

**CITY OF PERRIS
LANDSCAPE MAINTENANCE DISTRICT NO. 1**

**ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2010/2011
APRIL 27, 2010**

AGENCY: City of Perris

PROJECT: Landscape Maintenance District No. 1

**TO: City Council
City of Perris
State of California**

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the **STATE OF CALIFORNIA**, being the "Landscaping and Lighting Act of 1972", as amended, commencing with Section 22500. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2010 to June 30, 2011.

PART 1. Plans and Specifications of the improvements to be maintained and/or improved for the fiscal year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.

PART 2. An Estimate of the costs of the improvements to be maintained and/or improved for the mentioned fiscal year. This estimate has been reviewed and approved by the Finance and Public Works Departments.

PART 3. An Assessment Roll showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown on the below-referenced Diagram.

PART 4. A Diagram of the Maintenance District. Said Diagram shall show the exterior boundaries of the District and the boundaries of any zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

Executed this 27th day of April, 2010.

HABIB M. MOTLAGH
City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

RON CARR
Assistant City Manager/
Finance Director
CITY OF PERRIS
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessments and all matters in the Engineer's "Report" were made on the 13th day of July, 2010, by adoption of Resolution No. _____ of the City Council.

JUDY L. HAUGHNEY
City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

Copies of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 27th day of April, 2010.

JUDY L. HAUGHNEY
City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

Part 1
Plans and Specifications

Landscape Maintenance District No. 1
City of Perris

Generally, the work to be performed consists of the maintenance of certain landscaping improvements installed as the City of Perris' conditions of approval for developments all located within the City of Perris. Reference is hereby made to the plans and specifications for the landscaping improvements as prepared by the engineer for the various developments and reviewed and approved by the City Engineer.

These plans and specifications show the location and extent of the landscape areas. Said plans and specifications are on file in the City of Perris Office of Community Development and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

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 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 Paragon Park and 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 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: Superceded 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 improvements include those shown on the plans and specifications for Tracts 24499, 24499-1, 24499-2, and 24499-3. These improvements include Community Park No. 1 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. These improvements include the permanent landscape areas along the Perris Boulevard and Nuevo Road frontages bordering Parcel Map 27544-1.

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 300 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: The landscape improvements include those shown on the plans and specifications for CUP 9127R. These improvements include the permanent landscape areas along the Ellis Avenue and Goetz Road frontages bordering the development.

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 proposed park improvements, as required by the May Ranch Specific Plan Number 88-20, may include a 15-acre addition to the existing May Ranch Park and a linear park within the Metropolitan Water District easement that extends across the Plan.

The public street landscaping includes the irrigation system, landscaping, and sidewalks within public parkways, 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 Geotz 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 Lots 15 (park) and 18 (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.

Tract 30380 is adjacent to May Ranch Specific Plan Number 88-20. Park improvements proposed for the development of the Plan may include a 12-acre linear park within the Metropolitan Water District easement that extends across the Plan, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490) and an 11.9-acre park at the intersection of Evans Road and Old Evans Road.

The public street landscaping includes the permanent landscape areas along:

- Parkway 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.
- Perimeter wall (6-foot masonry) within the above-listed locations and along the west and south boundaries of the Tract.

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.

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 proposed park improvements, as required by the May Ranch Specific Plan Number 88-20, may include a 15-acre addition to the existing May Ranch Park, a 12-acre linear park within the Metropolitan Water District easement that extends across the Plan, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490), and an 11.9-acre park at the intersection of Evans Road and Old Evans Road

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.
- Perimeter wall within the above-listed locations and along the north boundary.

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; and, perimeter wall along the north and west boundary of Benefit Zone 51.

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; wall and landscaping along the side yards of corner lots within Benefit Zone 52; and perimeter wall along the northeasterly boundary of 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 Boulevard, 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 Neighborhood Park and Monument Area are the third category of improvements. These areas are located to the east of Tract 30662-2, with the Neighborhood Park located on the south side and the Monument Area located on the north side of Monument Boulevard.

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 Neighborhood 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 Boulevard 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 Neighborhood 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; entrances on Dale Street and Wilson Avenue into Benefit Zone 54; walls along the side yards of corner lots within Benefit Zone 54; and perimeter wall along the east boundary of 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 and the perimeter wall along the south east boundary of Benefit Zone 55.

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; entrances in Midway and Ellis Avenues; and perimeter wall along the north, east and west tract boundary.

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 proposed park improvements may include a 12-acre linear park within the Metropolitan Water District easement that extends across the May Ranch Specific Plan Number 88-20, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490), and an 11.9-acre park at the intersection of Evans Road and Old Evans Road.

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).
- Perimeter wall along the above improvements.
- Lot M, Tract 29425 (open space).

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 proposed park improvements may include a 12-acre linear park within the Metropolitan Water District easement that extends across the May Ranch Specific Plan Number 88-20, Frank Eaton Park, 15-acre Morgan Street Park, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490), a 6-9-acre park along Walnut Avenue (Lot C, Tract 32249), an 11.9-acre park at the intersection of Evans Road and Old Evans Road, 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

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 proposed park improvements may include a 12-acre linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Evans Road, Frank Eaton Park, 15-acre Morgan Street Park, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490), a 11.9-acre park at the intersection of Evans Road and Old Evans Road, and the Perris Valley Storm Drain Trail, and a 12-foot wide pedestrian/bicycle trail within a 20- to 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 proposed park improvements may include a 12-acre linear park within the Metropolitan Water District easement that extends from Ramona Expressway to Evans Road, Frank Eaton Park, 15-acre Morgan Street Park, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490), and an 11.9-acre park at the intersection of Evans Road and Old Evans Road.

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.
- Perimeter wall along the south boundary of Benefit Zone 69.

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 proposed park improvements may include a 12-acre linear park within the Metropolitan Water District easement that extends across the May Ranch Specific Plan Number 88-20, Frank Eaton Park, 15-acre Morgan Street Park, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490), a 6-9-acre park along Walnut Avenue (Lot C, Tract 32249), an 11.9-acre park at the intersection of Evans Road and Old Evans Road, 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 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 proposed park improvements may include a 12-acre linear park within the Metropolitan Water District easement that extends across the May Ranch Specific Plan Number 88-20, Frank Eaton Park, 15-acre Morgan Street Park, a 3-acre park at the northeast corner of Rider Street and Old Evans Road (Lot A, Tract 30490), a 6-9-acre park along Walnut Avenue (Lot C, Tract 32249), an 11.9-acre park at the intersection of Evans Road and Old Evans Road, 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 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 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.
- 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. In addition, graffiti removal will be provided for the wall facing Wilson Avenue and adjacent to Lots 1, 35 and 36, Tract 31651. 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 are 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
- Graffiti removal on the outside face of the perimeter wall

Benefit Zone 82: The landscape improvements include those shown on the plans and specifications for PM 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.

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 PM 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.

IT IS NOTED THAT ALL WALL MAINTENANCE IS LIMITED TO GRAFFITI REMOVAL.

