 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2023/24 Surplus/(Deficit)
90	65,231.55	18,481.16	83,712.71	10,249.00	1,938.58	12,187.58	6,093.79	65,431.34	0.00
91	31,156.87	9,187.44	40,344.31	6,607.00	1,249.70	7,856.70	3,928.35	28,559.26	0.00
92	24,489.86	6,116.90	30,606.76	2,602.00	492.16	3,094.16	1,547.08	25,965.52	0.00
93	3,354.85	1,149.44	4,504.29	2,386.00	451.31	2,837.31	1,418.66	248.32	0.00
94	48,872.70	56,265.00	105,137.70	43,018.00	8,136.79	51,154.79	25,577.40	28,405.51	0.00
95	3,160.87	1,871.88	5,032.75	2,346.00	443.74	2,789.74	1,394.87	848.14	0.00
96	141,683.73	52,390.71	194,074.44	34,519.00	6,529.22	41,048.22	20,524.11	132,502.11	0.00
97	89,531.27	39,265.07	128,796.34	22,706.00	4,294.81	27,000.81	13,500.41	88,295.12	0.00
98	30,587.72	11,494.94	42,082.66	6,192.00	1,171.21	7,363.21	3,681.61	31,037.84	0.00
99	18,568.29	8,582.59	27,150.88	4,799.00	907.72	5,706.72	2,853.36	18,590.80	0.00
100	8,506.94	2,893.66	11,400.60	2,493.00	471.55	2,964.55	1,482.28	6,953.77	0.00
101	26,080.81	4,269.00	30,349.81	1,912.00	361.65	2,273.65	1,136.83	26,939.33	0.00
102	16,314.73	2,846.00	19,160.73	2,077.00	392.86	2,469.86	1,234.93	15,455.94	0.00
103	8,832.87	0.00	8,832.87	1,573.00	297.53	1,870.53	935.27	6,027.07	0.00
104	556,949.35	148,800.00	705,749.35	177,044.00	33,487.62	210,531.62	105,265.81	389,951.92	0.00
105	37,098.71	13,207.94	50,306.65	9,186.00	1,737.52	10,923.52	5,461.76	33,921.37	0.00
106	4,636.97	2,000.00	6,636.97	2,233.00	422.37	2,655.37	1,327.69	2,653.91	0.00
107	83,613.71	34,713.71	118,327.42	27,423.00	5,187.02	32,610.02	16,305.01	69,412.39	0.00
108	5,965.00	18,979.40	24,944.40	13,941.00	2,636.92	16,577.92	8,288.96	77.52	0.00
109	3,421.31	3,084.80	6,506.11	3,165.00	598.66	3,763.66	1,881.83	860.62	0.00

Landscape Benefit Zone	Projected FY 2022/23 Balance	FY 2023/24 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2023/24 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2023/24 Surplus/(Deficit)
113	22,812.80	21,777.00	44,589.80	15,388.00	2,910.62	18,298.62	9,149.31	17,141.87	0.00
114	25,879.72	18,141.51	44,021.23	5,461.00	1,032.94	6,493.94	3,246.97	34,280.32	0.00
115	12,688.11	6,117.92	18,806.03	5,494.00	1,039.18	6,533.18	3,266.59	9,006.26	0.00
116	36,450.30	13,775.19	50,225.49	11,102.00	2,099.93	13,201.93	6,600.97	30,422.59	0.00
118	1,000.72	1,195.97	2,196.69	700.00	132.40	832.40	416.20	948.09	0.00
119	15,573.50	0.00	15,573.50	123.00	23.27	146.27	73.14	15,354.09	0.00
120	4,135.25	3,094.90	7,230.15	3,185.00	602.44	3,787.44	1,893.72	1,548.99	0.00
121	76,239.76	30,272.93	106,512.69	14,270.00	2,699.15	16,969.15	8,484.58	81,058.96	0.00
122	77,942.15	23,482.66	101,424.81	10,540.00	1,993.63	12,533.63	6,266.82	82,624.36	0.00
123	3,881.53	5,214.33	9,095.86	3,444.00	651.43	4,095.43	2,047.72	2,952.71	0.00
124	4,727.51	4,608.00	9,335.51	3,614.00	683.58	4,297.58	2,148.79	2,889.14	0.00
125	240,920.55	60,523.35	301,443.90	3,436.00	649.91	4,085.91	2,042.96	295,315.03	0.00
126	52,980.86	23,266.65	76,247.51	13,477.00	2,549.16	16,026.16	8,013.08	52,208.27	0.00
127	153,529.99	133,585.77	287,115.76	149,731.00	28,321.40	178,052.40	89,026.20	20,037.16	0.00
128	150.34	204.07	354.41	95.00	17.97	112.97	56.49	184.95	0.00
129	24,076.47	16,118.95	40,195.42	16,223.00	3,068.56	19,291.56	9,645.78	11,258.08	0.00
130	45,994.29	40,463.62	86,457.91	32,691.00	6,183.46	38,874.46	19,437.23	28,146.22	0.00
131	81,005.52	38,822.40	119,827.92	9,477.00	1,792.56	11,269.56	5,634.78	102,923.58	0.00
132	(1,214.96)	1,116.20	(98.76)	1,119.00	211.66	1,330.66	665.33	0.00	(2,094.75)
133	57,065.60	5,004.45	62,070.05	3,348.00	633.27	3,981.27	1,990.64	56,098.14	0.00

Landscape Benefit Zone	Projected FY 2022/23 Balance	FY 2023/24 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2023/24 Costs	Tax Roll Reserve	Pending Projects/ Replacement/ Special Reserve	Projected FY 2023/24 Surplus/(Deficit)
134	28,206.31	27,675.00	55,881.31	17,913.00	3,388.22	21,301.22	10,650.61	23,929.48	0.00
135	16,506.41	9,988.82	26,495.23	8,668.00	1,639.54	10,307.54	5,153.77	11,033.92	0.00
136	17,803.71	9,840.00	27,643.71	3,924.00	742.22	4,666.22	2,333.11	20,644.38	0.00
137	7,750.00	16,156.18	23,906.18	13,275.00	2,510.95	15,785.95	7,892.98	227.25	(0.00)
138	12,712.93	17,000.00	29,712.93	11,715.00	2,215.88	13,930.88	6,965.44	8,816.61	0.00
139	4,908.20	6,757.09	11,665.29	6,246.00	1,181.42	7,427.42	3,713.71	524.16	0.00
141	7,673.56	6,849.71	14,523.27	6,808.00	1,287.72	8,095.72	4,047.86	2,379.69	0.00
142	36,793.23	18,395.90	55,189.13	7,028.00	1,329.34	8,357.34	4,178.67	42,653.12	0.00
143	3,584.00	6,834.04	10,418.04	2,758.00	521.67	3,279.67	1,639.84	5,498.53	0.00
144	125.00	1,357.60	1,482.60	2,111.00	399.29	2,510.29	1,255.15	0.00	(2,282.84)
145	11,548.97	29,121.73	40,670.70	19,672.00	3,720.93	23,392.93	11,696.47	5,581.30	0.00
146	1,731.60	13,700.00	15,431.60	6,322.00	1,195.80	7,517.80	3,758.90	4,154.90	0.00
148	11,385.23	15,306.10	26,691.33	9,155.00	1,731.66	10,886.66	5,443.33	10,361.34	0.00
149	8,996.00	21,122.47	30,118.47	9,919.00	1,876.16	11,795.16	5,897.58	12,425.73	0.00
150	0.00	11,593.05	11,593.05	5,896.00	1,115.22	7,011.22	3,505.61	1,076.22	0.00
151	17,641.26	18,167.01	35,808.27	10,835.00	2,049.42	12,884.42	6,442.21	16,481.64	0.00
152	0.00	5,424.20	5,424.20	3,734.00	706.28	4,440.28	2,220.14	0.00	(1,236.22)
153	21,629.34	34,424.08	56,053.42	15,016.00	2,840.25	17,856.25	8,928.13	29,269.04	0.00
156	7,527.90	5,528.48	13,056.38	5,057.00	956.52	6,013.52	3,006.76	4,036.10	0.00
157	8,169.85	8,556.00	16,725.85	5,582.00	1,055.83	6,637.83	3,318.92	6,769.10	0.00

Landscape Benefit Zone	Projected FY 2022/23 Balance	FY 2023/24 Assessment	Subtotal Funds	Maintenance Improvements and Utilities	Systems Management	Subtotal FY 2023/24 Costs	Tax Roll Reserve	Pending Projects/Replacement/Special Reserve	Projected FY 2023/24 Surplus/(Deficit)
160	23,117.12	22,158.71	45,275.83	13,926.00	2,634.08	16,560.08	8,280.04	20,435.71	0.00
161	0.00	3,517.83	3,517.83	3,470.00	656.35	4,126.35	2,063.18	0.00	(2,671.71)
162B	0.00	8,161.76	8,161.76	4,550.00	860.63	5,410.63	2,705.32	45.81	0.00
162D	0.00	23,588.50	23,588.50	13,200.00	2,496.76	15,696.76	7,848.38	43.36	0.00
162E	0.00	14,216.32	14,216.32	7,950.00	1,503.73	9,453.73	4,726.87	35.72	0.00
164	0.00	13,550.59	13,550.59	5,891.00	1,114.27	7,005.27	3,502.64	3,042.68	0.00
165	0.00	5,078.85	5,078.85	2,646.00	500.49	3,146.49	1,573.25	359.11	0.00
168	0.00	8,186.70	8,186.70	4,290.00	811.45	5,101.45	2,550.73	534.52	0.00
PK 4	140,372.61	171,065.85	311,438.46	53,986.32	10,211.44	64,197.76	32,098.88	215,141.82	0.00
PK12	128,762.83	100,717.70	229,480.53	76,687.32	14,505.30	91,192.62	45,596.31	92,691.60	0.00
PK13	71,607.90	48,283.75	119,891.65	31,467.56	5,952.04	37,419.60	18,709.80	63,762.25	0.00
PK 14	162,011.80	163,767.93	325,779.73	103,740.64	19,622.39	123,363.03	61,681.52	140,735.18	0.00
PK 16	187,124.23	273,227.59	460,351.82	181,056.81	34,246.64	215,303.45	107,651.73	137,396.64	0.00
PK 18	149,373.23	102,850.89	252,224.12	62,352.38	11,793.86	74,146.24	37,073.12	141,004.76	0.00
PK 19	45,333.02	66,825.35	112,158.37	23,482.73	4,441.71	27,924.44	13,962.22	70,271.71	0.00
PK 21	51,555.93	26,800.07	78,356.00	62,084.09	11,743.12	73,827.21	10,719.01	0.00	(6,190.22)
Totals	\$6,110,034.35	\$3,930,335.11	\$10,040,369.46	\$2,669,161.07	\$504,868.02	\$3,174,029.09	\$1,560,820.25	\$5,393,624.99	(\$88,104.87)

⁽¹⁾ Totals may not foot due to rounding.

