



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Fahey and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Neil Miller, Director of Public Works
Dana Greenwood, City Engineer
Stephanie Katsouleas, Senior Civil Engineer

DATE: November 21, 2005

SUBJECT: Presentation on the Establishment of Underground Utility Districts 05-2, 05-4 and 05-6, and Consideration of Resolutions to Form Those Underground Districts Which are Approved by a Majority Vote of the Weighted Returned Ballots.

RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct a Public Hearing regarding the establishment of Utility Underground Assessment Districts 05-2, 05-4 and 05-6.
2. Tabulate Protest Ballots
3. Adopt Resolutions overruling protests, approving the final Engineer's Report (with modifications) and confirming assessments (Attachments A-C).

FISCAL IMPLICATION:

There are no fiscal implications for the adoption of the subject Resolutions. Southern California Edison (SCE), Verizon, and Adelphia have developed and submitted cost estimates for the work on the Districts 05-2, 05-4 and 05-6. These costs are included in the total assessments calculated for each parcel. If the Districts are approved by the property owners through the mailed ballot vote, the City will be reimbursed for its costs expended to date, which include Assessment Engineer fees, engineering design fees and staff time. The following total costs would be carried by the Districts if they are approved by a majority of the property owners in each District:

	District 05-2	District 05-4	District 05-6
District Cost	\$8,103,771	\$7,420,574	\$6,652,236
Number of Assessable Parcels	194	167	304

BACKGROUND:

Property owners within the subject proposed Underground Utility Assessment Districts (UUAD) have previously submitted signed petitions of at least 60% of the affected property owners in each District in order to initiate the process for the underground utilities. Initial funding for preliminary engineering and design was approved by City Council on February 15, 2000 for Districts 05-2 and 05-4, and on May 2, 2000 for District 05-6. The design plans were completed July 2005 and made available for public comment in August 2005. Cost estimates for undergrounding utilities in each District were provided by all utilities on September 26, 2005 and subsequently incorporated into the Assessment Engineer's reports (Attachment D). The reports detail the total cost for each district, the cost to each parcel and the methodology used to calculate the proposed assessment for each parcel.

At its regular meeting of October 4, 2005, the City Council adopted resolutions which approved the proposed boundary maps for each District, declared its intent to finance the improvements through the levy of assessments and the issuance of bonds, gave preliminary approval of the Engineer's Reports and set the date for the Public Hearing on the Districts for the City Council Meeting of November 21, 2005. Following that meeting, ballot materials were mailed to all property owners within each District (Attachments E-G). A map of the District boundaries is provided as Attachment H.

DISCUSSION:

Upon setting the Public Hearing, a notice of proposed assessment, Proposition 218 ballot, and notice of Public Hearing were mailed to each affected property owner in each District. Tonight's Public Hearing is being held upon the expiration of a 45-day period from the notice of proposed assessment. At this Public Hearing, the City Council will hear public testimony either in support of or opposition to the proposed Districts. Written testimony (correspondence) already submitted by affected residents either in favor of or opposed to the District formation is also provided as Attachment I. Mailed ballot votes will be tabulated to determine the percentage of property owners in favor of the project, and ballots submitted will be counted. If at least 50 % of the weighted returned ballots are in favor of the Assessment District, the District may proceed with its formation. Construction bids will be subsequently obtained, and if less than the assessments approved, construction of the underground project may commence. Each ballot is weighted based on the proportional financial obligation of the affected parcels. This means, proportionately, more weight is given to the ballots with higher assessment amounts.

Should one or more of the Districts and assessments be approved, property owners will be given an opportunity to pay all or part of their assessments during a minimum thirty day cash collection period, ending December 30, 2005. Following the cash collection period and submittal of open market bids, the City will sell bonds representing the unpaid assessments. Bond proceeds and prepayments will finance the construction of the underground work. The bonds are secured by the unpaid assessments. The property owners make annual assessment installments over the 20-year life of the bonds to pay for the debt service on the bonds and administrative costs relating to the Districts.

Upon setting the Public Hearing date each property owner within the affected Districts was notified by mail regarding their individual assessment. The Public Works Department also held an Informal Public Meeting on October 20, 2005, prior to the deadline to return the mailed ballot to discuss individual assessment, assessment methodologies and estimated construction costs with property owners. Property owners were given the opportunity to review their individual assessment and ask questions regarding the ballot procedure or other aspects of the project. Individual property owner assessments for each District include:

UTILITY UNDERGROUND DISTRICT	ASSESSMENT AMOUNT
District 05-2	
0 – Less than ¾ Lot	\$33,482.48
¾ Lot to less than Full Lot	\$39,602.78
Full Lot to less than 1¼ Lot	\$45,723.09
1¼ Lot to less than 1½ Lot	\$51,843.39
1½ Lot and Greater	\$57,963.69
District 05-4	
0 – Less than ¾ Lot	\$39,393.89
¾ Lot to less than Full Lot	\$44,954.18
Full Lot to less than 1¼ Lot	\$52,514.47
1¼ Lot to less than 1½ Lot	\$60,074.76
1½ Lot and Greater	\$67,635.04
District 05-6	
½ Lot Condo	\$17,100.87
½ Lot to Full Lot SRF, Duplex, Multi Unit	\$23,094.31
Greater than Full Lot	\$29,087.75

SRF: Single family Residence

Following the Informal Public Meeting, three minor modifications were made to the Engineer’s Reports for District 05-2, 05-4 and 05-6. These include, respectively: 1) reducing the assessment for one parcel in the amount of \$15,398.70, which will actually be a receiving partial rather than full utility service upgrade, 2) reducing the proposed assessment by \$7,560.29 of for one unique parcel who’s benefit factor was incorrectly applied, and 3) correcting the parcel number for one property on the District Boundary Map.

It is also important to note that the individual property owner assessments represent the improvement costs of the proposed project within the public right-of-way. The individual property owners are also responsible for the costs associated with work on private property to complete their respective service connection conversions to the new underground system.

By adopting the subject resolutions, the following will generally be accomplished:

- **Adopt the subject resolutions, overruling protests ordering the modification of the engineer's report, approving the engineer's report so modified, confirming the assessments, approving and Ordering The Work And Proposed Improvements For The Utility Underground Project And Authorizing And Directing Related Actions In Connection With Underground Utility Assessment Districts:**
This Resolution formally: 1) denies any protests received, either oral or written, if the protests represent less than 50% of the weighted returned ballots, 2) modifies and approves the final Engineer's Report, 3) confirms the assessments, and 4) forms the district and orders the work.

Attachments:

- A. Resolution No. 6006
- B. Resolution No. 6007
- C. Resolution No. 6008
- D. Final Amended Assessment Engineer's Reports for Districts 05-2, 05-4 and 05-6
- E. Sample Ballot and Procedures
- F. Sample Notice of Proposed Assessment
- G. Notice of Public Hearing
- H. GIS Map
- I. Written protests (not available electronically)

xc: Robert V. Wadden, City Attorney
Bruce Moe, Director of Finance
Henry Mitzner, Controller

RESOLUTION NO. 6006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, OVERRULING PROTESTS, ORDERING THE MODIFICATION OF THE ENGINEER'S REPORT, APPROVING THE ENGINEER'S REPORT SO MODIFIED, CONFIRMING THE ASSESSMENTS, APPROVING AND ORDERING THE WORK AND PROPOSED IMPROVEMENTS FOR THE UTILITY UNDERGROUND PROJECT AND AUTHORIZING AND DIRECTING RELATED ACTIONS IN CONNECTION WITH UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-2

WHEREAS, petitions signed by at least sixty percent (60%) of the owners within the proposed Underground Utility Assessment District No. 05-2 (the "Assessment District") have been filed with the City of Manhattan Beach (the "City") for the formation of the Assessment District pursuant to the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (as amended, the "1913 Act") and Chapter 7.28 of the City's Municipal Code; and

WHEREAS, the City Council of the City (the "City Council") has approved a map and adopted the boundaries shown on such map as describing the extent of the territory to be included within the Assessment District; and

WHEREAS, by its Resolution of Intention adopted on October 4, 2005 (the "Resolution of Intention"), the City Council declared its intention to order the improvements for the proposed Assessment District to accomplish the conversion of existing overhead and above-ground utility facilities to underground facilities, together with appurtenant work and improvements (the "Underground Project") within or immediately adjacent to the Assessment District, which project is deemed to provide special benefit to certain property (the "Benefited Property") situated within the Assessment District, and to levy a special assessment upon the Benefited Property, and has declared its intention to issue limited obligation improvement bonds (the "Bonds"), in accordance with the Improvement Bond Act of 1915 (as amended, the "1915 Act"), representing all unpaid assessments; and

WHEREAS, at the direction of the City Council in the Resolution of Intention, the Assessment Engineer, Hall & Foreman, Inc., prepared and filed a report (the "Engineer's Report") with the City Clerk in accordance with Section 10204 of the 1913 Act and Section 4 of Article XIID of the California Constitution; and