Part 2
Fiscal Year 2010/2011 Cost Estimate

Landscape Maintenance District No. 1
City of Perris

Landscape Benefit Zone	Projected 2009/2010 Surplus(Deficit)	2010/2011 Assessment	Subtotal Funds	Maintenance and Utilities	Systems Management	Reserve	City Contribution	Projected 2010/2011 Surplus(Deficit)
001A	\$0.00	\$13,051.36	\$13,051.36	\$10,873.42	\$350.67	\$1,827.27		\$0.00
001B	0.00	13,484.96	13,484.96	10,872.97	420.56	2,191.43		0.00
2	0.00	8,368.48	8,368.48	5,847.51	405.90	2,115.07		0.00
3	2,213.68	2,000.16	4,213.84	3,582.94	101.58	529.32		0.00
4	0.00	0.00	0.00	3,526.65	374.32	0.00	3,900.97	0.00
5	0.00	68,789.28	68,789.28	50,481.34	2,947.76	15,360.18		0.00
8	8,818.31	7,818.58	16,636.89	15,226.18	227.14	1,183.57		0.00
9	0.00	18,945.96	18,945.96	23,116.47	2,453.56	0.00	6,624.07	0.00
11	0.00	15,590.88	15,590.88	11,862.81	600.26	3,127.81		0.00
12	0.00	13,462.62	13,462.62	11,796.94	268.19	1,397.49		0.00
13	4,716.05	7,042.20	11,758.25	10,357.63	225.51	1,175.11		0.00
14	3,121.14	9,705.60	12,826.74	8,552.61	688.18	3,585.95		0.00
15	0.00	14,456.96	14,456.96	6,927.80	1,212.27	6,316.89		0.00
16	6,815.92	6,478.00	13,293.92	12,086.91	194.34	1,012.67		0.00
17	0.00	2,350.14	2,350.14	3,070.18	325.87	0.00	1,045.91	0.00
18	15,817.19	7,853.44	23,670.63	22,291.84	222.00	1,156.79		0.00
19	11,352.30	6,996.24	18,348.54	16,274.93	333.87	1,739.74		0.00
20	7,524.49	5,899.12	13,423.61	12,715.22	114.06	594.33		0.00

Landscape Benefit Zone	Projected 2009/2010 Surplus(Deficit)	2010/2011 Assessment	Subtotal Funds	Maintenance and Utilities	Systems Management	Reserve	City Contribution	Projected 2010/2011 Surplus(Deficit)
21	0.00	17,609.58	17,609.58	15,723.19	303.73	1,582.66		0.00
22	9,908.14	7,672.00	17,580.14	15,402.50	350.62	1,827.02		0.00
23	12,193.64	12,446.07	24,639.71	18,149.28	1,045.02	5,445.41		0.00
24	0.00	87,432.40	87,432.40	69,611.70	2,869.31	14,951.39		0.00
28	0.00	0.00	0.00	4,270.88	453.31	0.00	4,724.19	0.00
35	36,249.13	16,615.20	52,864.33	32,336.36	3,305.21	17,222.76		0.00
36	10,169.50	20,150.00	30,319.50	20,763.49	1,538.61	8,017.40		0.00
37	4,347.04	4,525.00	8,872.04	6,065.07	451.95	2,355.02		0.00
39	7,017.52	7,630.00	14,647.52	11,756.97	465.41	2,425.14		0.00
40	0.00	6,083.96	6,083.96	3,809.71	366.18	1,908.07		0.00
41	9,372.57	0.00	9,372.57	197.78	20.99	9,153.80		0.00
42	21,936.02	37,434.04	59,370.06	49,643.02	1,566.15	8,160.89		0.00
49	2,780.41	10,558.90	13,339.31	11,098.25	360.83	1,880.23		0.00
50	81,709.55	0.00	81,709.55	71,237.83	1,686.05	8,785.67		0.00
51	18,744.80	11,857.36	30,602.16	28,932.43	268.84	1,400.89		0.00
52	87,613.06	77,128.00	164,741.06	154,286.81	1,683.24	8,771.01		0.00
53	0.00	278,848.21	278,848.21	221,088.94	23,466.19	34,293.08		0.00
54	0.00	13,966.15	13,966.15	10,835.06	1,150.02	1,981.07		0.00
55	4,442.04	0.00	4,442.04	0.00	0.00	4,442.04		0.00
56	11,101.40	11,077.00	22,178.40	17,974.33	676.90	3,527.17		0.00
57	21,610.57	9,408.00	31,018.57	22,168.24	1,424.99	7,425.34		0.00
59	236,950.90	83,931.12	320,882.02	307,635.58	2,132.81	11,113.63		0.00
60	81,322.60	50,487.16	131,809.76	110,752.62	3,390.41	17,666.73		0.00
63	39,523.63	17,668.60	57,192.23	37,769.40	3,127.27	16,295.56		0.00

Landscape Benefit Zone	Projected 2009/2010 Surplus(Deficit)	2010/2011 Assessment	Subtotal Funds	Maintenance and Utilities	Systems Management	Reserve	City Contribution	Projected 2010/2011 Surplus(Deficit)
64	0.00	0.00	0.00	0.00	0.00	0.00		0.00
65	1,429.84	0.00	1,429.84	1,429.84	0.00	0.00		0.00
66	6,899.20	7,840.00	14,739.20	9,016.58	921.40	4,801.22		0.00
67	5,429.47	4,348.80	9,778.27	6,223.28	572.39	2,982.60		0.00
68	981.56	0.00	981.56	0.00	0.00	981.56		0.00
69	763.80	0.00	763.80	0.00	0.00	763.80		0.00
70	50,583.36	38,264.94	88,848.30	74,351.85	2,334.07	12,162.38		0.00
71	45,959.43	12,385.76	58,345.19	54,502.26	618.75	3,224.18		0.00
72	15,746.26	20,101.95	35,848.21	29,135.06	3,092.37	3,620.78		0.00
73	0.00	17,000.00	17,000.00	11,593.44	1,230.52	4,176.04		0.00
74	13,939.68	17,553.00	31,492.68	23,058.71	1,357.95	7,076.02		0.00
76	2,029.00	2,029.00	4,058.00	3,241.64	131.44	684.92		0.00
80	4,155.73	9,616.63	13,772.36	8,711.33	924.61	4,136.42		0.00
81	35,667.56	10,000.22	45,667.78	33,801.92	1,910.61	9,955.25		0.00
84	11,768.13	7,392.00	19,160.13	17,473.33	271.59	1,415.21		0.00
85	2,358.42	0.00	2,358.42	0.00	0.00	2,358.42		0.00
86	0.00	55,445.78	55,445.78	40,600.19	4,309.15	10,536.44		0.00
87	24,694.98	24,042.97	48,737.95	44,774.78	638.11	3,325.06		0.00
88	0.00	0.00	0.00	0.00	0.00	0.00		0.00

Park	Projected 2009/2010 Surplus(Deficit)	2010/2011 Assessment	Subtotal Funds	Maintenance and Utilities	Systems Management	Reserve	City Contribution	Projected 2010/2011 Surplus(Deficit)
PK 4	12,739.96	52,876.15	65,616.11	43,459.67	4,612.77	17,543.67		0.00
PK 12	5,321.78	29,597.86	34,919.64	24,326.90	2,582.04	8,010.70		0.00
PK13	2,744.09	20,556.68	23,300.77	16,895.83	1,793.31	4,611.63		0.00
PK 14	19,169.70	122,111.09	141,280.79	100,364.86	10,652.64	30,263.29		0.00
PK 16	19,716.86	137,771.96	157,488.82	113,236.76	12,018.85	32,233.21		0.00
PK 18	20,533.61	114,542.15	135,075.76	94,143.84	9,992.35	30,939.57		0.00
	\$1,060,004.02	\$1,708,299.67	\$2,768,303.69	\$2,231,315.85	\$123,535.00	\$429,747.97	\$16,295.14	\$0.00

Systems Management

Administration & Operations	\$99,455.00
Office of the City Clerk	1,500.00
Assessment Engineering	18,500.00
County Charges	<u>4,080.00</u>
Total Systems Management	\$123,535.00

Part 3
Assessment Roll

Landscape Maintenance District No. 1
City of Perris

I do hereby assess and apportion the total amount of the costs and expenses upon the several parcels of land within said Maintenance District liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintained works of improvement and appurtenances as established in the formation of, and subsequent annexations to, said Maintenance District.