NOTE: Only Benefit Zones that have been assessed for this Fiscal Year or have fund balances are shown in this table.

Systems Management	FY 2023/24
Administration & Operations	\$478,051.00
Office of the City Clerk	1,150.00
Assessment Engineering	18,500.00
County Charges	7,167.00
Total Systems Management	\$504,868.00

IV. METHOD OF APPORTIONMENT

A. SPECIAL BENEFIT ANALYSIS

The 1972 Act permits the formation of Districts to provide funding for the maintenance, repair and servicing of certain public landscaped improvements and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value.

As set forth below, only special benefits may be assessed, and the District must separate the general benefits from the special benefits:

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

The cost of any general benefit is to be contributed by the City and not assessed to the Benefit Zone. Additionally, pursuant to Article XIID, Section 4, a parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. The annual assessments outlined in this Report are based on the estimated costs to provide the necessary service, operation, administration, and maintenance required each year to keep these improvements in a satisfactory condition.

The special benefits associated with landscaped improvements include, but are not limited to:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area. Increased appeal lowers vacancy rates, raises rental and sales rates, and attracts shoppers.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Increases livability through reduced stress and stress-related health concerns of residents and employees.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, reduced evaporation, soil degradation, storm water runoff, and flooding.
- Provides cleaner air with the filtration of pollutants, dust and debris.

Parcels within the District could not have been approved for development without a funding mechanism that provides for the maintenance of these improvements and facilities. The continued maintenance of landscaped improvements and facilities installed by developers was guaranteed through the establishment of a Benefit Zone. These facilities were constructed as a condition of subdivision and development. Thus, the ability to establish each distinct and separate lot which permits the construction of a building or structure on the property and the ownership and sale of the distinct lot in perpetuity is a distinct special benefit conferred only to the real property located in the Benefit Zones.

All the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within each Benefit Zone. To fairly apportion the costs based on benefit to each parcel, the formula used for calculating assessments in each Benefit Zone should therefore reflect the composition of the parcels and the improvements and services provided,

B. GENERAL BENEFIT ANALYSIS

The landscaped improvements are located within and/or immediately adjacent to properties within the Benefit Zones. The improvements were installed and are maintained particularly and solely to serve, and for the benefit of, the properties within the respective Benefit Zones.

Landscaping in the medians along the major thoroughfares provides only incidental, negligible and non-quantifiable benefits to motorists traveling to, from or through the City. Operation and maintenance of the trails and greenways within the City provides only incidental, negligible and non-quantifiable benefits to pedestrians and cyclists traveling through the trails and greenbelts.

Any benefit received by properties outside of the Benefit Zones is inadvertent and unintentional. Therefore, any general benefits associated with the maintenance and servicing of the landscaped improvements are merely incidental, negligible, and non-quantifiable.

The improvements detailed in Section II herein confer special benefits that affect the assessed property in a way that is particular and distinct from the effects on other parcels and that real property in general and the public at large do not share.

C. ASSESSMENT METHODOLOGY

The method of apportionment is based on Benefit Units (BU) assigned to the parcels within each Benefit Zone. Based on a parcel's share of the total BU within that Benefit Zone, the costs of that Benefit Zone are apportioned to the parcels within that Benefit Zone.

At the time the development is annexed into the District, the assigned Benefit Zone is identified as residential or non-residential. Parcels within a residential development are assigned one BU per single family home or condominium.

With the exception of Benefit Zone 23, parcels within a non-residential development are assigned one Benefit Unit per acre. Parcels within Benefit Zone 23 are assessed based upon the proration of each parcel's street frontage along the improvements maintained. Benefit Zones that consist of a single property owner or a single parcel may have the

benefit units combined at the time of annexation such that the entire zone consists of one (1) BU.

A parcel's non-residential acreage is to be reduced by the area(s) within the parcel that receives little or no benefit from the maintenance of the improvements funded by that Benefit Zone. Areas that do not benefit and are not to be assessed may include, but are not limited to: open space, green belts, lakes, and public-use easements and right of ways. Properties with highly restricted or no development potential and parcels that are typically not assigned an Assessor's parcel number, such as public streets, roadways or landscape easements are not to be assessed. Pending the recordation of final maps, BUs are assessed according to the number of single family homes or nonresidential acreage within the proposed development.

The assessment applied to each parcel within a Zone is based on the cost to provide the improvements minus any other revenues available. This amount represents the "Total Balance to Levy". The following formulas are used to calculate each parcel's assessment or "Parcel Levy Amount".

$$\text{Total Balance to Levy} / \text{Total BU in Zone} = \text{Levy per BU (rate)}$$

$$\text{Assessed Parcel BU} \times \text{Levy per BU (rate)} = \text{Parcel Levy Amount}$$

The table in Section V of this report includes the number of benefit units for each of the Benefit Zones.

D. ASSESSMENT RANGE FORMULA

For Benefit Zones 25 through 163 the maximum assessment rate will be increased by an amount equal to the "Common Labor, Construction Cost Index", as published by Engineering News Record (ENR). If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year. For Fiscal Year 2023/24, the ENR increase is 1.1%.

For Fiscal Year 2023/24, some of the maintenance expenditure costs are increasing higher than the ENR rate due to inflationary rates tied to the U.S. Consumer Price Index (CPI) rather than the ENR. Even though assessments in several zones have been increased greater than the ENR increase of 1.1%, the rates per zone remain below the approved maximum annual assessments.

For Benefit Zones 164 and greater, the maximum annual assessment shall be increased by an amount equal to the Consumer Price Index ("CPI") from January to January for the Riverside-San Bernardino-Ontario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics. If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year. For Fiscal Year 2023/24, the CPI assessment increase rate is 7.33%.

Benefit Zones 1 through 24 were established with no annual assessment escalation clause. Assessments for these Benefit Zones cannot be increase without the procedures and approval process of Proposition 218.

For the current maximum annual assessment and the levy assessed for the fiscal year commencing July 1, 2023 to June 30, 2024, reference is made to the Assessment Roll included herein as Exhibit B.

V. ASSESSMENT ROLL

The assessments to be levied are based on the estimated cost to maintain the improvements provided by the District and associated with each of the Benefit Zones therein. The various improvements within each Zone of the District and the costs of those improvements are identified and budgeted separately, including expenditures, deficits, surpluses, revenues, and reserves. Each parcel within a Zone is assessed proportionately for only those improvements provided in that Zone and for which the parcel receives benefit.

The benefit provided is the necessary maintenance and servicing of public landscaping improvements within each Benefit Zone. These improvements include, but are not limited to, turf, ground cover, shrubs and trees, sprinkler and irrigation systems, ornamental lighting and other lighting structures, drainage systems, masonry walls (graffiti removal only), entryway monuments, and associated appurtenances. The assessments provide funds for the operation, administration and maintenance required to keep the above-mentioned improvements in a healthy and vigorous condition.

The proposed assessment for Fiscal Year 2023/24 may be less than or equal to the maximum assessment rate previously approved for each of the various Benefit Zones within the District. Any proposed assessment that exceeds the maximum assessment rate requires property owner ballot proceedings for the incremental assessment increase.

The number of Benefit Units, the Fiscal Year 2023/24 assessment per Benefit Unit and total, and the maximum assessment per Benefit Unit and total, by Benefit Zone, are listed on the following page.

For the specific assessment on each parcel, reference is made to the Assessment Roll in Exhibit B.

**FISCAL YEAR 2023/24 ASSESSMENT ROLL (BY BENEFIT ZONE)
LANDSCAPING MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS**

Benefit Zone	Benefit Units	Dollar Levied per Unit	Landscaping			Parks			Total	
			FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2023/24 Assessment
001A	301.00	\$43.36	\$13,051.36	\$43.36	\$13,051.36	\$0.00	\$0.00	\$0.00	\$0.00	\$13,051.36
001B	311.00	\$43.36	13,484.96	\$43.36	13,484.96	\$0.00	0.00	\$0.00	0.00	13,484.96
2	193.00	\$43.36	8,368.48	\$43.36	8,368.48	\$0.00	0.00	\$0.00	0.00	8,368.48
3	18.00	\$111.12	2,000.16	\$111.12	2,000.16	\$0.00	0.00	\$0.00	0.00	2,000.16
4	144.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
5	708.00	\$97.16	68,789.28	\$97.16	68,789.28	\$0.00	0.00	\$0.00	0.00	68,789.28
6	14.37	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
7	1,643.28	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
8	77.00	\$101.54	7,818.58	\$101.54	7,818.58	\$0.00	0.00	\$0.00	0.00	7,818.58
9	187.00	\$101.86	19,047.82	\$101.86	19,047.82	\$0.00	0.00	\$0.00	0.00	19,047.82
11	162.00	\$96.24	15,590.88	\$96.24	15,590.88	\$0.00	0.00	\$0.00	0.00	15,590.88
12	177.00	\$76.06	13,462.62	\$76.06	13,462.62	\$0.00	0.00	\$0.00	0.00	13,462.62
13	97.00	\$72.60	7,042.20	\$72.60	7,042.20	\$0.00	0.00	\$0.00	0.00	7,042.20
14	144.00	\$67.40	9,705.60	\$67.40	9,705.60	\$0.00	0.00	\$0.00	0.00	9,705.60
15	196.00	\$73.76	14,456.96	\$73.76	14,456.96	\$0.00	0.00	\$0.00	0.00	14,456.96
16	100.00	\$64.78	6,478.00	\$64.78	6,478.00	\$0.00	0.00	\$0.00	0.00	6,478.00
17	39.00	\$60.26	2,350.14	\$60.26	2,350.14	\$0.00	0.00	\$0.00	0.00	2,350.14
18	112.00	\$80.14	8,975.68	\$80.14	8,975.68	\$0.00	0.00	\$0.00	0.00	8,975.68
19	246.00	\$28.44	6,996.24	\$28.44	6,996.24	\$0.00	0.00	\$0.00	0.00	6,996.24
20	38.00	\$155.24	5,899.12	\$155.24	5,899.12	\$0.00	0.00	\$0.00	0.00	5,899.12