WHEREAS, the City Council, by resolution adopted on October 4, 2005, preliminarily approved the Engineer's Report entitled "City of Manhattan Beach Preliminary Engineer's Report Underground Utility Assessment District No. 05-2," which Engineer's Report is on file in the office of the City Clerk; and

WHEREAS, the City Council fixed 6:30 p.m. on Tuesday, November 21, 2005, at the Council Chambers, 1400 Highland Avenue, Manhattan Beach, California 90266, as the time

and place for hearing of protests to said proposed improvements and the levy of assessments therefore and provided notice of said hearing as provided by law; and

WHEREAS, the City Clerk has filed with the City Council a certificate setting the time and manner of compliance with the requirements of law for mailing notice of adoption of the Resolution of Intention and of the filing of the Engineer's Report and of the time and place for a public hearing of protests to the extent of the Assessment District or to the proposed levy of assessments or to the proposed improvements; and

WHEREAS, on November 21, 2005, following notice duly given in accordance with law, the City Council held a full and fair public hearing on the Resolution of Intention and the Engineer's Report and regarding protests and objections thereto and to the proposed improvements in connection with the Assessment District; and

WHEREAS, at such public hearing, the Engineer presented to the City Council certain proposed modifications to the Engineer's Report (the "Amended Engineer's Report") which modifications resulted in no increase in the total amount of the assessment and no increase in the amount of the assessment against any individual parcel within the Assessment District; and

WHEREAS, all interested persons were afforded the opportunity to hear and be heard regarding protest and objections to the formation of the Assessment District and the levy and collection of the proposed assessment and the City Council considered all oral and written protests and publicly tabulated all submitted and not withdrawn ballots.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council finds and determines that all actions required to be taken and all conditions required to be satisfied prior to action by this City Council pursuant to law, including the 1913 Act and Section 53753 of the California Government Code, have been taken and satisfied.

SECTION 3. The City Council hereby finds that the proposed modifications to the Engineer's Report result in no increase in the total amount of the assessment and no increase in the amount of the assessment against any individual parcel within the Assessment District. The City Council hereby orders such modifications to the Engineer's Report to be made and the Amended Engineer's Report is hereby approved as so modified. A copy of the Amended Engineer's Report shall be on file in the office of the City Clerk and open for public inspection.

SECTION 4. The City Council hereby finds notices to have been mailed in the time, form and manner required by law, including the mailing of assessment ballots in accordance with Article XIID of the California Constitution and Section 53753 of the California Government Code.

SECTION 5. The City Council hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of the California Constitution. All protests and

objections to the formation of the Assessment District and the levy and collection of the proposed assessments are hereby overruled by the City Council.

SECTION 6. Based upon its review of the Amended Engineer's Report and other reports and information presented to it, the City Council hereby finds and determines that (i) the lands within the Assessment District will be specially benefited by the improvements described in the Amended Engineer's Report, (ii) the Assessment District includes all of the lands so benefited, (iii) the assessment of the total amount of the cost and expenses of such improvements upon the several subdivisions of land in the Assessment District is in proportion to the estimated special benefits to be received by such subdivisions, respectively, from such improvements, (iv) only special benefits are assessed and no assessment is imposed on any subdivision of land which exceeds the reasonable cost of the proportional special benefit conferred on that subdivision and (v) any general public benefit from the Underground Project is nominal and has been more than offset by the City's contribution of staff time and resources in the various proceedings for the establishment of the Assessment District.

SECTION 7. The proposed assessment for the cost of the improvements provided for in subdivisions (c) and (e) of Section 10204 of the 1913 Act, and the maximum annual assessment provided for in subdivision (f) of that section are hereby confirmed and levied as set forth in the Amended Engineer's Report, and this action is final as to all persons, in accordance with Section 10312 of the 1913 Act.

SECTION 8. The City Council hereby approves the formation of the Assessment District and orders the proposed improvements set forth in the Amended Engineer's Report to be made.

SECTION 9. The City Council declares that the Amended Engineer's Report is hereby finally approved.

SECTION 10. The City Clerk is hereby directed to cause to be recorded in the office of the Superintendent of Streets a certified copy of the diagram and assessments as provided in subdivisions (d), (e) and (f) of Section 10204 of the 1913 Act.

SECTION 11. The City Clerk is hereby directed to caused to be recorded in the office of the County Recorder of the County of Los Angeles a copy of the assessment diagram and notice of assessment in connection with the Assessment District as provided by Section 3114 of the California Streets and Highways Code and Section 10402.5 of the 1913 Act.

SECTION 12. Following the recordation of such notice of assessment, the City Clerk is hereby authorized and directed to provide notice of recordation of the assessment in accordance with Section 10404 of the 1913 Act. The notice of recordation of the assessment given by mail shall also prescribe the deadline for submission by or on behalf of any property owner of a cash payment to prepay, either in whole or in part, the assessment levied upon the property of such owner, pursuant to Sections 10403 and 10404 of the 1913 Act.

SECTION 13. The City Council hereby authorizes the City Manager, at any time prior to the completion of the improvement proceedings, to make changes in connection with the Assessment District, including but not limited to approving further changes to the Amended

Engineer's Report (including cost estimates and line items therein), the improvements ordered herein, and the assessments (including the amount of any of the individual assessments) confirmed hereby, provided this Section shall not be deemed to authorize the City Manager to approve any increase in the amount of any of the individual assessments without the consent of the affected property owner.

SECTION 14. Pursuant to Section 10603 of the 1913 Act, the Finance Director, acting on behalf of the City Treasurer, is hereby designated to collect and receive the money paid pursuant to the assessment during the cash collection period, in the manner prescribed by law, and shall, upon the expiration of the prescribed cash collection period, submit to the City Clerk a Certificate re Paid and Unpaid Assessments.

SECTION 15. This Resolution shall take effect immediately.

SECTION 16. The City Clerk shall certify to the adoption of this Resolution and enter it into the original records of the City. Thenceforth and thereafter the same shall be in full force and effect.

SECTION 17. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

SECTION 18

PASSED, APPROVED AND ADOPTED this 21st day of November, 2005.

Ayes: _____
Noes: _____
Absent: _____
Abstain: _____

Mayor, City of Manhattan Beach, California

ATTEST:

City Clerk

RESOLUTION NO. 6007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, OVERRULING PROTESTS, ORDERING THE MODIFICATION OF THE ENGINEER'S REPORT, APPROVING THE ENGINEER'S REPORT SO MODIFIED, CONFIRMING THE ASSESSMENTS, APPROVING AND ORDERING THE WORK AND PROPOSED IMPROVEMENTS FOR THE UTILITY UNDERGROUND PROJECT AND AUTHORIZING AND DIRECTING RELATED ACTIONS IN CONNECTION WITH UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-4

WHEREAS, petitions signed by at least sixty percent (60%) of the owners within the proposed Underground Utility Assessment District No. 05-4 (the "Assessment District") have been filed with the City of Manhattan Beach (the "City") for the formation of the Assessment District pursuant to the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (as amended, the "1913 Act") and Chapter 7.28 of the City's Municipal Code; and

WHEREAS, the City Council of the City (the "City Council") has approved a map and adopted the boundaries shown on such map as describing the extent of the territory to be included within the Assessment District; and

WHEREAS, by its Resolution of Intention adopted on October 4, 2005 (the "Resolution of Intention"), the City Council declared its intention to order the improvements for the proposed Assessment District to accomplish the conversion of existing overhead and above-ground utility facilities to underground facilities, together with appurtenant work and improvements (the "Underground Project") within or immediately adjacent to the Assessment District, which project is deemed to provide special benefit to certain property (the "Benefited Property") situated within the Assessment District, and to levy a special assessment upon the Benefited Property, and has declared its intention to issue limited obligation improvement bonds (the "Bonds"), in accordance with the Improvement Bond Act of 1915 (as amended, the "1915 Act"), representing all unpaid assessments; and

WHEREAS, at the direction of the City Council in the Resolution of Intention, the Assessment Engineer, Hall & Foreman, Inc., prepared and filed a report (the "Engineer's Report") with the City Clerk in accordance with Section 10204 of the 1913 Act and Section 4 of Article XIID of the California Constitution; and

WHEREAS, the City Council, by resolution adopted on October 4, 2005, preliminarily approved the Engineer's Report entitled "City of Manhattan Beach Preliminary Engineer's Report Underground Utility Assessment District No. 05-4," which Engineer's Report is on file in the office of the City Clerk; and

WHEREAS, the City Council fixed 6:30 p.m. on Tuesday, November 21, 2005, at the Council Chambers, 1400 Highland Avenue, Manhattan Beach, California 90266, as the time

and place for hearing of protests to said proposed improvements and the levy of assessments therefore and provided notice of said hearing as provided by law; and

WHEREAS, the City Clerk has filed with the City Council a certificate setting the time and manner of compliance with the requirements of law for mailing notice of adoption of the Resolution of Intention and of the filing of the Engineer's Report and of the time and place for a public hearing of protests to the extent of the Assessment District or to the proposed levy of assessments or to the proposed improvements; and

WHEREAS, on November 21, 2005, following notice duly given in accordance with law, the City Council held a full and fair public hearing on the Resolution of Intention and the Engineer's Report and regarding protests and objections thereto and to the proposed improvements in connection with the Assessment District; and

WHEREAS, at such public hearing, the Engineer presented to the City Council certain proposed modifications to the Engineer's Report (the "Amended Engineer's Report") which modifications resulted in no increase in the total amount of the assessment and no increase in the amount of the assessment against any individual parcel within the Assessment District; and

WHEREAS, all interested persons were afforded the opportunity to hear and be heard regarding protest and objections to the formation of the Assessment District and the levy and collection of the proposed assessment and the City Council considered all oral and written protests and publicly tabulated all submitted and not withdrawn ballots.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council finds and determines that all actions required to be taken and all conditions required to be satisfied prior to action by this City Council pursuant to law, including the 1913 Act and Section 53753 of the California Government Code, have been taken and satisfied.