All of the parcels within Landscape Maintenance District No. 1 are located within the City of Perris and are approved developments or are in the final stages of obtaining approval for a proposed development. The maintenance to be performed consists of the furnishing of services and materials for the ordinary and usual maintenance of public landscaping. All improvements are located within the road right-of-way or easements granted to the City of Perris.

The landscape improvements to be maintained are, or were, required for the approval of, and as a consequence of, new development, and thus benefit the respective development within each of the annexations/benefit zones to the district. The method of assessment is based on units, with a residential dwelling or condominium equal to one benefit unit. Commercial properties were assessed benefit units based on each parcel's share of that benefit zone's total acreage.

Assessments were not levied in those Benefit Zones where costs were not to be incurred by the district. Costs were not incurred in Benefit Zones where the improvements are not in place or currently not requiring any maintenance effort by the District and where the improvements are to be maintained by the owner/developer.

The proposed assessment, number of benefit units and the assessment per benefit unit, by Benefit Zone, are listed on the following page.

Benefit Zone	Benefit Units	<u>Landscaping</u>		<u>Landscaping</u>		<u>Parks</u>		<u>Parks</u>		<u>Total</u>
		Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	2010/2011 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	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	2,427.41	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	186.00	101.86	18,945.96	101.86	18,945.96	0.00	0.00	0.00	0.00	18,945.96
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	70.12	7,853.44	80.14	8,975.68	0.00	0.00	0.00	0.00	7,853.44
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
21	271.00	64.98	17,609.58	64.98	17,609.58	0.00	0.00	0.00	0.00	17,609.58

Benefit Zone	Benefit Units	<u>Landscaping</u>		<u>Landscaping</u>		<u>Parks</u>		<u>Parks</u>		<u>Total</u>
		Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	2010/2011 Assessment
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	5,038.90	2.47	12,446.07	2.47	12,446.08	0.00	0.00	0.00	0.00	12,446.07
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	5.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	19.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	322.00	51.60	16,615.20	275.53	88,720.66	76.62	24,671.64	76.62	24,671.64	41,286.84
36	310.00	65.00	20,150.00	119.30	36,983.00	0.00	0.00	0.00	0.00	20,150.00
37	181.00	25.00	4,525.00	90.38	16,358.78	0.00	0.00	0.00	0.00	4,525.00
38	1,094.00	0.00	0.00	0.00	0.00	125.85	137,679.90	125.85	137,679.90	137,679.90
39	109.00	70.00	7,630.00	136.15	14,840.35	0.00	0.00	0.00	0.00	7,630.00
40	92.00	66.13	6,083.96	66.13	6,083.96	0.00	0.00	0.00	0.00	6,083.96
41	33.00	0.00	0.00	113.60	3,748.80	0.00	0.00	0.00	0.00	0.00
42	142.00	263.62	37,434.04	263.62	37,434.04	74.27	10,546.34	74.27	10,546.34	47,980.38

Benefit Zone	Benefit Units	<u>Landscaping</u>				<u>Parks</u>				<u>Total</u> 2010/2011 Assessment
		Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	
43	2.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49	58.00	182.05	10,558.90	182.05	10,558.90	0.00	0.00	0.00	0.00	10,558.90
50	494.00	0.00	0.00	116.09	57,348.46	136.00	67,184.00	346.22	171,032.68	67,184.00
51	103.00	115.12	11,857.36	115.12	11,857.36	0.00	0.00	0.00	0.00	11,857.36
52	200.00	385.64	77,128.00	385.64	77,128.00	0.00	0.00	0.00	0.00	77,128.00
53	519.00	537.28	278,848.21	537.28	278,848.32	0.00	0.00	0.00	0.00	278,848.21
54	67.00	208.45	13,966.15	208.45	13,966.15	0.00	0.00	0.00	0.00	13,966.15
55	81.00	0.00	0.00	109.68	8,884.08		0.00		0.00	0.00
56	95.00	116.60	11,077.00	155.48	14,770.60	0.00	0.00	0.00	0.00	11,077.00
57	147.00	64.00	9,408.00	245.46	36,082.62	67.09	9,862.23	67.09	9,862.23	19,270.23
59	378.00	222.04	83,931.12	222.04	83,931.12	0.00	0.00	0.00	0.00	83,931.12
60	394.00	128.14	50,487.16	128.14	50,487.16	100.00	39,400.00	273.18	107,632.92	89,887.16
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	52.90	17,668.60	105.83	35,347.22	187.90	62,758.60	415.19	138,673.46	80,427.20
64	247.00	0.00	0.00	70.90	17,512.30	134.00	33,098.00	236.51	58,417.97	33,098.00

Benefit Zone	Benefit Units	<u>Landscaping</u>				<u>Parks</u>				<u>Total</u> 2010/2011 Assessment
		Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	
65	1.00	0.00	0.00	2,985.68	2,985.68	0.00	0.00	0.00	0.00	0.00
66	112.00	70.00	7,840.00	123.18	13,796.16	0.00	0.00	0.00	0.00	7,840.00
67	24.16	180.00	4,348.80	449.46	10,858.95	0.00	0.00	0.00	0.00	4,348.80
68	8.01	0.00	0.00	245.09	1,963.17	0.00	0.00	0.00	0.00	0.00
69	19.00	0.00	0.00	80.40	1,527.60	0.00	0.00	0.00	0.00	0.00
70	371.00	103.14	38,264.94	206.28	76,529.88	0.00	0.00	0.00	0.00	38,264.94
71	199.00	62.24	12,385.76	124.49	24,773.51	197.24	39,250.76	415.19	82,622.81	51,636.52
72	279.00	72.05	20,101.95	109.96	30,678.84	189.98	53,004.42	352.24	98,274.96	73,106.37
73	170.00	100.00	17,000.00	130.59	22,200.30	0.00	0.00	227.29	38,639.30	17,000.00
74	75.00	234.04	17,553.00	234.04	17,553.00	0.00	0.00	0.00	0.00	17,553.00
75	337.00	0.00	0.00	231.10	77,880.70	0.00	0.00	0.00	0.00	0.00
76	4.42	459.05	2,029.00	459.05	2,029.00	0.00	0.00	0.00	0.00	2,029.00
78	57.00	0.00	0.00	42.46	2,420.22	0.00	0.00	0.00	0.00	0.00
79	168.00	0.00	0.00	209.30	35,162.40	0.00	0.00	0.00	0.00	0.00
80	34.35	279.96	9,616.63	279.96	9,616.63	0.00	0.00	0.00	0.00	9,616.63
81	23.76	420.88	10,000.22	1,501.16	35,667.56	0.00	0.00	0.00	0.00	10,000.22
82	23.75	0.00	0.00	122.95	2,920.06	0.00	0.00	0.00	0.00	0.00
83	9.00	0.00	0.00	625.76	5,631.84	0.00	0.00	0.00	0.00	0.00
84	1.00	7,392.00	7,392.00	7,392.00	7,392.00	0.00	0.00	0.00	0.00	7,392.00
85	1.00		0.00	4,716.85	4,716.85	0.00	0.00	0.00	0.00	0.00
86	50.37	1,100.77	55,445.78	1,100.77	55,445.78	0.00	0.00	0.00	0.00	55,445.78