Benefit Zone	Benefit Units	Dollar Levied per Unit	Landscaping			Parks				Total
			FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2023/24 Assessment
21	271.00	\$64.98	17,609.58	\$64.98	17,609.58	\$0.00	0.00	\$0.00	0.00	17,609.58
22	100.00	\$76.72	7,672.00	\$76.72	7,672.00	\$0.00	0.00	\$0.00	0.00	7,672.00
23	4,890.04	\$2.47	12,078.41	\$2.47	12,078.41	\$0.00	0.00	\$0.00	0.00	12,078.41
24	620.00	\$141.02	87,432.40	\$141.02	87,432.40	\$0.00	0.00	\$0.00	0.00	87,432.40
25	731.07	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
26	8.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
27	40.22	\$545.76	21,950.47	\$593.09	23,854.14	\$0.00	0.00	\$0.00	0.00	21,950.47
28	5.51	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
30	19.47	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
31	112.69	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
32	5.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
34	2.43	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
35	322.00	\$200.00	64,400.00	\$302.72	97,474.61	\$110.99	35,738.78	\$110.99	35,738.00	100,138.78
36	310.00	\$131.06	40,628.60	\$131.07	40,631.64	\$0.00	0.00	\$0.00	0.00	40,628.60
37	181.00	\$63.82	11,551.42	\$99.30	17,973.46	\$0.00	0.00	\$0.00	0.00	11,551.42
38	1,094.00	\$0.00	0.00	\$0.00	0.00	\$152.98	167,360.12	\$152.98	167,365.06	167,360.12
39	109.00	\$149.60	16,306.03	\$149.60	16,306.03	\$0.00	0.00	\$0.00	0.00	16,306.03
40	92.00	\$88.44	8,136.48	\$88.44	8,136.94	\$0.00	0.00	\$0.00	0.00	8,136.48
41	33.00	\$0.00	0.00	\$124.81	4,118.81	\$0.00	0.00	\$0.00	0.00	0.00
42	142.00	\$289.64	41,128.58	\$289.64	41,128.58	\$85.34	12,118.28	\$85.34	12,118.07	53,246.86

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2023/24 Assessment
43	2.23	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
44	3.87	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
45	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
46	8.49	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
47	7.64	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
48	4.53	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
49	58.00	\$200.03	11,601.47	\$200.03	11,601.47	\$0.00	0.00	\$0.00	0.00	11,601.47
50	494.00	\$127.54	63,003.04	\$127.54	63,003.04	\$380.39	187,912.66	\$380.39	187,912.04	250,915.70
51	103.00	\$126.48	13,027.44	\$126.48	13,027.61	\$0.00	0.00	\$0.00	0.00	13,027.44
52	200.00	\$390.00	78,000.00	\$423.70	84,739.64	\$0.00	0.00	\$0.00	0.00	78,000.00
53	519.00	\$650.23	337,469.37	\$722.04	374,739.43	\$0.00	0.00	\$0.00	0.00	337,469.37
54	67.00	\$247.53	16,584.18	\$247.53	16,584.18	\$0.00	0.00	\$0.00	0.00	16,584.18
55	81.00	\$120.51	9,761.31	\$120.51	9,761.31	\$0.00	0.00	\$0.00	0.00	9,761.31
56	95.00	\$170.82	16,227.60	\$170.82	16,227.60	\$0.00	0.00	\$0.00	0.00	16,227.60
57	147.00	\$269.68	39,642.57	\$269.68	39,642.57	\$73.71	10,835.37	\$73.71	10,835.67	50,477.94
59	378.00	\$198.00	74,844.00	\$243.96	92,217.30	\$0.00	0.00	\$0.00	0.00	74,844.00
60	393.00	\$140.78	55,326.03	\$140.78	55,326.03	\$300.14	117,955.02	\$300.14	117,953.28	173,281.05
61	20.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
62	2.70	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
63	334.00	\$117.89	39,374.96	\$117.89	39,374.96	\$456.15	152,354.10	\$456.15	152,355.13	191,729.06

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2023/24 Assessment
64	247.00	\$0.00	0.00	\$77.90	19,240.39	\$259.85	64,182.95	\$259.85	64,182.26	64,182.95
65	1.00	\$3,280.30	3,280.30	\$3,280.30	3,280.30	\$0.00	0.00	\$0.00	0.00	3,280.30
66	112.00	\$135.34	15,158.08	\$135.34	15,158.14	\$0.00	0.00	\$0.00	0.00	15,158.08
67	24.16	\$493.81	11,930.45	\$493.81	11,930.47	\$0.00	0.00	\$0.00	0.00	11,930.45
68	8.01	\$0.00	0.00	\$269.28	2,156.92	\$0.00	0.00	\$0.00	0.00	0.00
69	19.00	\$88.33	1,678.27	\$88.33	1,678.31	\$0.00	0.00	\$0.00	0.00	1,678.27
70	371.00	\$175.00	64,925.00	\$226.63	84,080.70	\$0.00	0.00	\$0.00	0.00	64,925.00
71	199.00	\$136.76	27,215.24	\$136.76	27,216.05	\$456.15	90,773.85	\$456.15	90,774.46	117,989.09
72	279.00	\$136.46	38,071.45	\$136.46	38,071.45	\$387.00	107,973.00	\$387.00	107,973.19	146,044.45
73	170.00	\$143.48	24,391.60	\$143.48	24,392.01	\$0.00	0.00	\$249.72	42,451.85	24,391.60
74	75.00	\$257.14	19,285.50	\$257.14	19,285.64	\$0.00	0.00	\$0.00	0.00	19,285.50
75	386.00	\$270.38	104,366.68	\$270.38	104,368.22	\$0.00	0.00	\$0.00	0.00	104,366.68
76	4.42	\$838.19	3,704.80	\$838.19	3,704.80	\$0.00	0.00	\$0.00	0.00	3,704.80
78	57.00	\$0.00	0.00	\$46.66	2,659.62	\$0.00	0.00	\$0.00	0.00	0.00
79	168.00	\$0.00	0.00	\$229.95	38,631.74	\$0.00	0.00	\$0.00	0.00	0.00
80	34.35	\$407.46	13,996.09	\$407.46	13,996.09	\$0.00	0.00	\$0.00	0.00	13,996.09
81	23.76	\$825.00	19,602.00	\$1,649.30	39,187.38	\$0.00	0.00	\$0.00	0.00	19,602.00
82	23.75	\$0.00	0.00	\$135.08	3,208.26	\$0.00	0.00	\$0.00	0.00	0.00
83	9.00	\$0.00	0.00	\$687.52	6,187.66	\$0.00	0.00	\$0.00	0.00	0.00
84	1.00	\$10,429.80	10,429.80	\$10,429.80	10,429.80	\$0.00	0.00	\$0.00	0.00	10,429.80

Benefit Zone	Benefit Units	Dollar Levied per Unit	Landscaping			Dollar Levied per Unit	Parks			Total FY 2023/24 Assessment
			FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment		FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	
85	1.00	\$6,371.72	6,371.72	\$6,371.72	6,371.72	\$0.00	0.00	\$0.00	0.00	6,371.72
86	1.00	\$22,000.00	22,000.00	\$60,917.09	60,917.09	\$0.00	0.00	\$0.00	0.00	22,000.00
87	85.55	\$200.00	17,110.00	\$308.77	26,415.18	\$0.00	0.00	\$0.00	0.00	17,110.00
88	127.00	\$0.00	0.00	\$102.03	12,957.19	\$0.00	0.00	\$0.00	0.00	0.00
89	1.00	\$1,362.81	1,362.81	\$1,362.81	1,362.81	\$0.00	0.00	\$0.00	0.00	1,362.81
90	1.00	\$18,481.16	18,481.16	\$25,503.40	25,503.40	\$0.00	0.00	\$0.00	0.00	18,481.16
91	M & P	\$9,187.44	9,187.44	\$9,187.44	9,187.44	\$0.00	0.00	\$0.00	0.00	9,187.44
92		\$4,599.17	6,116.90	\$4,599.17	6,116.90	\$0.00	0.00	\$0.00	0.00	6,116.90
93		\$1,149.44	1,149.44	\$1,149.44	1,149.44	\$0.00	0.00	\$0.00	0.00	1,149.44
94	M & P	\$750.00	56,265.00	\$829.97	62,264.01	\$0.00	0.00	\$0.00	0.00	56,265.00
95	M & P	\$1,871.88	1,871.88	\$1,871.88	1,871.88	\$0.00	0.00	\$0.00	0.00	1,871.88
96	M & P	\$577.69	52,390.71	\$796.88	72,268.63	\$0.00	0.00	\$0.00	0.00	52,390.71
97	M & P	\$868.12	39,265.07	\$1,087.73	49,198.12	\$0.00	0.00	\$0.00	0.00	39,265.07
98	M & P	\$11,494.94	11,494.94	\$11,494.94	11,494.94	\$0.00	0.00	\$0.00	0.00	11,494.94
99	M & P	\$3,120.94	8,582.59	\$3,120.94	8,582.59	\$0.00	0.00	\$0.00	0.00	8,582.59
100		\$2,893.66	2,893.66	\$2,893.66	2,893.66	\$0.00	0.00	\$0.00	0.00	2,893.66
101		\$71.15	4,269.00	\$71.75	4,305.09	\$63.35	3,801.00	\$63.35	3,800.96	8,070.00
102		\$71.15	2,846.00	\$71.75	2,870.06	\$63.35	2,534.00	\$63.35	2,533.97	5,380.00
103	M	\$0.00	0.00	\$2,779.65	2,779.65	\$0.00	0.00	\$0.00	0.00	0.00
103	P	\$0.00	0.00	\$46,623.30	46,623.30	\$0.00	0.00	\$0.00	0.00	0.00