SECTION 3. The City Council hereby finds that the proposed modifications to the Engineer's Report result in no increase in the total amount of the assessment and no increase in the amount of the assessment against any individual parcel within the Assessment District. The City Council hereby orders such modifications to the Engineer's Report to be made and the Amended Engineer's Report is hereby approved as so modified. A copy of the Amended Engineer's Report shall be on file in the office of the City Clerk and open for public inspection.

SECTION 4. The City Council hereby finds notices to have been mailed in the time, form and manner required by law, including the mailing of assessment ballots in accordance with Article XIID of the California Constitution and Section 53753 of the California Government Code.

SECTION 5. The City Council hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of the California Constitution. All protests and

objections to the formation of the Assessment District and the levy and collection of the proposed assessments are hereby overruled by the City Council.

SECTION 6. Based upon its review of the Amended Engineer's Report and other reports and information presented to it, the City Council hereby finds and determines that (i) the lands within the Assessment District will be specially benefited by the improvements described in the Amended Engineer's Report, (ii) the Assessment District includes all of the lands so benefited, (iii) the assessment of the total amount of the cost and expenses of such improvements upon the several subdivisions of land in the Assessment District is in proportion to the estimated special benefits to be received by such subdivisions, respectively, from such improvements, (iv) only special benefits are assessed and no assessment is imposed on any subdivision of land which exceeds the reasonable cost of the proportional special benefit conferred on that subdivision and (v) any general public benefit from the Underground Project is nominal and has been more than offset by the City's contribution of staff time and resources in the various proceedings for the establishment of the Assessment District.

SECTION 7. The proposed assessment for the cost of the improvements provided for in subdivisions (c) and (e) of Section 10204 of the 1913 Act, and the maximum annual assessment provided for in subdivision (f) of that section are hereby confirmed and levied as set forth in the Amended Engineer's Report, and this action is final as to all persons, in accordance with Section 10312 of the 1913 Act.

SECTION 8. The City Council hereby approves the formation of the Assessment District and orders the proposed improvements set forth in the Amended Engineer's Report to be made.

SECTION 9. The City Council declares that the Amended Engineer's Report is hereby finally approved.

SECTION 10. The City Clerk is hereby directed to cause to be recorded in the office of the Superintendent of Streets a certified copy of the diagram and assessments as provided in subdivisions (d), (e) and (f) of Section 10204 of the 1913 Act.

SECTION 11. The City Clerk is hereby directed to caused to be recorded in the office of the County Recorder of the County of Los Angeles a copy of the assessment diagram and notice of assessment in connection with the Assessment District as provided by Section 3114 of the California Streets and Highways Code and Section 10402.5 of the 1913 Act.

SECTION 12. Following the recordation of such notice of assessment, the City Clerk is hereby authorized and directed to provide notice of recordation of the assessment in accordance with Section 10404 of the 1913 Act. The notice of recordation of the assessment given by mail shall also prescribe the deadline for submission by or on behalf of any property owner of a cash payment to prepay, either in whole or in part, the assessment levied upon the property of such owner, pursuant to Sections 10403 and 10404 of the 1913 Act.

SECTION 13. The City Council hereby authorizes the City Manager, at any time prior to the completion of the improvement proceedings, to make changes in connection with the Assessment District, including but not limited to approving further changes to the Amended

Engineer's Report (including cost estimates and line items therein), the improvements ordered herein, and the assessments (including the amount of any of the individual assessments) confirmed hereby, provided this Section shall not be deemed to authorize the City Manager to approve any increase in the amount of any of the individual assessments without the consent of the affected property owner.

SECTION 14. Pursuant to Section 10603 of the 1913 Act, the Finance Director, acting on behalf of the City Treasurer, is hereby designated to collect and receive the money paid pursuant to the assessment during the cash collection period, in the manner prescribed by law, and shall, upon the expiration of the prescribed cash collection period, submit to the City Clerk a Certificate re Paid and Unpaid Assessments.

SECTION 15. This Resolution shall take effect immediately.

SECTION 16. The City Clerk shall certify to the adoption of this Resolution and enter it into the original records of the City. Thenceforth and thereafter the same shall be in full force and effect.

SECTION 17. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

SECTION 18

PASSED, APPROVED AND ADOPTED this 21st day of November, 2005.

Ayes: _____
Noes: _____
Absent: _____
Abstain _____

Mayor, City of Manhattan Beach, California

ATTEST:

City Clerk

RESOLUTION NO. 6008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, OVERRULING PROTESTS, ORDERING THE MODIFICATION OF THE ENGINEER'S REPORT, APPROVING THE ENGINEER'S REPORT SO MODIFIED, CONFIRMING THE ASSESSMENTS, APPROVING AND ORDERING THE WORK AND PROPOSED IMPROVEMENTS FOR THE UTILITY UNDERGROUND PROJECT AND AUTHORIZING AND DIRECTING RELATED ACTIONS IN CONNECTION WITH UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-6

WHEREAS, petitions signed by at least sixty percent (60%) of the owners within the proposed Underground Utility Assessment District No. 05-6 (the "Assessment District") have been filed with the City of Manhattan Beach (the "City") for the formation of the Assessment District pursuant to the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (as amended, the "1913 Act") and Chapter 7.28 of the City's Municipal Code; and

WHEREAS, the City Council of the City (the "City Council") has approved a map and adopted the boundaries shown on such map as describing the extent of the territory to be included within the Assessment District; and

WHEREAS, by its Resolution of Intention adopted on October 4, 2005 (the "Resolution of Intention"), the City Council declared its intention to order the improvements for the proposed Assessment District to accomplish the conversion of existing overhead and above-ground utility facilities to underground facilities, together with appurtenant work and improvements (the "Underground Project") within or immediately adjacent to the Assessment District, which project is deemed to provide special benefit to certain property (the "Benefited Property") situated within the Assessment District, and to levy a special assessment upon the Benefited Property, and has declared its intention to issue limited obligation improvement bonds (the "Bonds"), in accordance with the Improvement Bond Act of 1915 (as amended, the "1915 Act"), representing all unpaid assessments; and

WHEREAS, at the direction of the City Council in the Resolution of Intention, the Assessment Engineer, Hall & Foreman, Inc., prepared and filed a report (the "Engineer's Report") with the City Clerk in accordance with Section 10204 of the 1913 Act and Section 4 of Article XIID of the California Constitution; and

WHEREAS, the City Council, by resolution adopted on October 4, 2005, preliminarily approved the Engineer's Report entitled "City of Manhattan Beach Preliminary Engineer's Report Underground Utility Assessment District No. 05-6," which Engineer's Report is on file in the office of the City Clerk; and

WHEREAS, the City Council fixed 6:30 p.m. on Tuesday, November 21, 2005, at the Council Chambers, 1400 Highland Avenue, Manhattan Beach, California 90266, as the time

and place for hearing of protests to said proposed improvements and the levy of assessments therefore and provided notice of said hearing as provided by law; and

WHEREAS, the City Clerk has filed with the City Council a certificate setting the time and manner of compliance with the requirements of law for mailing notice of adoption of the Resolution of Intention and of the filing of the Engineer's Report and of the time and place for a public hearing of protests to the extent of the Assessment District or to the proposed levy of assessments or to the proposed improvements; and

WHEREAS, on November 21, 2005, following notice duly given in accordance with law, the City Council held a full and fair public hearing on the Resolution of Intention and the Engineer's Report and regarding protests and objections thereto and to the proposed improvements in connection with the Assessment District; and

WHEREAS, at such public hearing, the Engineer presented to the City Council certain proposed modifications to the Engineer's Report (the "Amended Engineer's Report") which modifications resulted in no increase in the total amount of the assessment and no increase in the amount of the assessment against any individual parcel within the Assessment District; and

WHEREAS, all interested persons were afforded the opportunity to hear and be heard regarding protest and objections to the formation of the Assessment District and the levy and collection of the proposed assessment and the City Council considered all oral and written protests and publicly tabulated all submitted and not withdrawn ballots.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council finds and determines that all actions required to be taken and all conditions required to be satisfied prior to action by this City Council pursuant to law, including the 1913 Act and Section 53753 of the California Government Code, have been taken and satisfied.