Benefit Zone	Benefit Units	<u>Landscaping</u>		<u>Landscaping</u>		<u>Parks</u>		<u>Parks</u>		<u>Total</u>
		Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2010/2011 Assessment	Max Dollar Per Unit	Maximum Assessment	2010/2011 Assessment
87	85.55	281.04	24,042.97	281.04	24,042.97	0.00	0.00	0.00	0.00	24,042.97
88	127.00		0.00	92.86	11,793.22	0.00	0.00	0.00	0.00	0.00
Totals			\$1,230,843.78		\$1,727,054.48		\$477,455.89		\$878,054.21	\$1,708,299.67

Part 4
Diagram

Landscape Maintenance District No. 1
City of Perris

A diagram showing the boundaries of Landscape Maintenance District No. 1, at the time of district formation and the subsequent annexations thereto, is attached hereto. The diagram establishes the boundaries of the areas within the District as the same existed at the time of the adoption of the Resolution of Intention and the initiation of these proceedings.

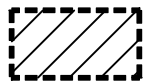
**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**



LEGEND



CITY BOUNDARY



MAINTENANCE DISTRICT, BENEFIT
ZONE AND DEVELOPMENT BOUNDARY

BZ 1

BENEFIT ZONE 1

<A>

ASSESSED

<NA>

NOT ASSESSED

CUP

CONDITIONAL USE PERMIT

DPR

DEVELOPMENT PLAN REVIEW

PM

PARCEL MAP

PPR

PLOT PLAN REVIEW

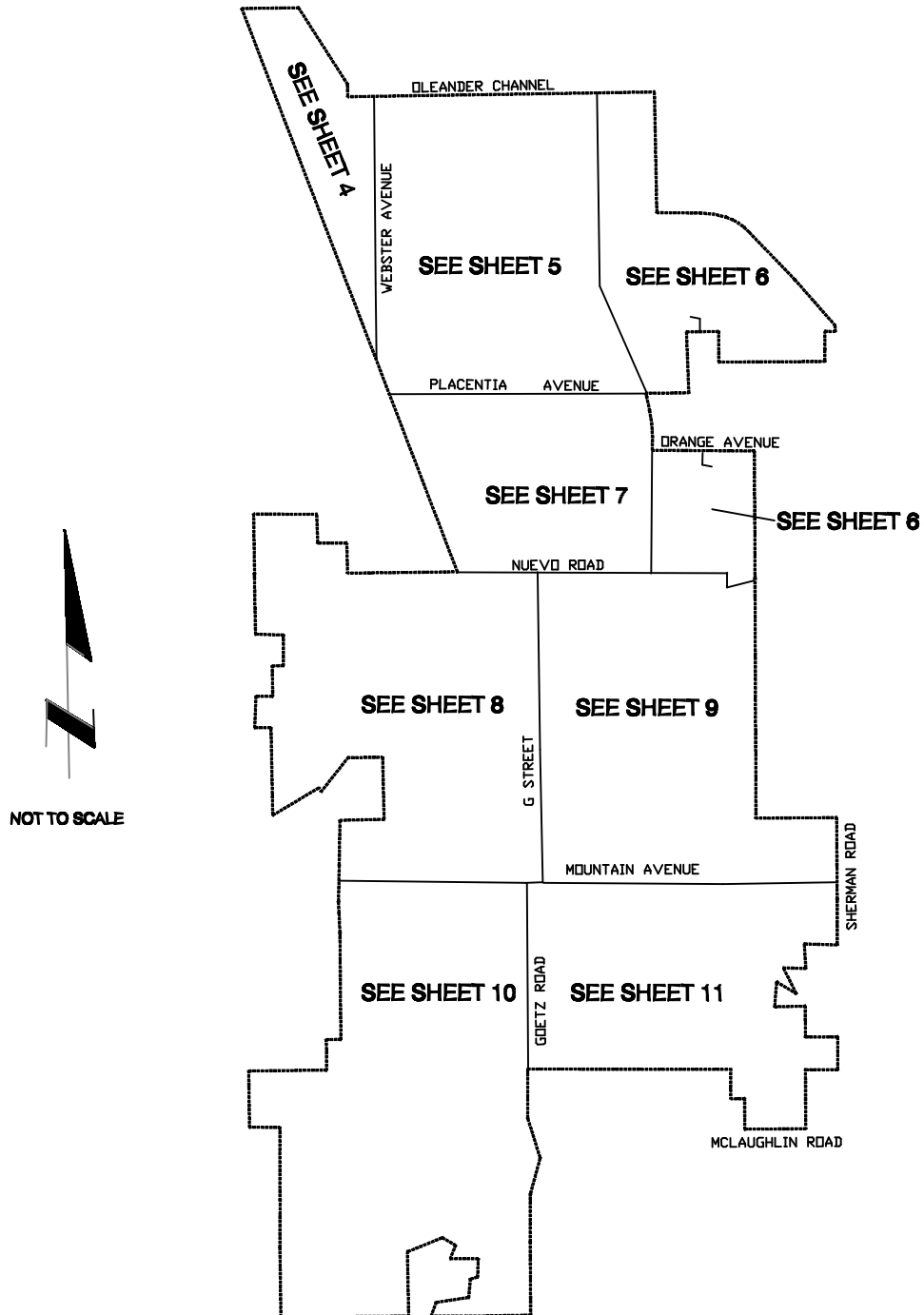
PUP

PUBLIC USE PERMIT

TT

TENTATIVE TRACT OR
TRACT

DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011

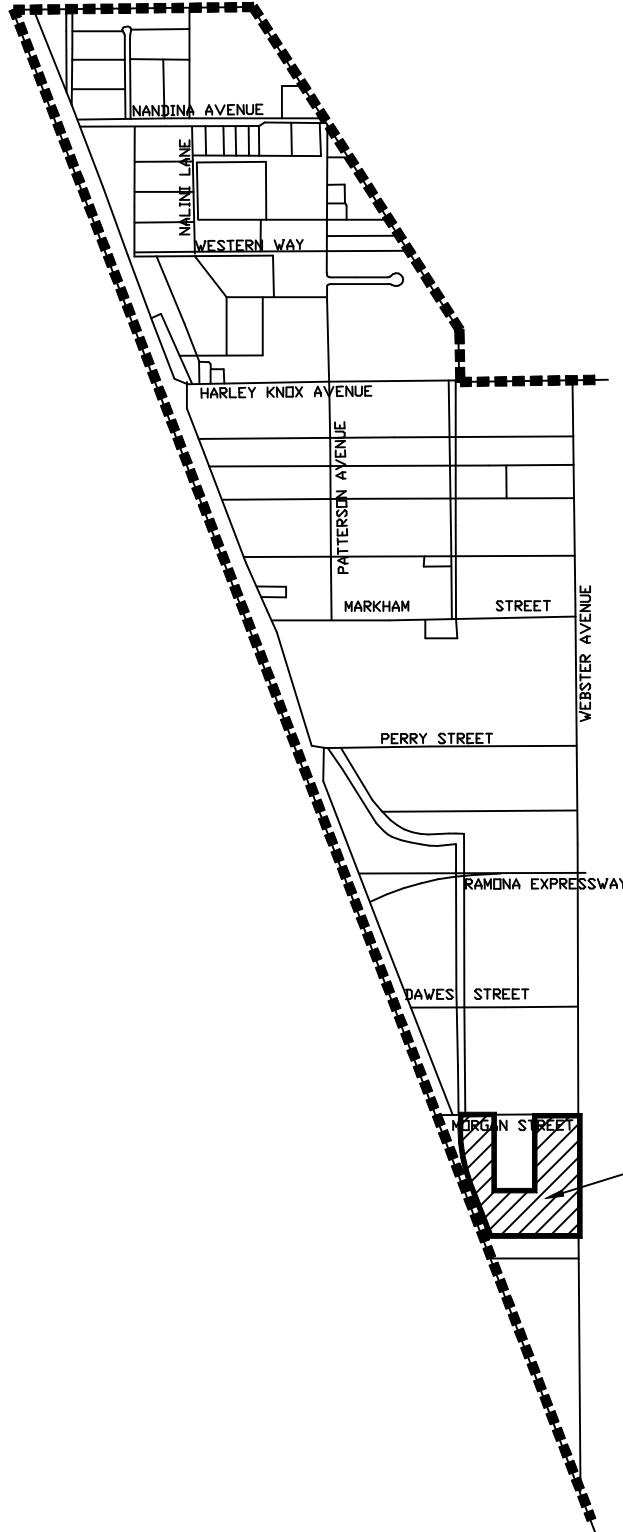


**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**

BENEFIT ZONE SHEET INDEX

BZ 01 TT 17399 SHEET 7	BZ 45 DPR 01-0210 SHEET 5
BZ 01 TT 20280 SHEET 9	BZ 46 DPR 98-0071 SHEET 9
BZ 02 TT 19893 SHEET 7	BZ 47 WOODWORK CREATIONS SHEET 8
BZ 03 TT 21131 SHEET 8	BZ 48 PUP 99-0126 SHEET 7
BZ 04 TT 20280 SHEET 9	BZ 49 TT 30751 SHEET 7
BZ 05 TT 20538 SHEET 7	BZ 50 TT 30490 SHEET 6
BZ 06 CUP 87/37 SHEET 5	BZ 50 TT 30518 SHEET 6
BZ 07 TT 21771 SHEET 5	BZ 51 TT 31114 SHEET 9