E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes

Benefit Zone	Benefit Units	Dollar Levied per Unit	Landscaping			Parks			Total FY 2023/24 Assessment		
			FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit		Maximum Assessment	
104	496.00	\$300.00	148,800.00	\$501.71	248,846.76	\$0.00	0.00	\$0.00	0.00	148,800.00	
105	1.00	\$13,207.94	13,207.94	\$23,890.47	23,890.47	\$0.00	0.00	\$0.00	0.00	13,207.94	
106	M & P	1.00	\$2,000.00	2,000.00	\$3,508.37	3,508.37	\$0.00	0.00	\$0.00	0.00	2,000.00
107	M & P	1.00	\$34,713.71	34,713.71	\$53,287.07	53,287.07	\$0.00	0.00	\$0.00	0.00	34,713.71
108	M & P	1.00	\$18,979.40	18,979.40	\$24,543.92	24,543.92	\$0.00	0.00	\$0.00	0.00	18,979.40
109		1.00	\$3,084.80	3,084.80	\$3,084.80	3,084.80	\$0.00	0.00	\$0.00	0.00	3,084.80
111	M & P	1.00	\$0.00	0.00	\$1,004.63	1,004.63	\$0.00	0.00	\$0.00	0.00	0.00
112	M & P	1.00	\$0.00	0.00	\$2,089.18	2,089.18	\$0.00	0.00	\$0.00	0.00	0.00
113	M & P	31.11	\$700.00	21,777.00	\$824.72	25,657.10	\$0.00	0.00	\$0.00	0.00	21,777.00
114	M & P	14.04	\$1,292.13	18,141.51	\$1,292.13	18,141.51	\$0.00	0.00	\$0.00	0.00	18,141.51
115	M & P	1.00	\$6,117.92	6,117.92	\$6,117.92	6,117.92	\$0.00	0.00	\$0.00	0.00	6,117.92
116	M & P	9.06	\$1,520.44	13,775.19	\$1,965.43	17,806.82	\$0.00	0.00	\$0.00	0.00	13,775.19
117	M & E & S	1.38	\$0.00	0.00	\$27,904.58	38,508.32	\$0.00	0.00	\$0.00	0.00	0.00
118		0.48	\$2,491.61	1,195.97	\$2,491.66	1,196.00	\$0.00	0.00	\$0.00	0.00	1,195.97
119	M & P	1.00	\$0.00	0.00	\$5,439.32	5,439.32	\$0.00	0.00	\$0.00	0.00	0.00
120	M & P	1.00	\$3,094.90	3,094.90	\$3,094.90	3,094.90	\$0.00	0.00	\$0.00	0.00	3,094.90
121	M & P	21.81	\$1,388.03	30,272.93	\$1,428.06	31,146.10	\$0.00	0.00	\$0.00	0.00	30,272.93
122		43.15	\$544.21	23,482.66	\$564.02	24,337.29	\$0.00	0.00	\$0.00	0.00	23,482.66
123		1.00	\$5,214.33	5,214.33	\$5,214.33	5,214.33	\$0.00	0.00	\$0.00	0.00	5,214.33
124	M & P	5.12	\$900.00	4,608.00	\$988.42	5,060.71	\$0.00	0.00	\$0.00	0.00	4,608.00

E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes

Benefit Zone		Benefit Units	Landscaping				Parks				Total
			Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2023/24 Assessment
125	M & P	84.19	\$718.89	60,523.35	\$904.59	76,157.84	\$0.00	0.00	\$0.00	0.00	60,523.35
126	M & P	68.52	\$339.56	23,266.65	\$351.94	24,114.69	\$0.00	0.00	\$0.00	0.00	23,266.65
127		308.00	\$433.72	133,585.77	\$495.61	152,648.96	\$0.00	0.00	\$162.61	50,083.65	133,585.77
128		1.00	\$204.07	204.07	\$204.07	204.07	\$0.00	0.00	\$0.00	0.00	204.07
129		7.48	\$2,154.94	16,118.95	\$2,154.94	16,118.95	\$0.00	0.00	\$0.00	0.00	16,118.95
Separator											
130	E,M,P,S	23.13	\$1,749.40	40,463.62	\$2,094.83	48,453.49	\$0.00	0.00	\$0.00	0.00	40,463.62
131		1.00	\$38,822.40	38,822.40	\$49,167.13	49,167.13	\$0.00	0.00	\$0.00	0.00	38,822.40
132		3.25	\$343.45	1,116.20	\$343.45	1,116.20	\$0.00	0.00	\$0.00	0.00	1,116.20
133	M & P	1.00	\$5,004.45	5,004.45	\$57,022.83	57,022.83	\$0.00	0.00	\$0.00	0.00	5,004.45
134	M & P	30.75	\$900.00	27,675.00	\$997.91	30,685.88	\$0.00	0.00	\$0.00	0.00	27,675.00
Separator											
135	M & P	1.00	\$9,988.82	9,988.82	\$12,051.26	12,051.26	\$0.00	0.00	\$0.00	0.00	9,988.82
136	M,O,P	3.28	\$3,000.00	9,840.00	\$8,314.62	27,271.95	\$0.00	0.00	\$0.00	0.00	9,840.00
137	M & P	1.00	\$16,156.18	16,156.18	\$16,156.18	16,156.18	\$0.00	0.00	\$0.00	0.00	16,156.18
138	M & P	1.00	\$17,000.00	17,000.00	\$19,273.99	19,273.99	\$0.00	0.00	\$0.00	0.00	17,000.00
139	M & P	2.81	\$2,404.66	6,757.09	\$2,404.66	6,757.09	\$0.00	0.00	\$0.00	0.00	6,757.09
Separator											
140		43.26	\$0.00	0.00	\$802.61	34,720.94	\$0.00	0.00	\$0.00	0.00	0.00
141	M & P	4.10	\$1,670.66	6,849.71	\$1,670.66	6,849.72	\$0.00	0.00	\$0.00	0.00	6,849.71
142	M & P	1.00	\$18,395.90	18,395.90	\$21,790.28	21,790.28	\$0.00	0.00	\$0.00	0.00	18,395.90
143		2.05	\$3,333.68	6,834.04	\$3,333.68	6,834.04	\$0.00	0.00	\$0.00	0.00	6,834.04
144	M & P	1.00	\$1,357.60	1,357.60	\$1,357.60	1,357.60	\$0.00	0.00	\$0.00	0.00	1,357.60

E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S- designated assessment for slopes

Benefit Zone	Benefit Units	Landscaping				Parks				Total
		Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	Dollar Levied per Unit	FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment	FY 2023/24 Assessment
145	54.70	\$532.39	29,121.73	\$532.39	29,121.76	\$0.00	0.00	\$0.00	0.00	29,121.73
146	1.00	\$13,700.00	13,700.00	\$15,143.93	15,143.93	\$0.00	0.00	\$0.00	0.00	13,700.00
148	128.00	\$119.58	15,306.10	\$119.58	15,306.10	\$0.00	0.00	\$0.00	0.00	15,306.10
149	1.00	\$21,122.47	21,122.47	\$21,122.47	21,122.47	\$0.00	0.00	\$0.00	0.00	21,122.47
150	8.28	\$1,400.13	11,593.05	\$1,400.13	11,593.05	\$0.00	0.00	\$0.00	0.00	11,593.05
151	1.00	\$18,167.01	18,167.01	\$18,167.01	18,167.01	\$0.00	0.00	\$0.00	0.00	18,167.01
152	1.00	\$5,424.20	5,424.20	\$5,424.20	5,424.20	\$0.00	0.00	\$0.00	0.00	5,424.20
153	25.26	\$1,362.79	34,424.08	\$1,603.29	40,498.99	\$0.00	0.00	\$0.00	0.00	34,424.08
154	270.00	\$0.00	0.00	\$322.74	87,139.31	\$0.00	0.00	\$81.07	21,889.21	0.00
155	1.71	\$0.00	0.00	\$1,219.10	2,084.66	\$0.00	0.00	\$0.00	0.00	0.00
156	15.60	\$354.39	5,528.48	\$354.39	5,528.55	\$0.00	0.00	\$0.00	0.00	5,528.48
157	2.00	\$4,278.00	8,556.00	\$4,278.00	8,556.00	\$0.00	0.00	\$0.00	0.00	8,556.00
158	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00
159	1.00	\$0.00	0.00	\$3,557.76	3,557.76	\$0.00	0.00	\$0.00	0.00	0.00
160	55.26	\$400.99	22,158.71	\$400.99	22,158.87	\$0.00	0.00	\$0.00	0.00	22,158.71
161	6.31	\$557.50	3,517.83	\$557.50	3,517.84	\$0.00	0.00	\$0.00	0.00	3,517.83
162A	253.00	\$0.00	0.00	\$213.29	53,961.41	\$0.00	0.00	\$216.06	54,661.99	0.00
162B	116.00	\$70.36	8,161.76	\$478.14	55,464.39	\$0.00	0.00	\$216.06	25,062.42	8,161.76
162C	228.00	\$0.00	0.00	\$478.14	109,016.21	\$0.00	0.00	\$216.06	49,260.61	0.00
162D	191.00	\$123.50	23,588.50	\$516.43	98,638.95	\$0.00	0.00	\$216.06	41,266.56	23,588.50

E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes

Benefit Zone	Benefit Units	Dollar Levied per Unit	Landscaping			Dollar Levied per Unit	FY 2023/24 Assessment	Parks		Maximum Assessment	Total FY 2023/24 Assessment
			FY 2023/24 Assessment	Max Dollar per Unit	Maximum Assessment			Max Dollar per Unit	Maximum Assessment		
162E	97.00	\$146.56	14,216.32	\$419.33	40,675.18	\$0.00	0.00	\$216.06	20,957.37	14,216.32	
162F	376.00	\$0.00	0.00	\$203.00	76,328.38	\$0.00	0.00	\$216.06	81,236.80	0.00	
163	11.71	\$0.00	0.00	\$969.05	11,347.58	\$0.00	0.00	\$0.00	0.00	0.00	
164	1.00	\$13,550.59	13,550.59	\$13,550.59	13,550.59	\$0.00	0.00	\$0.00	0.00	13,550.59	
165	9.56	\$531.26	5,078.85	\$531.26	5,078.85	\$0.00	0.00	\$0.00	0.00	5,078.85	
166	216.89	\$0.00	0.00	\$39.58	8,584.65	\$0.00	0.00	\$0.00	0.00	0.00	
167	9.54	\$0.00	0.00	\$694.48	6,625.30	\$0.00	0.00	\$0.00	0.00	0.00	
168	5.00	\$1,637.34	8,186.70	\$1,637.34	8,186.72	\$0.00	0.00	\$0.00	0.00	8,186.70	
169	9.69	\$0.00	0.00	\$374.27	3,626.70	\$0.00	0.00	\$0.00	0.00	0.00	
Totals⁽¹⁾			\$2,976,795.98		\$4,228,910.89		\$953,539.13		\$1,340,412.56	\$3,930,335.11	

E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes

⁽¹⁾ Totals may not foot with Assessment Roll shown as Exhibit B due to even penny rounding required by Riverside County.

EXHIBIT A – FISCAL YEAR 2023/24 DIAGRAM

The Fiscal Year 2023/24 Diagram is incorporated herein as Exhibit A.