SECTION 3. The City Council hereby finds that the proposed modifications to the Engineer's Report result in no increase in the total amount of the assessment and no increase in the amount of the assessment against any individual parcel within the Assessment District. The City Council hereby orders such modifications to the Engineer's Report to be made and the Amended Engineer's Report is hereby approved as so modified. A copy of the Amended Engineer's Report shall be on file in the office of the City Clerk and open for public inspection.

SECTION 4. The City Council hereby finds notices to have been mailed in the time, form and manner required by law, including the mailing of assessment ballots in accordance with Article XIID of the California Constitution and Section 53753 of the California Government Code.

SECTION 5. The City Council hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of the California Constitution. All protests and

objections to the formation of the Assessment District and the levy and collection of the proposed assessments are hereby overruled by the City Council.

SECTION 6. Based upon its review of the Amended Engineer's Report and other reports and information presented to it, the City Council hereby finds and determines that (i) the lands within the Assessment District will be specially benefited by the improvements described in the Amended Engineer's Report, (ii) the Assessment District includes all of the lands so benefited, (iii) the assessment of the total amount of the cost and expenses of such improvements upon the several subdivisions of land in the Assessment District is in proportion to the estimated special benefits to be received by such subdivisions, respectively, from such improvements, (iv) only special benefits are assessed and no assessment is imposed on any subdivision of land which exceeds the reasonable cost of the proportional special benefit conferred on that subdivision and (v) any general public benefit from the Underground Project is nominal and has been more than offset by the City's contribution of staff time and resources in the various proceedings for the establishment of the Assessment District.

SECTION 7. The proposed assessment for the cost of the improvements provided for in subdivisions (c) and (e) of Section 10204 of the 1913 Act, and the maximum annual assessment provided for in subdivision (f) of that section are hereby confirmed and levied as set forth in the Amended Engineer's Report, and this action is final as to all persons, in accordance with Section 10312 of the 1913 Act.

SECTION 8. The City Council hereby approves the formation of the Assessment District and orders the proposed improvements set forth in the Amended Engineer's Report to be made.

SECTION 9. The City Council declares that the Amended Engineer's Report is hereby finally approved.

SECTION 10. The City Clerk is hereby directed to cause to be recorded in the office of the Superintendent of Streets a certified copy of the diagram and assessments as provided in subdivisions (d), (e) and (f) of Section 10204 of the 1913 Act.

SECTION 11. The City Clerk is hereby directed to caused to be recorded in the office of the County Recorder of the County of Los Angeles a copy of the assessment diagram and notice of assessment in connection with the Assessment District as provided by Section 3114 of the California Streets and Highways Code and Section 10402.5 of the 1913 Act.

SECTION 12. Following the recordation of such notice of assessment, the City Clerk is hereby authorized and directed to provide notice of recordation of the assessment in accordance with Section 10404 of the 1913 Act. The notice of recordation of the assessment given by mail shall also prescribe the deadline for submission by or on behalf of any property owner of a cash payment to prepay, either in whole or in part, the assessment levied upon the property of such owner, pursuant to Sections 10403 and 10404 of the 1913 Act.

SECTION 13. The City Council hereby authorizes the City Manager, at any time prior to the completion of the improvement proceedings, to make changes in connection with the Assessment District, including but not limited to approving further changes to the Amended

Engineer's Report (including cost estimates and line items therein), the improvements ordered herein, and the assessments (including the amount of any of the individual assessments) confirmed hereby, provided this Section shall not be deemed to authorize the City Manager to approve any increase in the amount of any of the individual assessments without the consent of the affected property owner.

SECTION 14. Pursuant to Section 10603 of the 1913 Act, the Finance Director, acting on behalf of the City Treasurer, is hereby designated to collect and receive the money paid pursuant to the assessment during the cash collection period, in the manner prescribed by law, and shall, upon the expiration of the prescribed cash collection period, submit to the City Clerk a Certificate re Paid and Unpaid Assessments.

SECTION 15. This Resolution shall take effect immediately.

SECTION 16. The City Clerk shall certify to the adoption of this Resolution and enter it into the original records of the City. Thenceforth and thereafter the same shall be in full force and effect.

SECTION 17. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

SECTION 18

PASSED, APPROVED AND ADOPTED this 21st day of November, 2005.

Ayes: _____
Noes: _____
Absent: _____
Abstain: _____

Mayor, City of Manhattan Beach, California

ATTEST:

City Clerk



City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 546-3501

October 6, 2005

Property Owner
Underground Utility Assessment District 05-X
Manhattan Beach, California

PACKAGE CONTENTS

Enclosed in this package you will find the following documents to assist you as the record owner in exercising your right to submit an assessment ballot regarding this proposed assessment:

1. Notice of Public Hearing
2. Official Assessment Ballot (This is NOT a sample but the **OFFICIAL BALLOT**)
3. Self-addressed Return Envelope
4. Boundary Map

RE: CITY OF MANHATTAN BEACH PROPOSED UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-X

Dear Property Owner:

The City of Manhattan Beach works cooperatively with property owners who wish to form special assessment districts to create improvement projects in their neighborhoods. At the request of property owners within your neighborhood, the City Council of the City of Manhattan Beach has initiated proceedings to consider the formation of an assessment district, designated as Underground Utility Assessment District No. 05-X (the "Assessment District"), to finance conversion of the overhead electrical and communication facilities to underground locations with appurtenant work in connection therewith. These improvements will specially benefit the properties within the boundaries of the proposed Assessment District.

As part of these proceedings, the City Council will hold a public hearing and conduct an assessment ballot procedure on the formation of the assessment district. If the Assessment District is formed and assessments levied, the Assessment District will finance the conversion of the overhead electrical and communication utilities to underground locations (the "Project"). In the event the Assessment is approved, open-market construction bids for the Project will be solicited. If the open market bids and associated costs are less than the approved Assessments, the Project will proceed. **However, if open market bids and associated costs are more than the approved Assessment, the City Council may elect to cancel the Project, in which case the Assessment will not be imposed.**

Property owned by you is specially benefited by the improvements and is within the boundaries of the Assessment District. The amount of the proposed assessment for your parcel is shown on the enclosed ballot. If the Assessment District is formed, you will be given the opportunity to pay your assessment as a lump sum by December 30, 2005, or annually plus interest over a twenty-year period. **Please note that the assessment amount does not include the undergrounding work necessary to connect the utilities from the public right-of-way to your home or structure. You will be responsible for such cost in addition to the assessment amount.**

PUBLIC HEARING

**November 21, 2005
6:30 p.m.**

City Council Chamber
1400 Highland Ave.
Manhattan Beach, CA 90266

BALLOTS MUST BE RETURNED TO

City Clerk
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

and
RECEIVED BY

November 21, 2005,
prior to the close of the Public
Hearing

INFORMAL PUBLIC MEETING

Joslyn Community Center
Auditorium
1601 Valley Drive,
Manhattan Beach, CA 90266

Thursday, October 20, 2005
6:30 – 9:00 pm

The City Council has scheduled a public hearing to receive testimony either in favor of or in opposition to the proposed assessment. The public hearing will be held at the City Council Chambers, 1400 Highland Avenue, Manhattan Beach, California on Monday, November 21st, at 6:30 pm in the City Council Chamber.

Enclosed with this letter you will find a copy of the formal legal notice of this public hearing. This notice contains important information regarding the rights of the record owners of property located within the proposed Assessment District to be heard regarding the formation of the proposed Assessment District and the imposition of assessments, and to register their support for or opposition to the assessments. **It is recommended that you read the notice carefully.**

In addition to the public hearing, the record owners of property subject to the imposition of an assessment also have the right to express their support of or opposition to the proposed assessment through an assessment ballot procedure. In order to comply with this assessment ballot procedure, an OFFICIAL ASSESSMENT BALLOT and other materials described below are being provided to you as one of the record owners within the Assessment District to enable you as such an owner to exercise your right to submit your assessment ballot pertaining to the proposed assessment. **The enclosed Notice of Public Hearing contains important information regarding the procedure for submitting an assessment ballot.**

The City will be authorized to form the Assessment District and impose the assessments only if a majority of the assessment ballots submitted are in favor of the levy of the assessments. The assessment ballots will be weighted based upon the amount of the assessment proposed to be levied against individual parcels. **THEREFORE, WHETHER YOU ARE IN FAVOR OF OR OPPOSED TO THE ASSESSMENT, IT IS EXTREMELY IMPORTANT THAT ALL RECORD OWNERS COMPLETE AND SUBMIT THEIR ASSESSMENT BALLOTS TO THE CITY SO THAT YOUR SUPPORT OF OR OPPOSITION TO THE ASSESSMENT WILL BE TABULATED.**

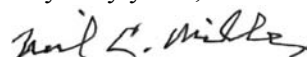
In order for your assessment ballot to be tabulated, it must be completed as described on the official ballot and **RECEIVED** either by mail, or in person, at the address of the City Clerk, on or prior to 5:00 p.m. on November 21, 2005 or at the Public Hearing to be held on November 21, 2005 at the address set forth in the enclosed notice prior to the conclusion of the public hearing.