BZ 08 TT 22719 SHEET 8	BZ 52 TT 31241 SHEET 5
BZ 09 TT 22248 SHEET 7	BZ 53 TT 30662 SHEET 10
BZ 10 SUPERCEDED BY BZ 38	BZ 53 TT 31564 SHEET 10
BZ 11 TT 22988 SHEET 7	BZ 54 TT 31678 SHEET 9
BZ 12 TT 22988 SHEET 7	BZ 55 TT 31226 SHEET 8
BZ 13 TT 24081 SHEET 8	BZ 56 TT 31201 SHEET 8
BZ 14 TT 24541 SHEET 9	BZ 57 TT 31178 SHEET 6
BZ 14 TT 23275 SHEET 9	BZ 59 TT 29425 SHEET 6
BZ 15 TT 23825 SHEET 7	BZ 60 TT 30773 SHEET 6
BZ 16 TT 23838 SHEET 9	BZ 60 TT 31416 SHEET 6
BZ 17 TT 22910 SHEET 8	BZ 61 CUP 02-0215 SHEET 5
BZ 18 TT 20645 SHEET 7	BZ 62 DPR 03-149 SHEET 5
BZ 18 TT 31683 SHEET 7	BZ 63 TT 32262 SHEET 6
BZ 19 TT 20173 SHEET 9	BZ 64 TT 33227 SHEET 6
BZ 20 TT 24715 SHEET 8	BZ 64 AMND TT 22832 SHEET 6
BZ 21 TT 20211 SHEET 7	BZ 64 AMND TT 22833 SHEET 6
BZ 22 TT 24809 SHEET 8	BZ 65 DPR 04-0343 SHEET 5
BZ 23 PM 26437 SHEET 7	BZ 66 TT 32793 & 33720 SHEET 6
BZ 24 TT 24499 SHEET 6	BZ 67 PM 31832 SHEET 5
BZ 25 DPR 08/92 SHEET 9	BZ 68 PM 31743 SHEET 5
BZ 26 TT 27502 SHEET 8	BZ 69 TT 32769 SHEET 8
BZ 27 PM 27544 SHEET 7	BZ 70 TT 32707 & 32708 SHEET 6
BZ 28 PM 26618 SHEET 5	BZ 71 TT 30780 SHEET 6
BZ 29 SUPERCEDED BY BZ 86	BZ 72 TT 32249 SHEET 6
BZ 30 DPR 99/0174 SHEET 5	BZ 73 TT 31680 SHEET 6
BZ 31 PUP 99/0079 SHEET 5	BZ 74 TT 32428 SHEET 7
BZ 32 CUP 99-0185 SHEET 9	BZ 75 TT 31926 SHEET 10
BZ 33 CUP 98/0081 SHEET 5	BZ 76 DPR 04-0314 SHEET 7
BZ 34 DPR 97/0111 SHEET 5	BZ 78 TT 31651 SHEET 9
BZ 35 TT 29654 SHEET 6	BZ 79 TT 31240 SHEET 9
BZ 35 TT 29993 SHEET 6	BZ 80 PM 33266 SHEET 11
BZ 35 TT 29994 SHEET 6	BZ 81 PM 34082 SHEET 11
BZ 36 TT 28986 SHEET 10	BZ 82 PM 33759 SHEET 4
BZ 37 TT 24111 SHEET 7	BZ 83 TT 34073 SHEET 8
BZ 38 TT 22831 SHEET 6	BZ 84 DPR 04-0464 SHEET 5
BZ 39 TT 30382 SHEET 9	BZ 85 DPR 06-0450 SHEET 5
BZ 40 TT 30144 SHEET 7	BZ 86 CUP 06-0158 SHEET 8
BZ 41 TT 26386 SHEET 9	BZ 87 PM 35676 SHEET 5
BZ 42 TT 30380 SHEET 6	BZ 88 TT 33549 SHEET 8
BZ 43 DPR 01-0051 SHEET 7	
BZ 44 DPR 02-0031 SHEET 11	