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 1 OF 10**

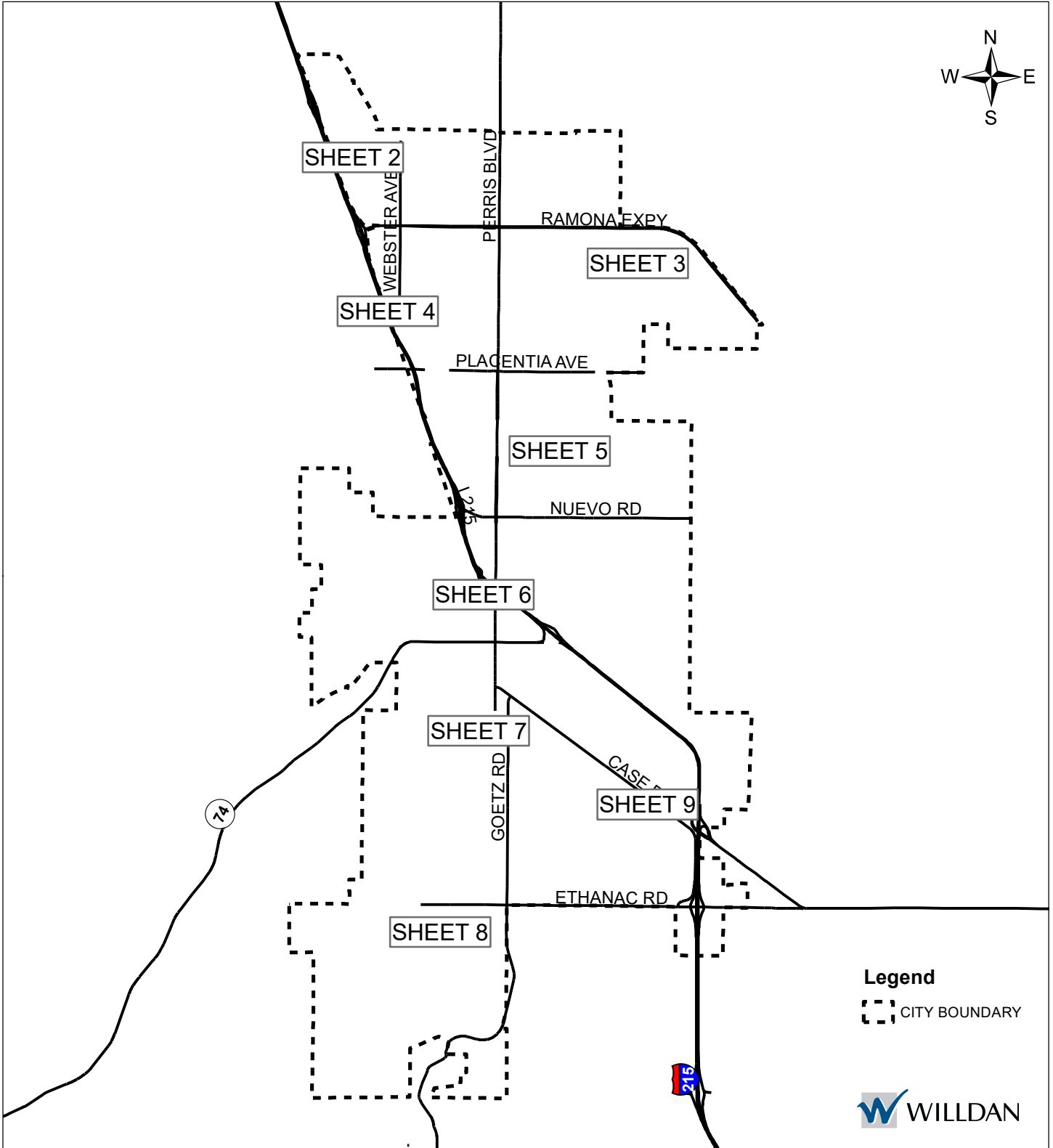
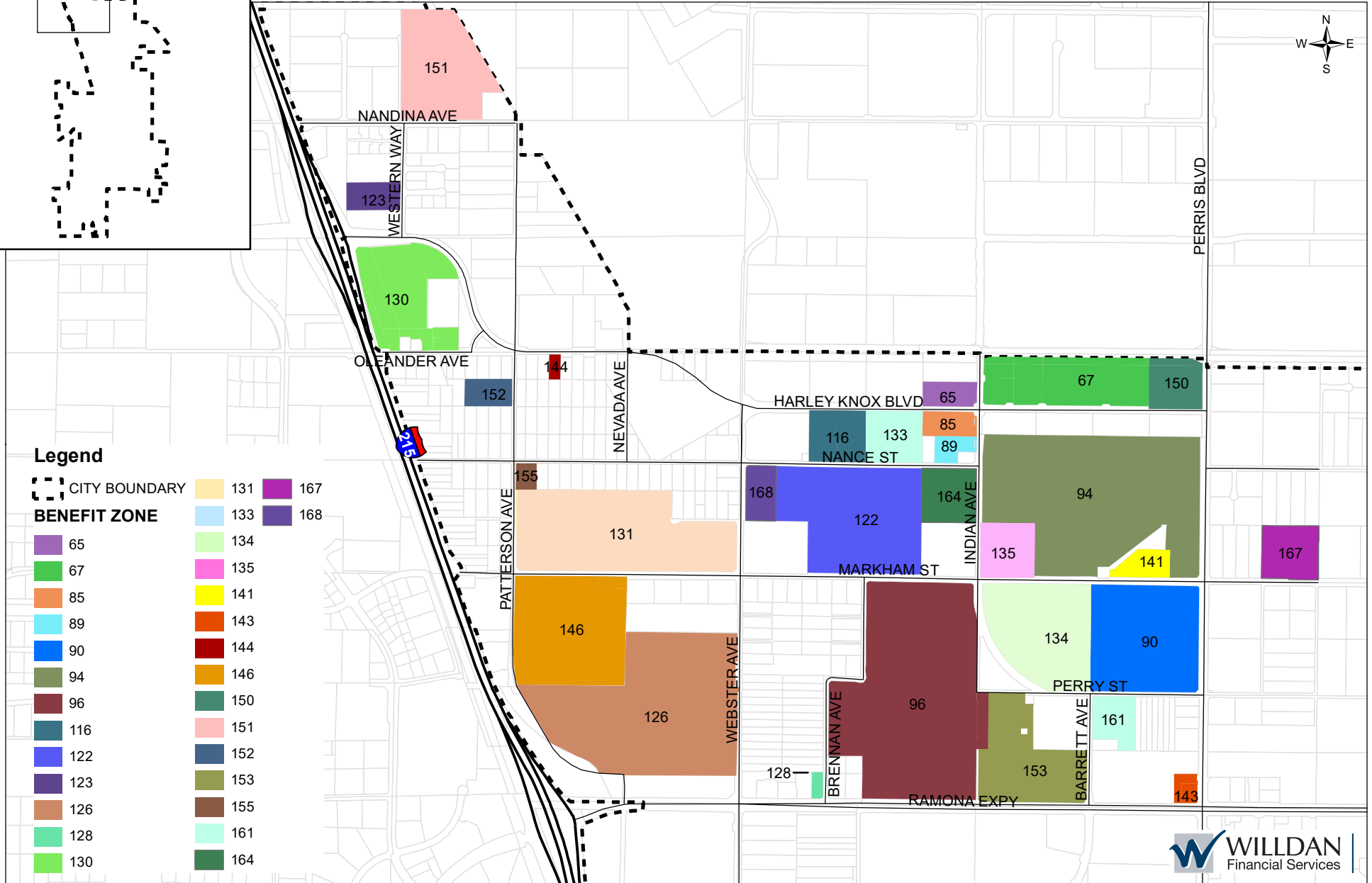
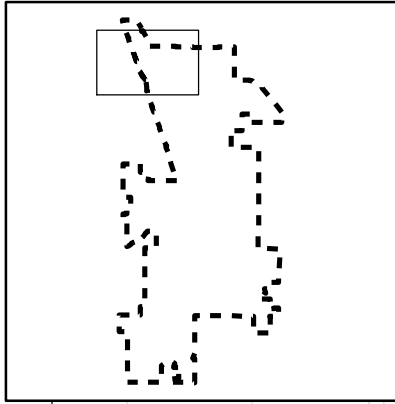


DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 2 OF 10

VICINITY MAP



Legend

CITY BOUNDARY	131	167
BENEFIT ZONE	133	168
65	134	
67	135	
85	141	
89	143	
90	144	
94	146	
96	150	
116	151	
122	152	
123	153	
126	155	
128	161	
130	164	

DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 3 OF 10

VICINITY MAP

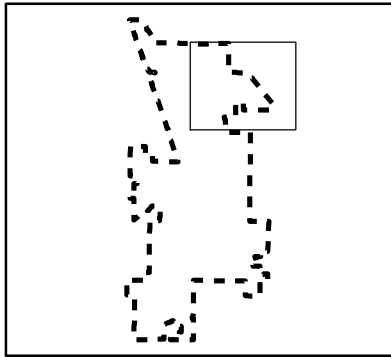
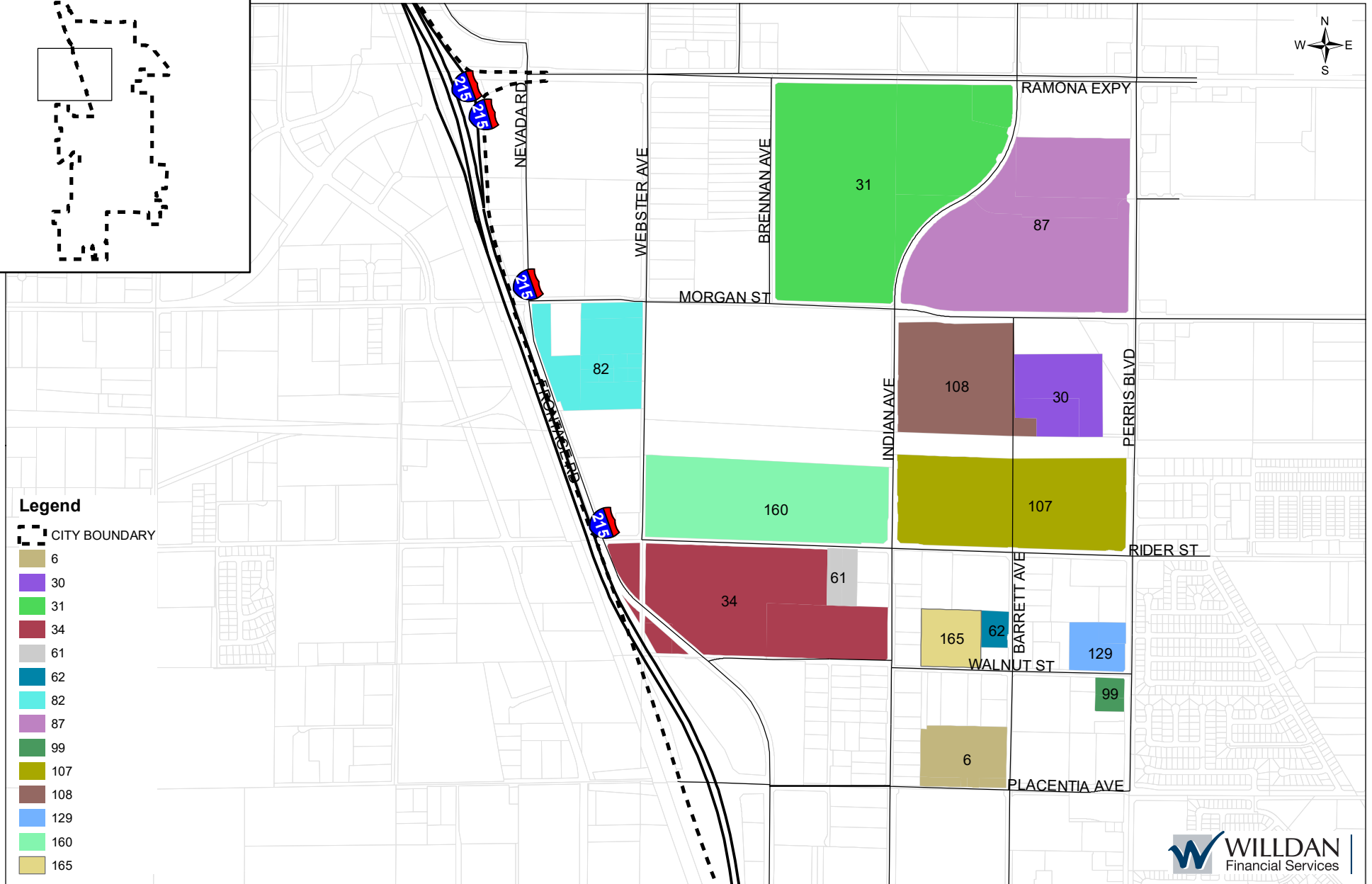
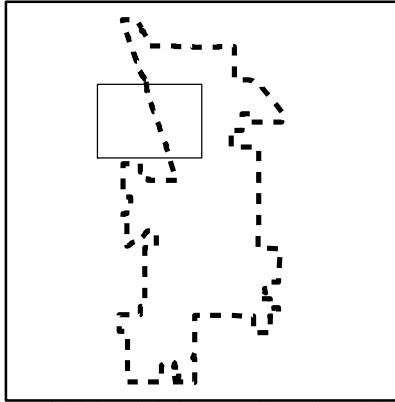


DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 4 OF 10

VICINITY MAP



Legend

- CITY BOUNDARY
- 6
- 30
- 31
- 34
- 61
- 62
- 82
- 87
- 99
- 107
- 108
- 129
- 160
- 165

DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 5 OF 10

VICINITY MAP

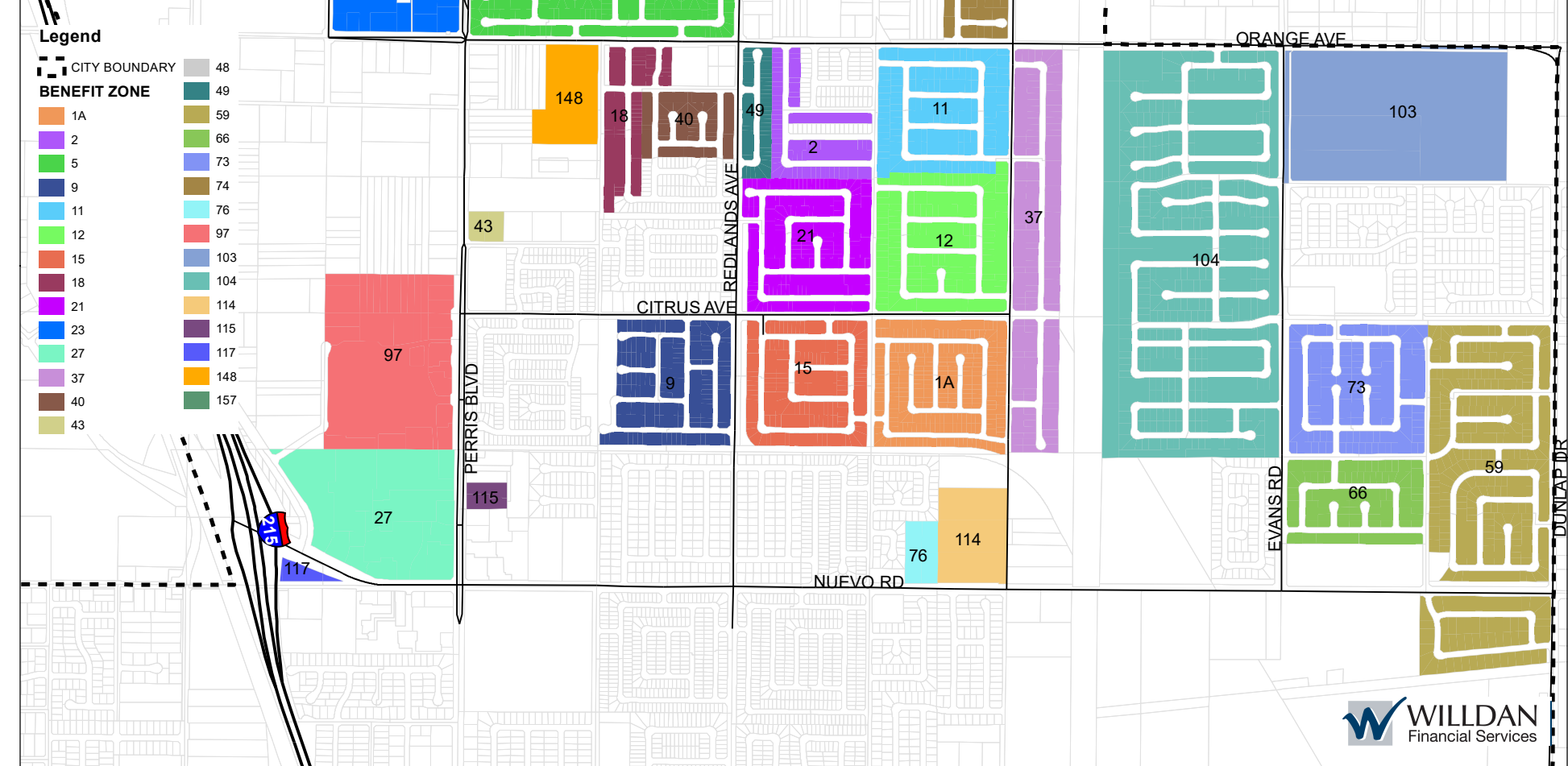
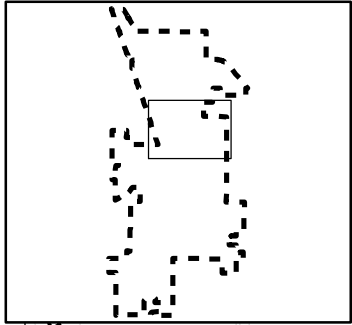
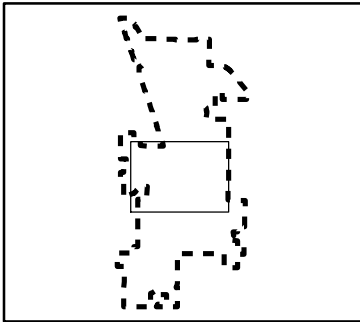


DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 6 OF 10

VICINITY MAP



Legend

--- CITY BOUNDARY

BENEFIT ZONE

1B
3
4
13
14
16
17
19
20
25
39
41
46
51
54
55
78
79
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92
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100
105
106
111
112
118
124
132