PLEASE NOTE THAT POSTMARKS ARE NOT ACCEPTED.

The Public Works Department and the public utility companies have scheduled an informational Public Meeting at which time detailed questions may be asked about the assessment calculations, the project in general or about your specific property.

Should you have any questions regarding this letter, the assessment ballot, or the assessment ballot procedures, you may contact Stephanie Katsouleas, Senior Civil Engineer, of the City at (310) 802-5368.

Very truly yours,



Neil Miller, Director of Public Works
City of Manhattan Beach



October 6, 2005

**CITY OF MANHATTAN BEACH
UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-X**

Assessor Parcel Number: **4175-000-000**
Situs: **5708 MANHATTAN AVE**
MANHATTAN BEACH CA 90266-3837

THOMAS C AND MARYANN KUNTZ
508 WASHINGTON ST
EL SEGUNDO CA 90245-4453

**Proposed Total Underground
Utility Assessment:
\$41,595.48**

This Assessment Ballot is for the use of the property owner of the parcel identified herein, which parcel is subject to the Proposed Underground Utility Assessment. The ballot may be used to express either support for or opposition to the assessment. In order to be counted, this ballot must be signed in the space provided below by an owner or, if the owner is a partnership or a corporation, by an authorized representative of the owner. The ballot should then be placed in the enclosed envelope, sealed and must be delivered to the City Clerk, whether by mail or in person, as follows.

Mail Delivery: If by mail, place the ballot in the mail with sufficient time to be received no later than November 21, 2005. If your ballot is not received by this time, it will not be counted.

Personal Delivery: If in person, deliver to the City Clerk at any time up to the close of the Public Hearing on November 21, 2005, in the City Council Chamber, 1400 Highland Avenue, Manhattan Beach.

For additional information regarding the Assessment, please see the enclosed legal notice and assessment information notice.

THIS IS NOT A BILL

Please cut along this line, place the ballot below in the enclosed envelope, seal the envelope and return to the City Clerk.

If you elect to have the Proposed Underground Utility Assessment identified above financed through the issuance of bonds and paid over 20 years, there would be an additional increase to your annual property taxes. The ESTIMATED annual installment for assessments not paid in cash is: \$81.00 per \$1000 of Assessment.

If you elect to pay the Proposed Underground Utility Assessment identified above in full during the Cash Collection Period ending December 31, 2005, the ESTIMATED cash payment amount is: \$xxxx.xx (representing a reduction of approximately \$xxxx.xx from the Proposed Underground Utility Assessment).

OFFICIAL PROPERTY OWNER BALLOT



Assessor's Parcel Number: **4175-000-000**
Owner Name: **THOMAS C AND MARYANN KUNTZ**
Situs Address: **5708 MANHATTAN AVE, MANHATTAN BEACH CA 90266-3837**

Ballot Reference #: xxxx

Proposed Maximum Assessment Amount: **\$41,595.48**

____ Yes, I SUPPORT the formation of the Underground Utility Assessment District No. 05-2 and the levying of the Proposed Underground Utility Assessment

____ No, I am OPPOSED to the formation of the Underground Utility Assessment District No. 05-2

____ Date Printed Owner's Name Owner's Signature

Mail or Hand Deliver To: City Clerk, 1400 Highland Ave., City of Manhattan Beach, CA 90266

ASSESSMENT BALLOT PROCEDURES

Record property owners may submit the enclosed ballot to the City to express support or opposition to the proposed Underground Utility Assessment. Record property owner generally means the owner of a parcel whose name and address appears on the last equalized secured property tax assessment roll. Please follow the instructions below to complete and return your ballot.

1. Register your vote on the enclosed assessment ballot in support of or in opposition to the Assessment by placing an "x" on the corresponding line.
2. Sign and date your ballot. (Ballots received without a signature will not be counted.) If the record owner is a public entity, partnership, corporation, trust, or limited liability company, the ballot must be signed by an authorized representative.
3. Place your ballot in an envelope and seal it (a return envelope has been provided for your use). State law requires that the ballots remain unopened until the public hearing is closed at which time all ballots received will be opened and tallied.
4. Mail or personally delivery your ballot to the City Clerk for the City of Manhattan Beach, 1400 Highland Ave, Manhattan Beach, CA 90266.
5. Ballots must be received by the City Clerk of the City of Manhattan Beach prior to the close of the public hearing to be held on the Assessment at 6:30 p.m. on November 21, 2005, at the City of Manhattan Beach Council Chamber, 1400 Highland Avenue, Manhattan Beach. You may withdraw your ballot, and if you choose change your vote, at any time up to the close of the public hearing. To do so, contact the City Clerk. Any ballots received after the close of the public hearing cannot legally be counted.
6. Following the close of the public hearing on the Assessment District, the Clerk will tabulate all of the ballots received. The ballots will be tabulated electronically. The ballots will be weighed according to the proportionate financial obligation of the affected property with respect to paying the Assessment. (Simplified, this means 1 vote for each dollar of assessment.) If more than one record owner returns a ballot, each ballot shall be weighed in accordance with the proportional ownership interest as such interest appears on the last equalized assessment roll or from evidence submitted by property owners to the satisfaction of the City.
7. The Assessment will be confirmed unless majority protest exists or the City Council decides, based on testimony received, not to confirm the Assessment. Majority protest exists if, upon the close of the public hearing, the value of the ballots submitted in opposition to the Assessment exceeds the value of the ballots submitted in favor of the Assessment.
8. **If a majority protest exists based upon the weighed assessment value of the ballots received by the City Clerk prior to the close of the public hearing, the Assessment will not be imposed.** If the Assessment is not imposed, the Underground Utility improvements will not be constructed.
9. Assuming the Assessments are levied as intended, property owners will be provided an opportunity to pay all or any part of such Assessments in cash, without interest, prior to the issuance of bonds. Following the termination of the Cash Collection Period, the City Council intends to provide for issuance of the improvement bonds in the amount of the unpaid assessments. The period of repayment for the bonds will establish the duration of annual installments on account of unpaid assessments. The duration of annual installments is presently estimated not to exceed 20 years or until the bonds issued to represent the unpaid assessments are fully paid, whichever occurs first.
10. In the event the Assessment is approved, open-market construction bids for the Project will be solicited. If the open market bids and associated costs are less than the approved Assessments, the Project will proceed. However, if open market bids and associated costs are more than the approved Assessment, the City Council may elect to cancel the Project, in which case the Assessment will not be imposed.

NOTICE OF PUBLIC HEARING
CITY OF MANHATTAN BEACH
UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-X

RESOLUTION OF INTENTION AND REPORT

NOTICE IS HEREBY GIVEN that the City Council of the City of Manhattan Beach, California, did, on October 4, 2005 adopt its Resolution of Intention (Resolution No. 5999), receive and file a Preliminary Engineer's Report of the Assessment Engineer, and authorize a time and place for a public hearing to form a special assessment district designated as Underground Utility Assessment District No. 05-x (hereinafter referred to as the "Assessment District"). The City Council has scheduled a public hearing to receive testimony either in favor of or in opposition to the proposed assessment. The public hearing will be held at:

City Council Chamber
1400 Highland Ave
Manhattan Beach, CA 90266

Monday, November 21, 2005
6:30 pm

The Assessment Engineer's Preliminary Report, consisting of the plans, specifications, maps, descriptions, an estimate of the cost of the construction of the public improvements, a diagram, and the proposed assessments, has been prepared and preliminarily approved. For all particulars as to these proceedings and any individual assessment, reference is made to the Report as preliminarily approved and on file with the transcript of these proceedings in the office of the City Clerk, and will be made available for public inspection during normal business hours. The City Clerk's office is located at:

1400 Highland Avenue
Manhattan Beach, CA 90266

DESCRIPTION OF IMPROVEMENTS PROPOSED TO BE CONSTRUCTED

The improvements proposed to be constructed and financed under these proceedings for this Assessment District generally consist of the conversion of existing overhead electrical and communication facilities to underground locations within the area generally described as "between north/south and east/west boundary locations. The proposed underground utility improvements will provide conversion to a more safe and reliable upgraded utility system and will improve neighborhood aesthetics. **However, the improvements covered by this assessment do not include** connecting the undergrounded utilities from the public right-of-way to your home or structure. You will be responsible for the costs of the work on your property.