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**



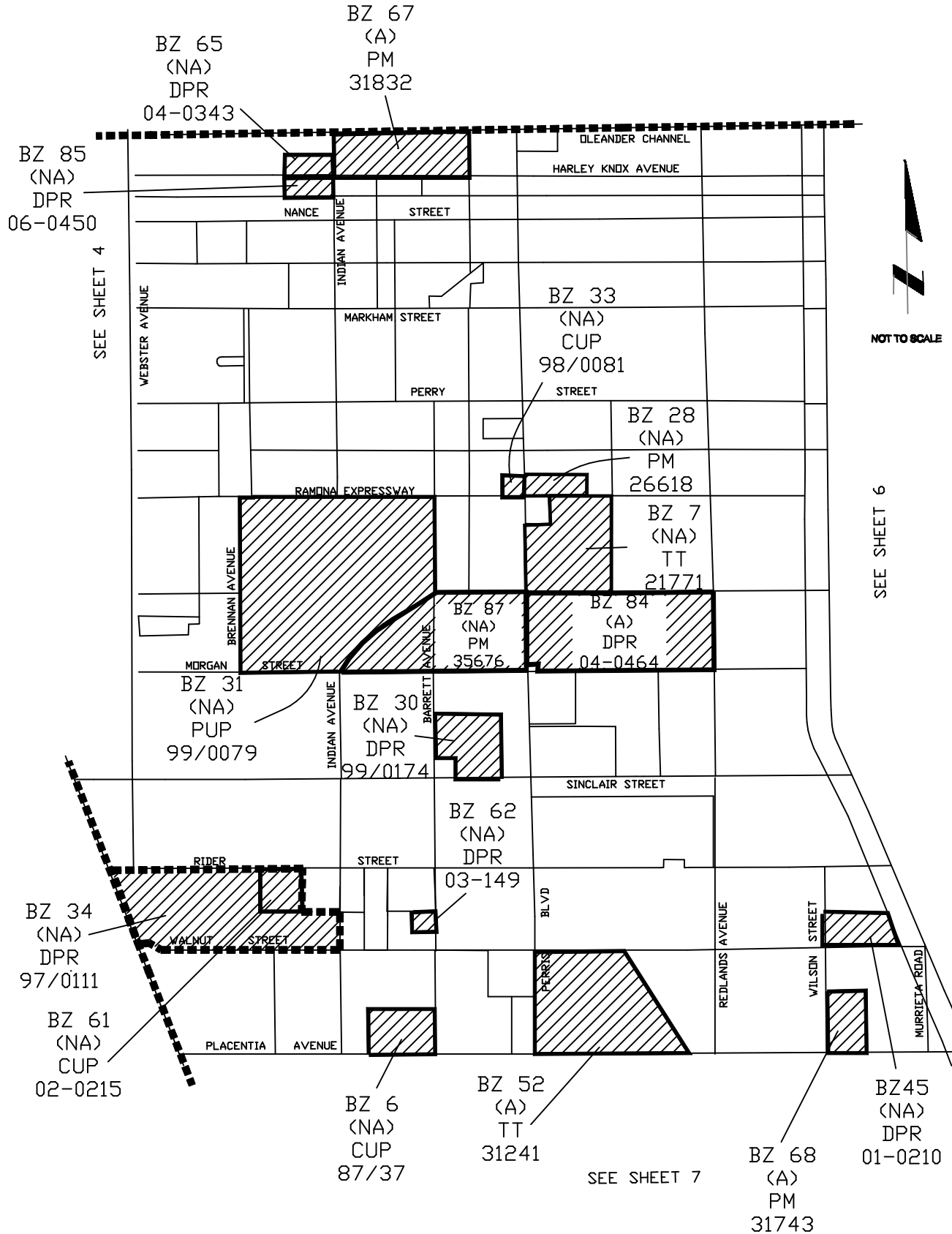
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SEE SHEET 5