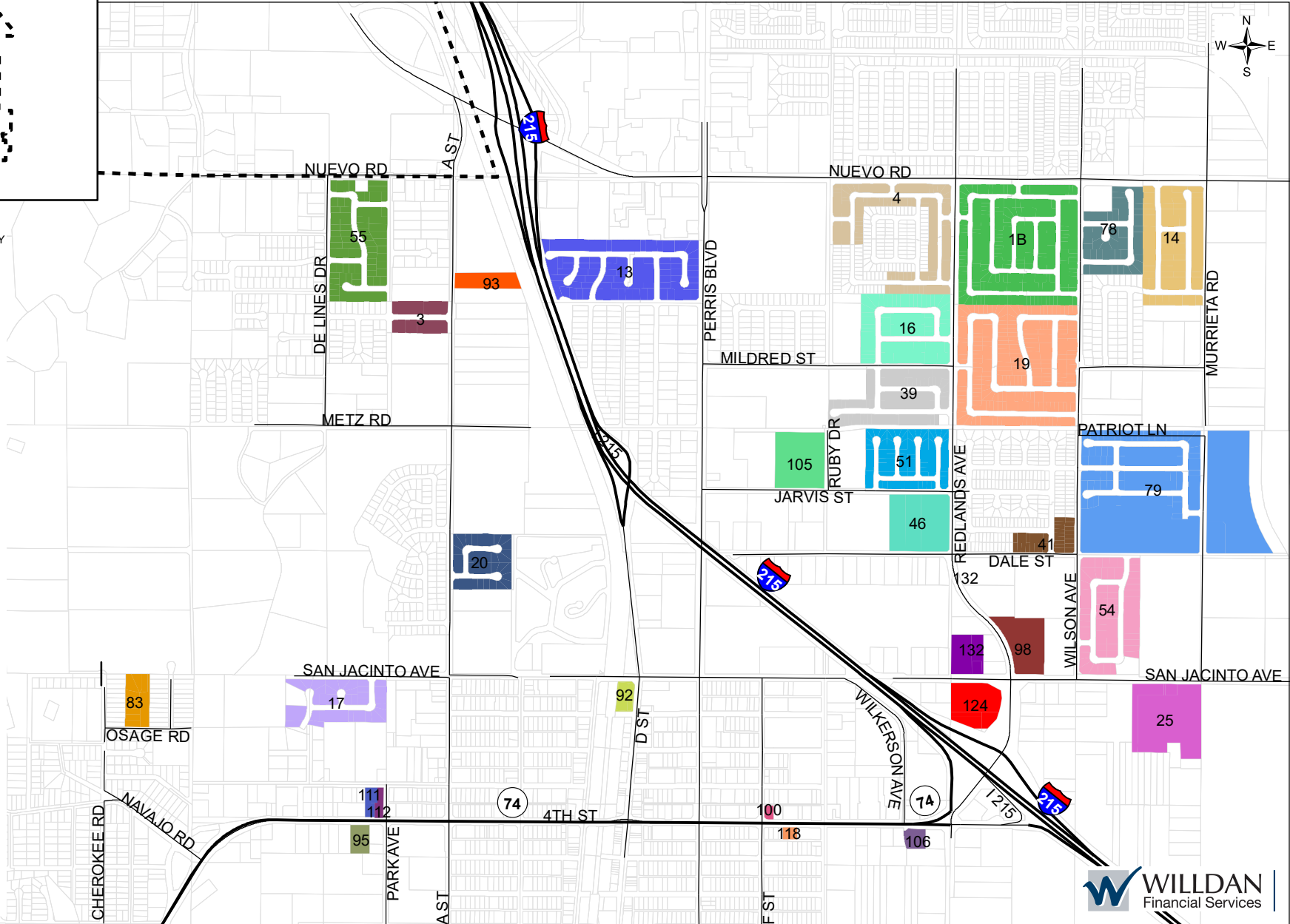


DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 7 OF 10

VICINITY MAP

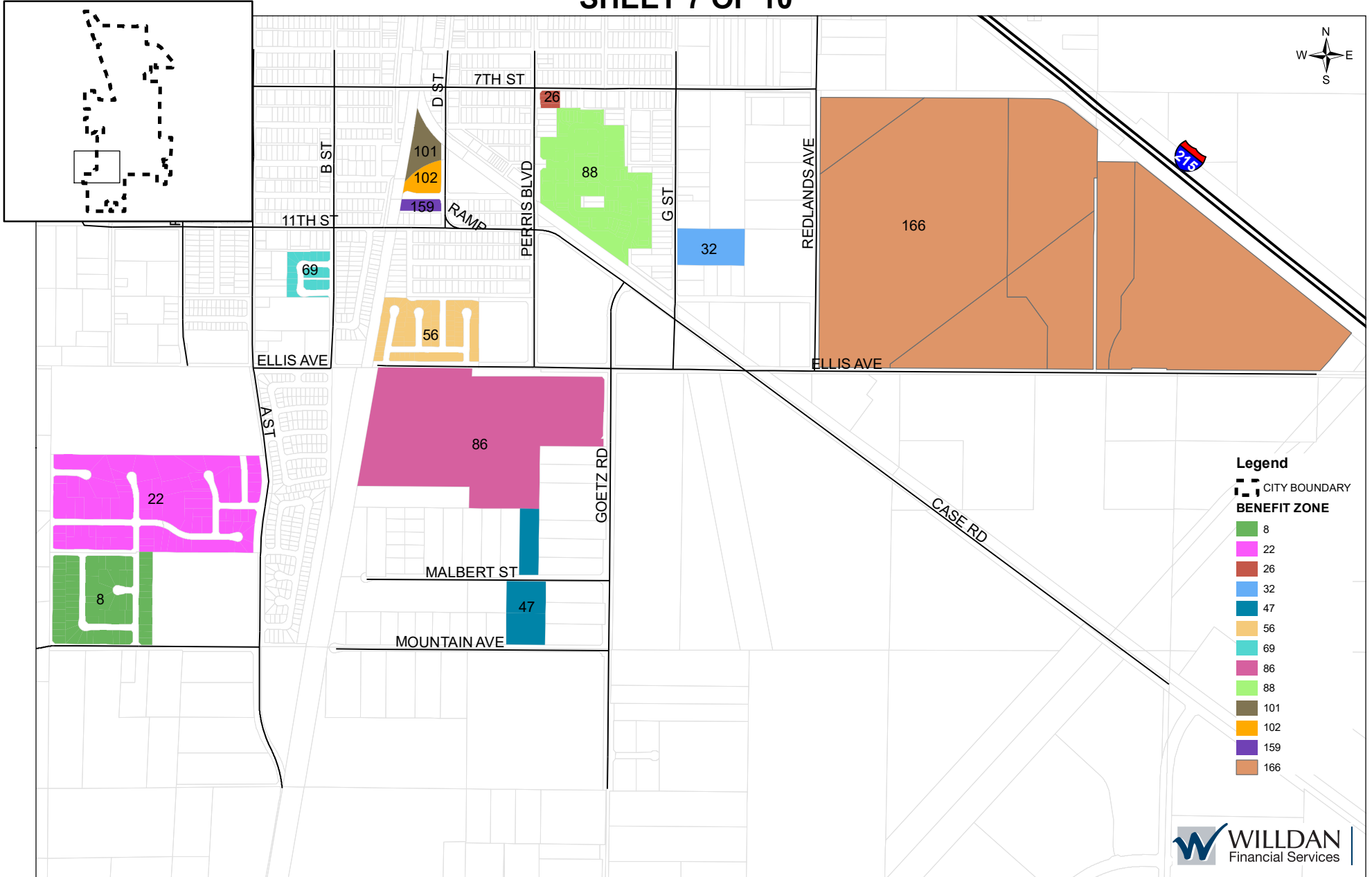
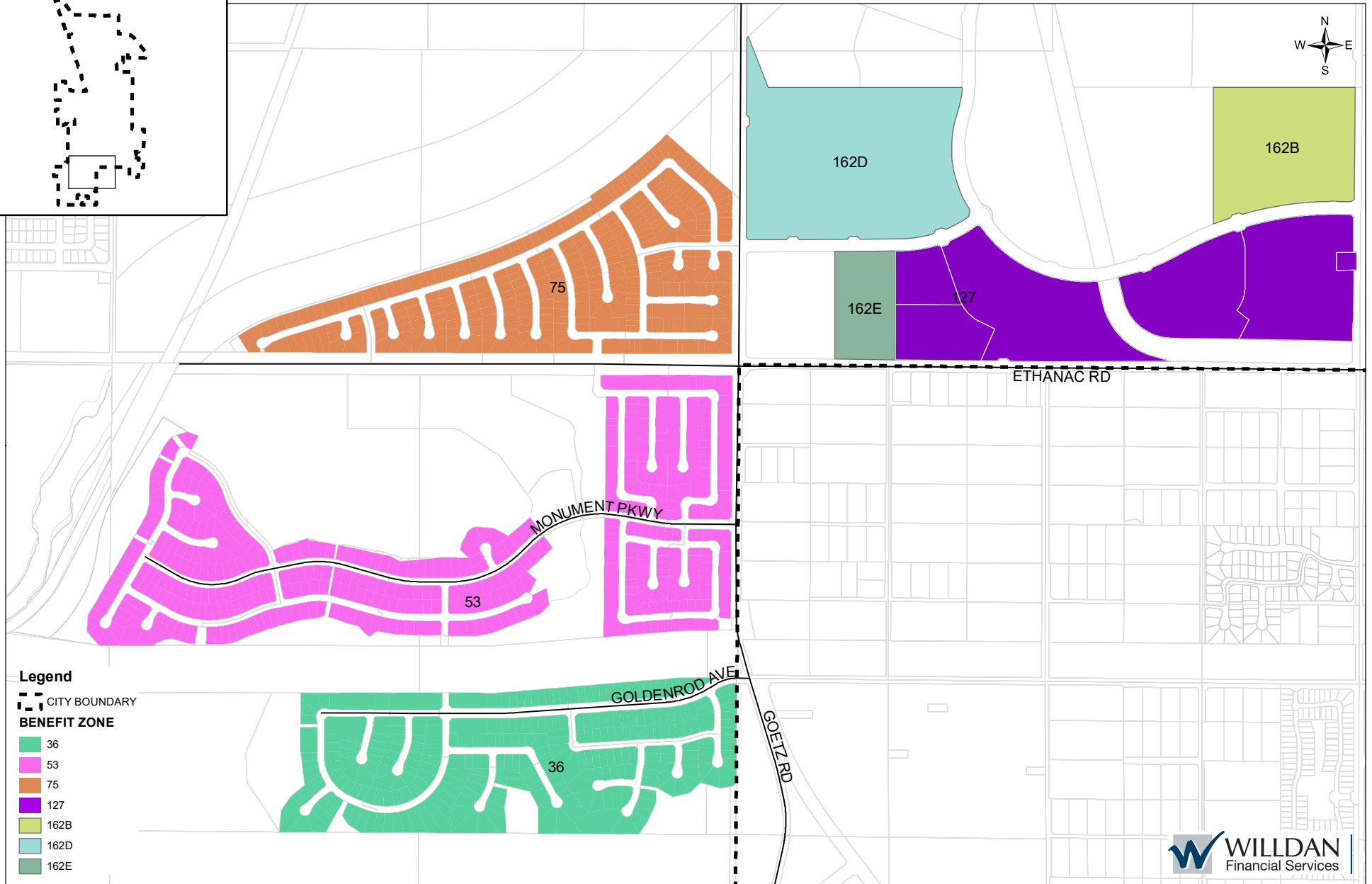
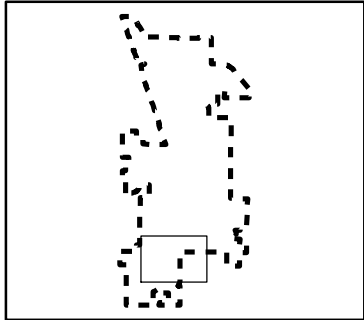


DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 8 OF 10

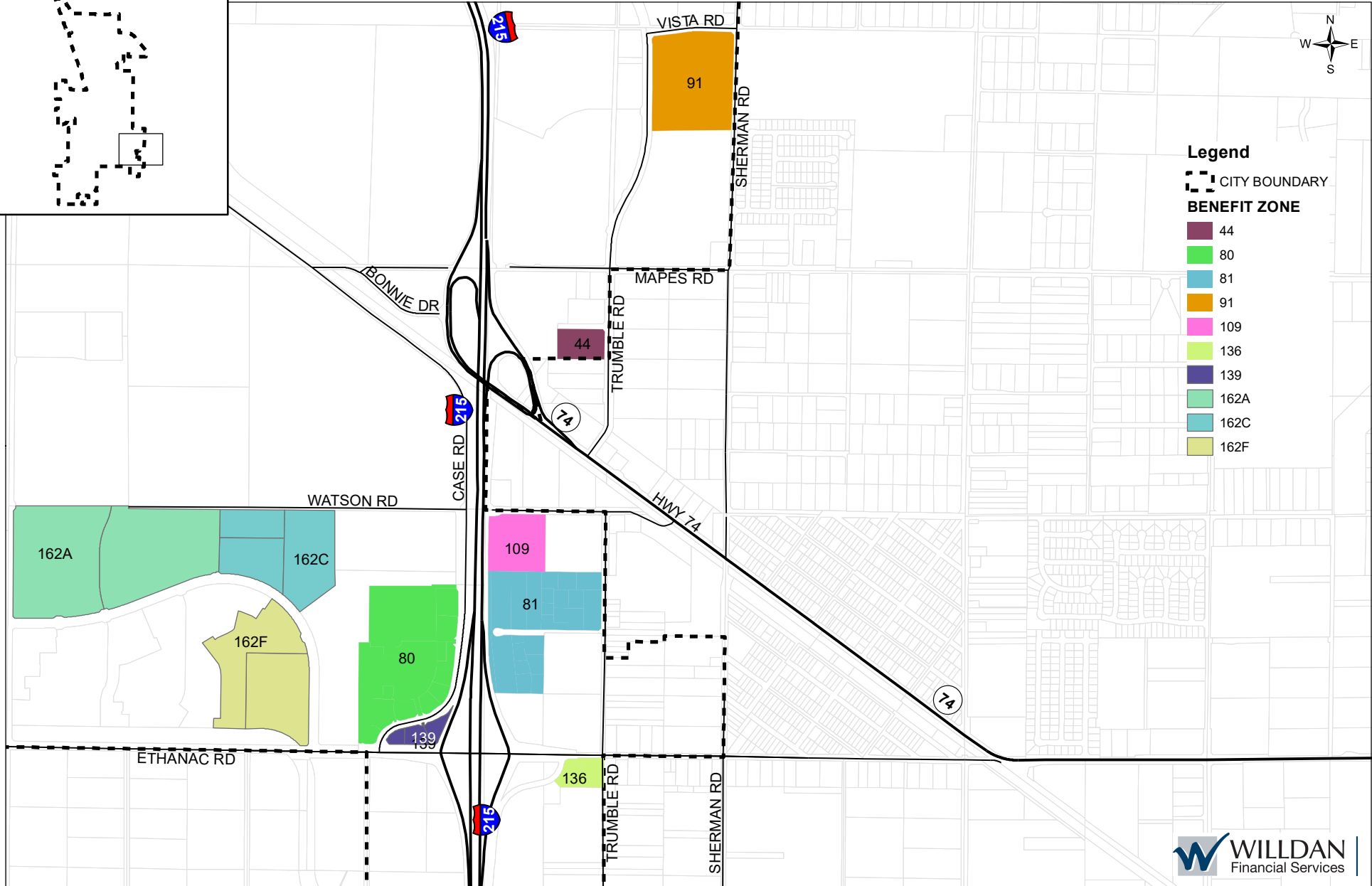
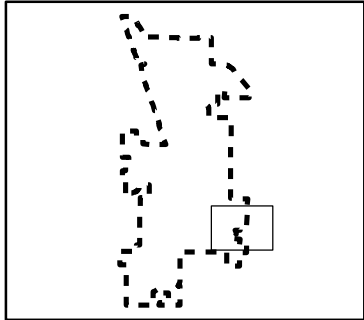
VICINITY MAP



- Legend**
- CITY BOUNDARY
 - BENEFIT ZONE**
 - 36
 - 53
 - 75
 - 127
 - 162B
 - 162D
 - 162E

DIAGRAM OF LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA FISCAL YEAR 2023/2024 SHEET 9 OF 10

VICINITY MAP



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2022/2023
SHEET 10 OF 10**

ZONE	DESCRIPTION	SHEET	Assessed (Y/N)	ZONE	DESCRIPTION	SHEET	Assessed (Y/N)	ZONE	DESCRIPTION	SHEET	Assessed (Y/N)
1A	TT 20280	#N/A	Y	59	TT 29425	5	Y	118	CUP 15-05056	6	Y
1B	TT 17399	#N/A	Y	60	TT 30773/31416	3	Y	119	PM 37043 LOT 1	3	N
2	TT 19893	5	Y	61	CUP 02-0215	4	N	120	PM 37043 LOT 2	3	Y
3	TT 21131	6	Y	62	DPR 03-149	4	N	121	DPR 05-0477	3	Y
4	TT 20280	6	N	63	TT 32262	3	Y	122	PM 36726	2	Y
5	TT 20538	5	Y	64	TT 33227/AMND 22832/ AMND 22833 N	2	Y	123	DPR 06-0140	2	Y
6	CUP 87/37	4	N	65	DPR 04-0343	2	Y	124	PM 36266	6	Y
7	TT 21771	3	N	66	TT 32793/33720	5	Y	125	PM 36469	3	Y
8	TT 22719	7	Y	67	PM 31832	2	Y	126	PM 36512/36582	2	Y
9	TT 22248	5	Y	68	PM 31743	3	N	127	TT 36988/36989/37262	8	Y
10	SUPERCEDED BY BZ38			69	TT 32769	7	Y	128	CUP 16-05237	2	Y
11	TT 22988	5	Y	70	TT 32707/32708	3	Y	129	CUP 02-0061	4	Y
12	TT 22988	5	Y	71	TT 30780	3	Y	130	PM 37055	2	Y
13	TT 24081	6	Y	72	TT 32249	3	Y	131	PM 36678	2	Y
14	TT 24541/23275	6	Y	73	TT 31660	5	Y	132	CUP 16-05189	6	Y
15	TT 23825	5	Y	74	TT 32428	5	Y	133	DPR 06-0059	2	Y
16	TT 23838	6	Y	75	TT 31926	8	Y	134	PM 37187	2	Y
17	TT 22910	6	Y	76	DPR 04-0314	5	Y	135	DPR 16-00015	2	Y
18	TT 20645/31683	5	Y	77	PENDING			136	CUP 16-05168	9	Y
19	TT 20173	6	Y	78	TT 31651	6	N	137	PM 35268	3	Y
20	TT 24715	6	Y	79	TT 31240	6	N	138	DPR 06-0635	3	Y
21	TT 20211	5	Y	80	PM 33266	9	Y	139	PM 35762	9	Y
22	TT 24809	7	Y	81	PM 34082	9	Y	140	CUP 98-0005	3	N
23	PM 26437	5	Y	82	PM 33759	4	N	141	PCL 2, PM 33587	2	Y
24	TT 24499	3	Y	83	TT 34073	6	N	142	DPR 16-00013	3	Y
25	DPR 08/92	6	N	84	DPR 04-0464	3	Y	143	NW PERRIS & RAMONA	2	Y
26	TT 27502	7	N	85	DPR 06-0450	2	Y	144	PR 17-05194	2	Y
27	PM 27544	5	Y	86	CUP 06-0158	7	Y	145	PM 37304	3	Y
28	PM 26618	3	N	87	PM 35676	4	Y	146	PM 37343	2	Y
29	SUPERCEDED BY BZ86			88	TT 33549	7	N	147	PENDING		
30	DPR 99/0174	4	N	89	CUP 09-01-008	2	Y	148	TR 32497	5	Y
31	PUP 99/0079	4	N	90	DPR 05-0192	2	Y	149	PM 36770	3	Y
32	CUP 99-0185	7	N	91	AQUATICS CTR	9	Y	150	PM 37278	2	Y
33	SUPERCEDED BY BZ143			92	DPR 07-0045	6	Y	151	DPR 19-00003	2	Y
34	DPR 97/0111	4	N	93	CUP 12-06-0012	6	Y	152	DPR 18-00006	2	Y
35	TT 29654/29993/29994	3	Y	94	PM 33587	2	Y	153	PM 37457	2	Y
36	TT 28986	8	Y	95	DPR 12-07-0011	6	Y	154	TR 36648	3	N
37	TT 24111	5	Y	96	PM 36010	2	Y	155	DPR 19-00002	2	N
38	TT 22831	3	Y	97	PM 34131	5	Y	156	DPR 19-00007	3	Y
39	TT 30382	6	Y	98	CUP 12-04-0015	6	Y	157	PM 37760	5	Y
40	TT 30144	5	Y	99	PM 36576	4	Y	158	NOT ANNEXED		
41	TT 26386	6	N	100	DPR 12-03-0006	6	Y	159	DPR 16-00014	7	N
42	TT 30380	3	Y	101	DPR 10-08-0009	7	Y	160	DPR 07-0119	4	Y
43	DPR 01-0051	5	N	102	DPR 10-08-0009	7	Y	161	DPR 18-00011	2	Y
44	DPR 02-0031	9	N	103	SOUTHEAST HS	5	N	162A	TR 37223	9	N
45	DPR 01-0210	3	N	104	TR 30850	5	Y	162B	TR 37722	8	Y
46	DPR 98-0071	6	N	105	DPR 12-05-0013	6	Y	162C	TR 37817	9	N
47	WOODWORK CREATIONS	7	N	106	CUP 13-02-0014	6	Y	162D	TR 37262	8	Y
48	PUP 99/0126	5	N	107	PM 36462, PARCEL 1	4	Y	162E	TR 37816	8	Y
49	TT 30751	5	Y	108	PM 36462, PARCEL 2	4	Y	162F	TR 37818	9	N
50	TT 30490/30518	3	Y	109	CUP 13-07-0010	9	Y	163	DPR 20-00011	3	N
51	TT 31114	3	Y	110	SUPERCEDED BY BZ125			164	DPR 16-00001	2	Y
52	TT 31241	3	Y	111	PTN WISE & KNIGHTS	6	N	165	DPR 19-00014	4	Y
53	TT 30662/31564	8	Y	112	PTN WISE & KNIGHTS	6	N	166	PM 37988	7	N
54	TT 31678	6	Y	113	PM 36540	3	Y	167	CUP 20-05100	2	N
55	TT 31226	6	Y	114	CLEARWATER ES	5	Y	168	DPR 20-00017	2	Y
56	TT 31201	7	Y	115	DPR 14-00099	5	Y	169	DPR 21-00001	3	N
57	TT 31178	3	Y	116	DPR 07-09-0018	2	Y				
58	PENDING			117	CUP 14-09-0001	5	N				

EXHIBIT B – FISCAL YEAR 2023/24 ASSESSMENT ROLL

The Fiscal Year 2023/24 Assessment Roll is on file with the City Clerk's office