BOUNDARIES OF ASSESSMENT DISTRICT

All real property that specially benefit from the improvements are included within the exterior boundary lines shown on a map and are proposed to be assessed to pay the costs and expenses of the construction work and improvements described above. The map is entitled PROPOSED BOUNDARIES ASSESSMENT DISTRICT NO. 05-x and was previously approved by the City Council and is on file with the City Engineer of the City. For all particulars as to the boundaries of the Assessment District, reference is hereby made to the boundary map.

COST OF IMPROVEMENTS

The total cost of the improvements to be assessed to the property within the boundaries of the Assessment District, including incidentals, contingencies and financing costs is estimated to be:

\$xxx.xx

PROPOSED ASSESSMENTS

The amount of the assessments proposed to be chargeable to the entire Assessment District is equal to the Cost of the Improvements set forth in the preceding paragraph. The amount of the assessment proposed to be charged against the record owner or property that you own within the Assessment District is shown on the enclosed assessment ballot.

The assessments are proposed to be levied to finance the reasonable cost of the proportional special benefit conferred on each parcel assessed from the improvements proposed to be constructed. The exact method and formula of spreading the assessment, which is based on (among other things) the zoning criteria and/or size of the property that you own and the benefits from the improved public safety and reliability of service and the neighborhood aesthetic view enhancement, is set forth in the Assessment Engineer's Report for the Assessment District, a copy of which is on file with the Public Works Department of the City and available for inspection upon appointment with the Public Works Department of the City. In the event the Assessment is approved, open-market construction bids for the Project will be solicited. If the open market bids and associated costs are less than the approved Assessments, the Project will proceed. However, if open market bids and associated costs are more than the approved Assessment, the City Council may elect to cancel the Project, in which case the Assessment will not be imposed.

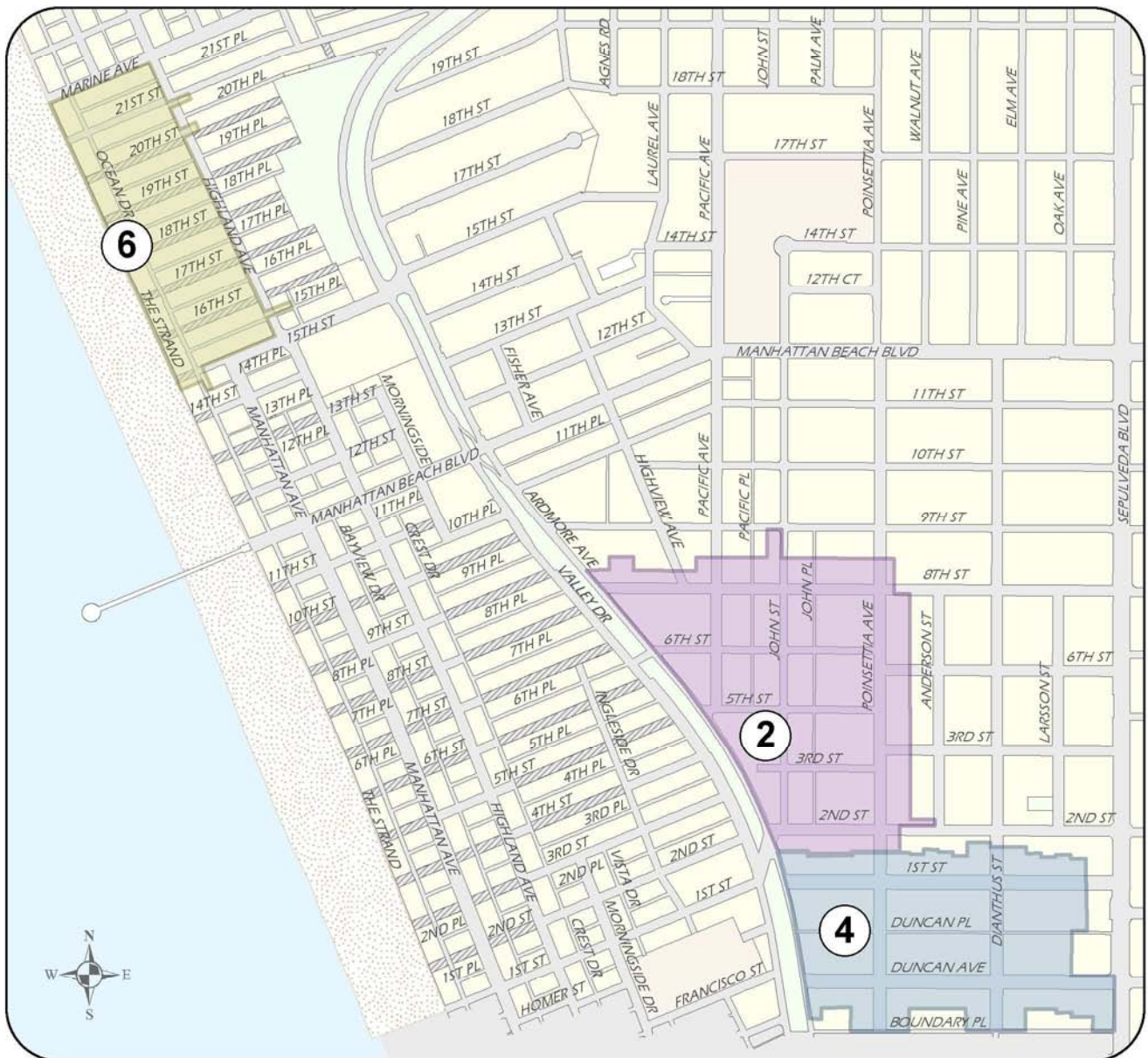
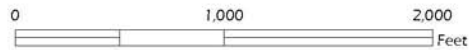
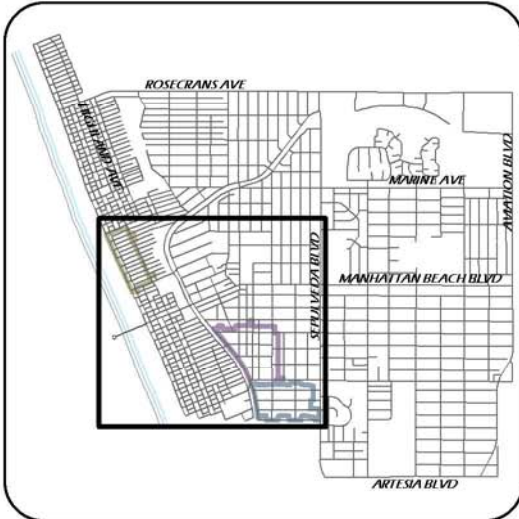
The assessments may be paid in a lump sum or in installments on your property tax bill over a period presently estimated not to exceed 20 years or until the bonds issued to represent the unpaid assessments are fully paid, whichever occurs first. Based on certain assumptions, the projected annual assessment installment is estimated to be approximately \$81.00 per \$1,000 of assessment. **THIS IS JUST AN ESTIMATE AND IT IS NOT A GUARANTEED OR MAXIMUM AMOUNT. The assessment shown on your ballot is the maximum amount that can be assessed.** The assessment may be reduced if the property owner decides to prepay the assessment prior to the bond sale. The assessment would be reduced by the bond issuance costs of 12% of the assessment amount. The Assessment in this District has only one component. The issuance of the bonds is for the District Formation Assessment to underground the utilities.

PROCEEDINGS AND BONDS

The proceedings for the formation of the Assessment District and the levy of assessments are being undertaken pursuant to a Resolution of the City, the "Municipal Improvement Act of 1913" (Division 12 of the Streets and Highways Code of the State of California), Article XIID of the Constitution of the State of California, and the Proposition 218 Omnibus Implementation Act. If the City Council approves the formation of the Assessment District and the levy of assessments, a minimum thirty (30) day cash collection period will immediately follow and end on December 30, 2005. During the cash collection period, assessments may be paid in full or in part. Thereafter, bonds will be issued to represent all unpaid Total Underground Utility Assessments. The bonds will be issued in accordance with the "Improvement Bond Act of 1915" (Division 10 of said Code) and the interest rate on the bonds shall be determined at the time of their sale. Assessments represented by bonds will be collected in annual installments over time in an amount sufficient to pay the principal of and interest on the bonds. The assessment will not be imposed and the bonds will not be issued if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with ballots weighted according to the proportional financial obligation of the affected property.

In the event your name is set forth incorrectly on any enclosed ballot or in the event you are no longer the owner or authorized representative of the owner of the parcel represented by the enclosed ballot, please notify the Manhattan Beach City Clerk at (310) 802-5056 as soon as possible.