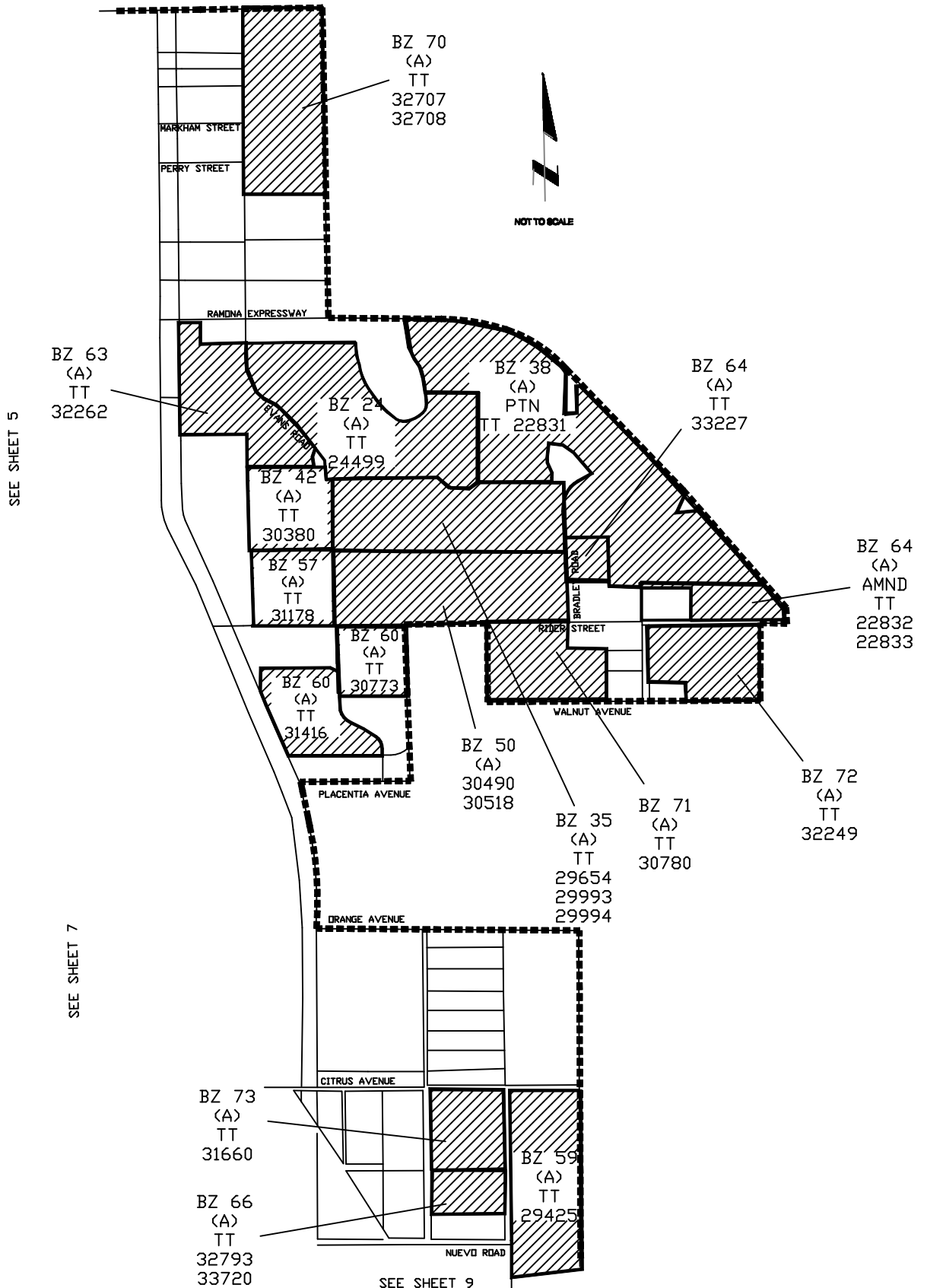
BZ 82
(NA)
PM
33759

SEE SHEET 7

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**



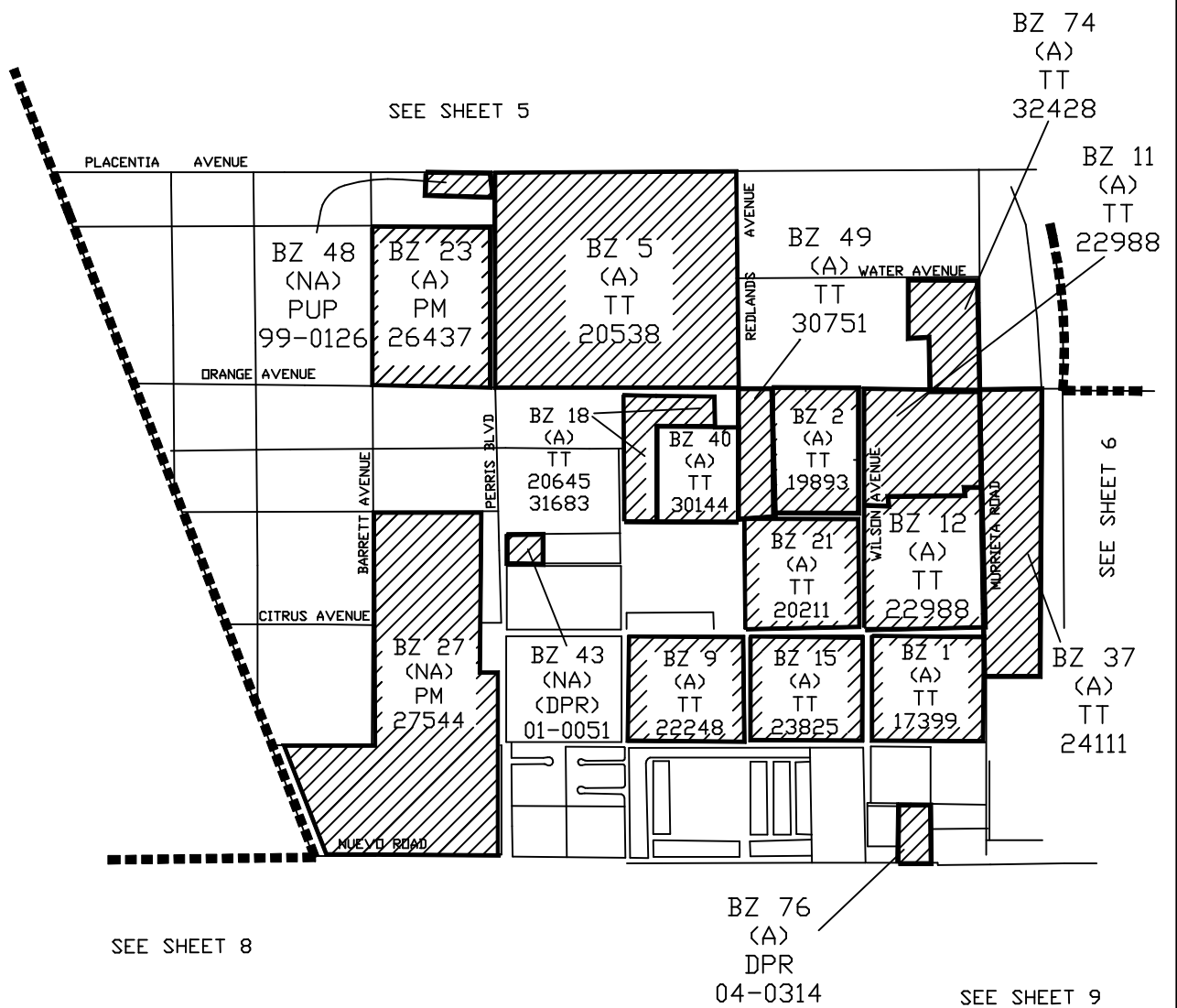
**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**



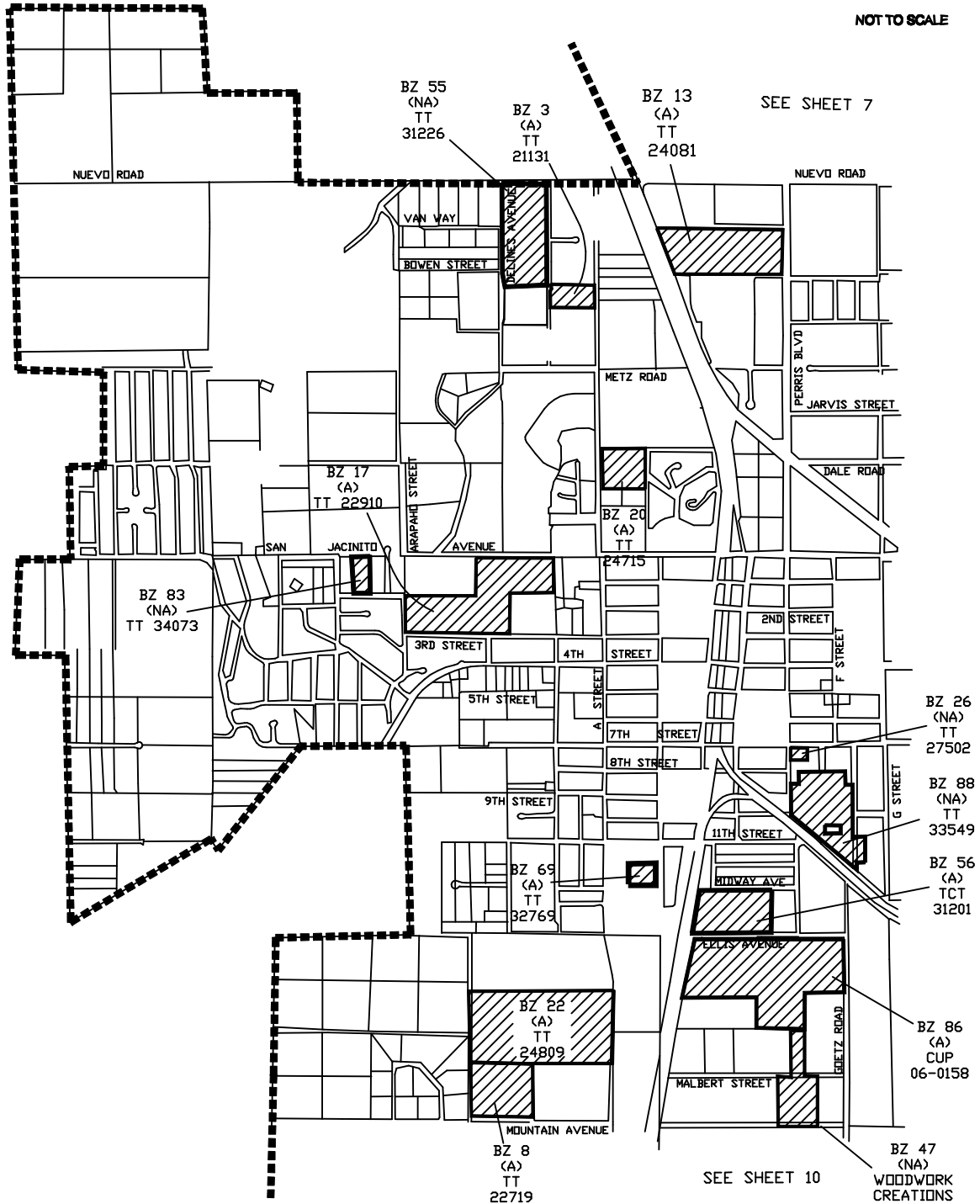
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**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
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FISCAL YEAR 2010/2011**