City of Manhattan Beach Utility Undergrounding Assessment Districts 2, 4 & 6



RECEIVED
CITY CLERK'S OFFICE

'05 NOV 15 A11:13

City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach

Subject: Underground Utility Assessment District # 05-2
Assessor Parcel # 4169-001-001

I have been a property owner in Manhattan Beach for over 40 years and have resided at my present home for over 30 years. My husband and I are retired teachers. My husband lives on his teachers retirement income.

Four years ago my husband had a stroke that left him weak but functioning. In the past two years his condition has worsened and he is now bed ridden. To hire full time care is terribly expensive and all our thoughts are how to keep up the care and not run out of funds.

The proposed underground assessment on my property is \$51,843.39. I am sure it must be the highest on the block of new mega-houses that surround my 1948 house. I will NOT BENEFIT from this project as the wires run behind the structure on the road side. Just because I have a large lot (not the only one) why is the assessment so high ?

I can only feel that the answer will be: pay or get out ! A prospect I do not care for, as I do not choose to leave my home and with my husband being so ill.

As well as being an outrageous amount of money ,no mention is made of the long, dirty and noisy mess the streets will be in. We have already lived with over 5 years of new construction.

I will be at the meeting on the November 21 if possible, but I would like the council to have this letter in advance , should I not get there.

Sincerely,

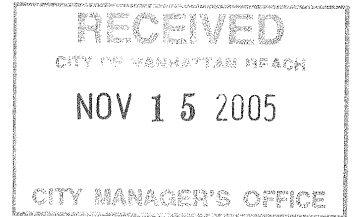
Patricia Woolley

Patricia Woolley 11-11-05

Attn: City Council
City of Manhattan Beach
1400 Highland
Manhattan Beach



Eleanor Allen
600 8th St.
Manhattan Bch., CA 90266



Subject: Underground Utility
600 8th St

I have owned this property for 30 years.

I became a widow 15 years ago and live on the Social Security my husband left me. No other retirement benefits.

Three years ago I was diagnosed with multiple sclerosis. Which has left me with very heavily impaired mobility.....

What has made it partly palatable is that I am so comfortable in my little beach house and surrounded by caring loving neighbors. They help me with anything I need.

I will possibly need a caregiver in the future.....which will be a great maybe not even affordable expense.

I believe I was assessed 45,000 for the under proposal...

No way can I afford that without hurting myself. Neither could I afford the intended additional taxes.

I live in Manhattan because 30 years ago this was very affordable place.....with good schools for our then young children.....

I feel I am being pushed out of this house just when I enter a stage in my life when I hoped not to have at least this problem...I surely have enough other ones.

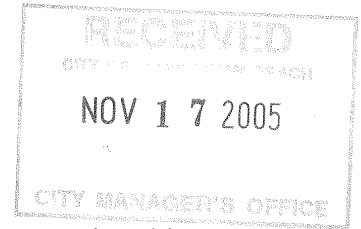
I can not be at the meeting November 21 hence this letter.

Sincerely

Eleanor Allen

11/16/05

Subject: UG of districts #2 and #4, letter #1
Copies: All City Council Members and City Mgr.



Dear City Council Members,

I know that you all have probably received enumerable correspondence concerning this under grounding ballot coming on 11/21/05, but obviously none of the argument against this proposal has swayed you, as the project is still continuing through the process. So I will present this letter in a little different light. It has taken some time to develop, so I ask that you take several minutes to digest its contents. In my opinion the system is terribly flawed with an inaccurate and inequitable assessment technique and inadequate communication methods for keeping the public informed of critical milestones such as the change in the assessment technique itself. I've only known about this project for about 15 days and yet it's going to impact me by a minimum of \$39,000. My name is Ted Davis and I own the property at 718 Poinsettia Ave.. The reason I knew nothing of this process, is that I just closed escrow on this property on 9/30/05, and I bought it from the sons of Mr. Lloyd Page, the prior owner and resident of this property. Mr. Page was very ill and subsequently passed away. The sons, being from Orange County knew nothing of this undergrounding project, and therefore I have no recourse as to "disclosure" if that's what you're thinking. This of course begs the first question relative to how this whole process has been conducted.

Why did I not receive a ballot at this address? The ballots are dated 10/6/05. Even if they were sent to the previous owner, I would have received the mail. I discovered this project when I read the 10/30/05 article in the Daily Breeze. I only then realized based on the map included in this article, that I might have a problem. Being a builder in only Manhattan Beach for the last 25 years, I'm rather astute when it comes to reading blueprints and maps. Keep in mind I still know nothing. I've built numerous houses in Manhattan Beach and the only knowledge I have of under grounding in this city is for several small areas in the sand section. Imagine that...this process in districts #2 and #4 has been going on for 6 years and I know nothing. Either this is the best kept secret in town or I've had my head buried in the sand for 6 years. Makes me worry about the way projects and other activities are being conducted. Oh I know that the city has probably provided the minimum noticing as required by law, but I would say, just based on my lack of information that the process is lacking. I would appeal to one's ethics when it comes to railroading a lot of individuals into an extreme hardship that they really don't want. Make no mistake, the no's might not carry this measure because the ballot is going to be weighted based on lot size. This means that your standard lot up to a size of 7499 sq. ft. is going to count for .5 to .75 of a vote. On the other hand the votes for the larger lots, presumably occupied by our wealthier residents, will count anywhere from 1.0 to 1.5 votes. I don't understand! Why does the larger lot benefit from the safety of the under grounding more than the smaller lot? Further why does the larger lot benefit from the "neighborhood enhancement" more than the smaller lot? Why is it possible for 42% of the yes votes to carry this ballot? Something is wrong!

Again since I've just entered this fray, and there's still a lot to be discovered, but I'm very adept at fact finding, and something tells me I've only just begun. As I understand it, this process started out with a consideration for a disproportionate benefit method of assessment.

Your city engineer, public works director, and assessment engineer at Berryman and Henigar as much as said that using this method would be a challenge but it was the right thing to do. When I spoke to the current engineer she told me that it was agreed that this technique would be considered but not necessarily used. When I quizzed her further she explained that this technique was considered subjective and therefore, could not be modelled.. I suggest that we examine this issue. Your assessment engineer at the time of initiation of this project was Berryman and Henigar. I have a letter from a Mr. Don Mc Pherson saying that in a 5/4/2000 community meeting for Districts 1,2, and 4, the city, along with the assessment engineer and city engineer, agreed to use a view-improvement assessment model approved by the UUD-4 petition committee. Since that time Mr. McPherson, as a committee member received periodic affirmations from the Public Works Director that the city was going to use this model. Sometime, very recently, the approach was changed without advertisement, and when the 10/20/05 meeting was held, the "neighborhood enhancement" or flat pricing technique was unveiled. When I inquired of the current assessment engineer, now Forman and Hall, as to why this subsequent technique was used, she said she had only been on the project since last July, and that this approach was being used because it was what was utilized for the prior districts in the sand section, properties that are all located within two blocks of the ocean. When I asked to speak to the person who worked on the project prior to her to inquire when the technique was changed, she explained that that woman no longer worked on the project, but that she could ask her my question and get back to me. I never got a response. Once again, why wasn't the revised approach allowed more time for public review? It was unveiled at the aforementioned meeting on 10/20/05 and at that time public comment and questions were invited. But it was only noticed in the ballot sent to these particular residents. Don't you think that other M.B. residents might be interested in the process? Especially if they're in an upcoming district. Your noticing technique only informed these residents and only on the lower portion of the back of page 3 of the 6 page document. Other than the vote itself, this informational meeting was the most important element of this document, and it was put at the bottom and on the back of page 3. I would also like to state on Nov.1st, at the time of my initial inquiry as to the fairness of this assessment on my particular parcel, I was told that no modification could be made to the assessment, right or wrong, because the assessments had already been sent out to the residents, and a modification for me, would require modifying every assessment, and so I was told that there hands were tied..

So let's see; we have a case of a challenge and so we chose the simpler method; we have a rather poor noticing technique that doesn't keep people very well informed as to what's happening relative to their own private property; we have a change in assessment engineers, and nobody wants to tell me why or when the assessment technique changed; we have a ballot process that can actually be passed without a democratic majority, and when was the last time that a majority was less than 50%? Last but certainly not least, we have the issue of the assessment technique that is actually being used. I have bought and sold property in this fair city for 25 years and if anybody even remotely tries to convince me that these properties in districts #2 and #4 are not valued based on their ocean views, I will ask them what they've been smoking, because obviously they are seeing things through rose-colored glasses. Please, real estate is all about location. In M.B., on the Hill, it's all about lot and view within that location. Properties are priced on the basis of lot and view. The home is secondary. Insides can be remodelled or

structure can be added. Landscaping can always be changed, but not the lot, and not an unblockable view, which a majority of these properties possess. We can do better, and our city can do better. We pay a lot of taxes and the city paid a lot of money for this assessment which obviously is inadequate, inaccurate, and is making a travesty of our democratic process.