NOT TO SCALE



SEE SHEET 9

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**



NOT TO SCALE

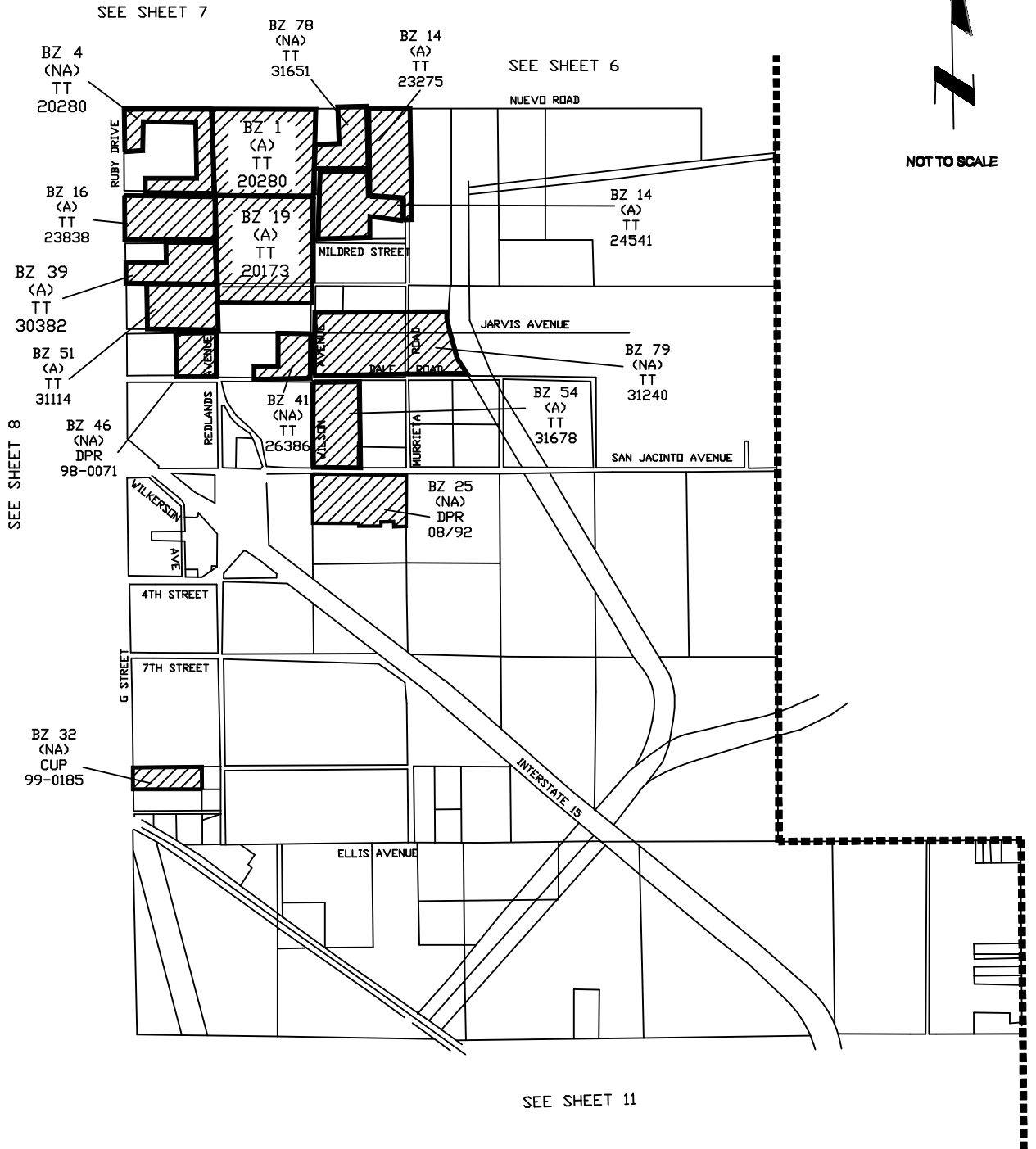
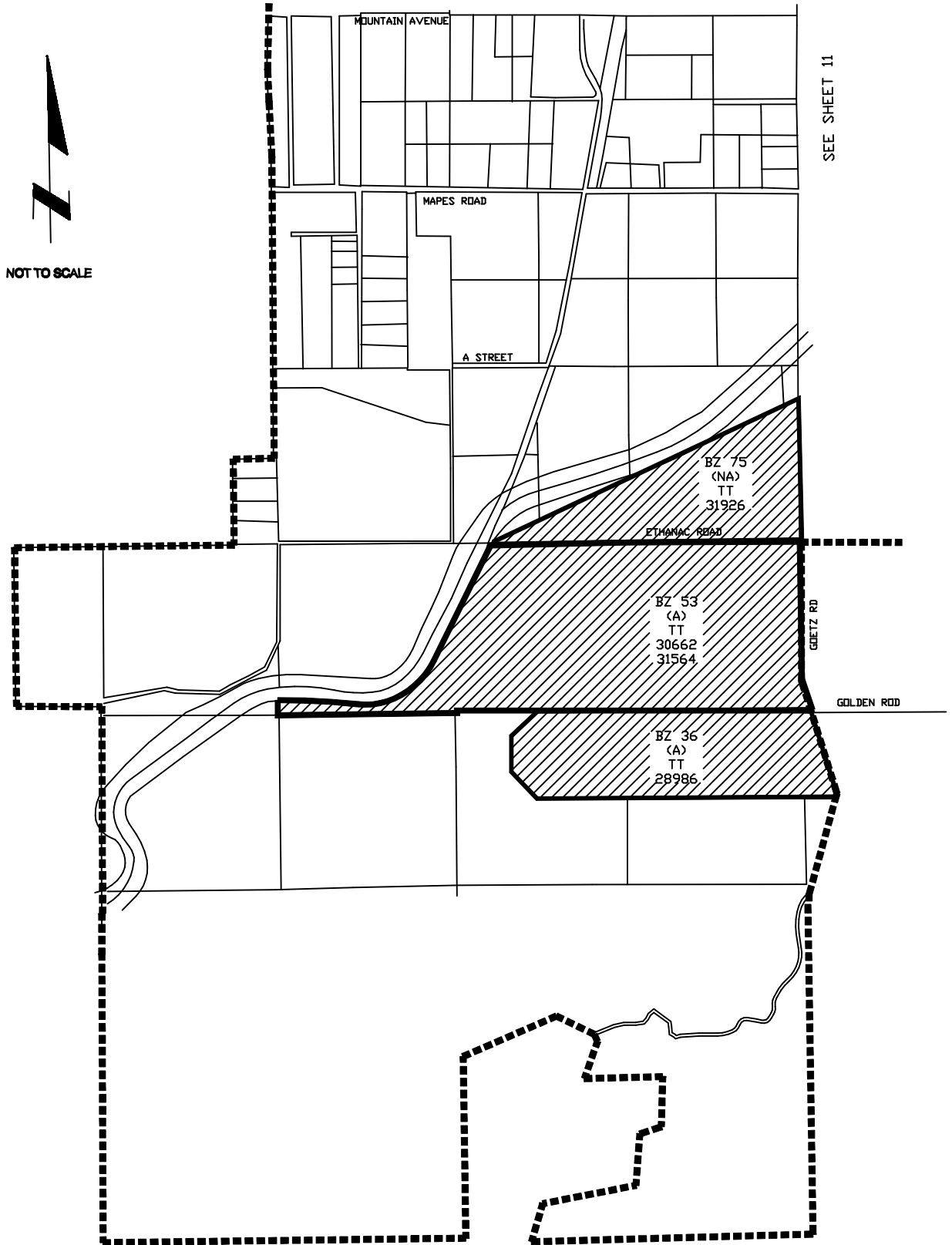


DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011

SEE SHEET 8



SEE SHEET 11

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2010/2011**



NOT TO SCALE

SEE SHEET 9

SEE SHEET 10