In closing, let me say that approvals for this process should be predicated on more than just a few blocks, where the benefits will be much greater for those residents versus the residents in the surrounding districts; and of course that statement is purely predicated on the fact that the surrounding districts are approved. A perfect example is this Hill Section. My primary view will only be enhanced with the approval of district #9, scheduled for vote 2 years down stream at best. If district #9 benefits are not viewed by the residents as being worth the expense, then I've paid a \$39,000 assessment for no improvement in my primary view corridor to the North and Northeast. This is simply not a fair and equitable system. Approvals of district #2 and #4 are integral to the approval of districts #9 and #10, and ultimately a district for those residents North of 9th st. and East of Poinsettia. This then would truly encompass a whole section of the city and make much more sense, as the entire Hill Section could then say their utilities are underground. I am sure that most experts in property evaluation would agree that under grounding of all the properties in the Hill Section would enhance the value dramatically and much more equitably. However if this total under grounding does not occur then my property, now in the middle of the Hill Section, would be treated by realtors as "on the edge of the under grounded utilities district" and as such could very possibly be de-valued relative to other properties more internal within the said approved districts. I'm not sure but I believe that that would be a violation of my property rights. I suspect that would take some additional investigation.

Let's correct it before it's too late! Let's stand up for the people who are being outnumbered or at least out weighted by a group looking to satisfy their own selfish goals. Let's exercise the Councils' right, according to point #7 in the ballot instructions, and set aside the ballot that is scheduled to be counted on Monday night, 11/21/05. Let's get an approval for the whole Hill Section that will benefit all residents equally relative to safety and "neighborhood enhancement."

Please feel free to contact me with any questions or comments. I'm only sorry that I was unable to participate in this process before now, because I'm truly confident that this under grounding could be achieved in a manner beneficial to all Hill Section residents alike, and not just a select few.

Very truly yours,

Ted Davis

Beverly Simons-Morse
918 First Street, Manhattan Beach, CA 90266

11.16.05
bevgiiw@aol.com

1
\$80,000 cost
is nearly
the cost
of our
home!

To my neighbors and city council re undergrounding of utilities and unequal taxation

After thirty years or so, I am still against undergrounding our working utility wires. And would urge anyone who wants to, to go ahead and do it. I wonder, however, why one homeowner who can afford to purchase a \$5M dollar home should pay less than someone who bought a \$100,000 home 30 years ago? After all, we pay the same rates for electricity, water and trash, *et al.*

If the council and (newer) homeowners insist upon cosmetic undergrounding for personally pleasing esthetics or land-value purposes (ie, short term owners), the cost should be shared equally, across the board, throughout the city. Better yet, paid for by those who want it. Period. There are many who don't care about the wires and poles, and those who can't even see them any more because of all the (other) mansions in the way. The undergrounding of utilities can't be a necessary safety issue, as was argued in the past, when for the past thirty years we've continued to do quite well without it.

Actually, when this ~~PEP, Project-For-Pretty~~ was first espoused, I was given a rough cost estimate by the city of \$3500 to \$7,000 for my home. But the city wouldn't give it to me in writing. Said it was my problem and for me to go find out. I got back as much gobbledygoop from the utilities companies as I got from the series of transitioning councils throughout the years. And today, the city still hasn't given an honest answer. 30 years of rough estimates. Talk about arrogance! Once, vis a vis this issue, council was asked if it would ever consider purchasing toilet paper for city hall without knowing the cost. The answer was no. And so is mine. Now, and then.

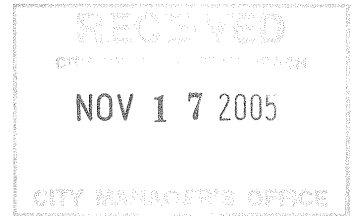
I know how much our homes cost, what our cars and electricity cost. We don't buy anything without knowing the cost. And during this time of war, of death, destruction and dismay, of weakening economies, tsunamis, earthquakes and hurricanes; of job and home losses throughout the country, my once \$3500 rough estimate has now (roughly, of course) soared over twenty times that, to \$60,000 to \$80,000. Money truly needed - necessary - elsewhere. Our soldiers, our firefighters and police. Medicines, schools, health and welfare! Our very state - nay, our nation!

The undergrounding of working utilities (in which I own stock) is cosmetic. If it was dangerous, that portion of my portfolio would be 'color me gone.' And I would have - at my own expense - undergrounded my own wires long ago. But to spend, in a time of national and world upheaval, thousands and thousands and thousands of dollars for someone else's idea of what is esthetically pleasing, is a very low priority for me. Low to the point of absurd. Of irresponsible. Of outrage.

I welcome all those who want to underground their own utilities, to go ahead and do it. Enjoy! But I'm already spending over \$60k a year on a recent personal situation, and one that will never be finished. My once purely philosophical argument is now more personal. And I don't think I'm alone...

About the issue of unequal taxation? The city attorney is available for consult, I should think. I don't know what we pay him per hour to consult with the citizens who pay his salary, but I know what my own private attorney charges. As I said before, I wouldn't buy toilet paper without knowing the cost. Especially when what I'm already using is just fine. Proven, and good.

 11/17/05



November 15, 2005

City Council Chamber Members
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Subject: Underground Utility Assessment NO. 05-2
Parcel #4169-009-018

I am objecting to the Outrageous and Ridiculous assessment, how can you expect people to pay this amount who live on a fixed income. Not only the assessment the hook up will be very costly. Social Security does not allow for these expenses.

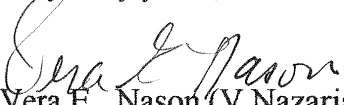
Let the people who want it done take care of us who cannot afford it.

Even if you put the wires underground I will still have a pole out my window so there will not much of a benefit to me.

All I can say is the Council is being swayed by the money coming into Manhattan Beach and forgetting the people who have lived here for years.

Take care of all of us, just not the McMansion people.

Very truly yours,


Vera E. Nason (V. Nazarian)
Evelyn N. Hengsteler



Vera E Nason
516 N Ardmore Ave
Manhattan Beach CA 90266-5832

CITY OF MANHATTAN BEACH

1400 Highland Avenue
Manhattan Beach, CA 90266

FINAL ENGINEER'S REPORT

UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-2

Prepared by:



420 Exchange, Suite 100
Irvine, California 92602

November 21, 2005

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AGENCY: CITY OF MANHATTAN BEACH

PROJECT: UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-2

TO: CITY COUNCIL

**ENGINEER'S "REPORT" PURSUANT TO THE
PROVISIONS OF SECTION 10204
OF THE STREETS AND HIGHWAYS CODE**

WHEREAS, on October 4, 2005 the City Council of the City of Manhattan Beach, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention (Resolution No. 5999), for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as:

**CITY OF MANHATTAN BEACH
UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-2**

(hereinafter referred to as the "Assessment District" or "District").

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area generally described as "Between Ardmore Avenue and Anderson Street, from 2nd Street to 9th Street." Further detail identifying the District boundary and location is shown on the Boundary Map available in Appendix B of this report. The proposed underground utility improvements will provide conversion to a more safe and reliable upgraded utility system, and will improve the neighborhood aesthetic streetscape and visual environment.

The construction of these improvements will conform to existing City of Manhattan Beach, Southern California Edison, Adelphia and Verizon standards. By virtue of such improvements, the proposed improvements will enhance the value of the parcels within the District. Therefore, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the City of Manhattan Beach, State of California, in connection with the proceedings for *Underground Utility Assessment District No. 05-2* (hereinafter referred to as the "Assessment District"), I, Jon E. Bourgeois, P.E., a Registered Professional Engineer and authorized representative of Hall & Foreman, Inc., the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated on the following page.

PART I

This part contains the plans and specifications, which describe the general nature, location and extent for the proposed improvements, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Superintendent of Streets.

PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

PART III

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, as near as may be determined, of the parcels of land and improvements which are propose to be assessed.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City of Manhattan Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention, is filed herewith and made a part hereof, and part of the assessment.

PART VI

This part shall consist of the following information:

- A. Description of Facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on November 21, 2005

HALL & FOREMAN, INC.

Jon E. Bourgeois, P.E.
R.C.E. No. 30242
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF MANHATTAN BEACH, CALIFORNIA, on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the _____ day of _____, 2005.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

Part I Plans and Specifications

The plans and specifications to construct the utility undergrounding improvements and any ancillary improvements thereof, for the area generally described as District 05-2 in the area generally described as, "Between the Ardmore Avenue and Anderson Street, from 2nd Street to 9th Street," which describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and incorporated as if attached and a part of this Report.

The Plans and Specifications for the improvements are on file in the offices of the Superintendent of Streets.

Part II Cost Estimate

Table 1 City of Manhattan Beach AD No. 05-2 Cost Estimate		
	Estimated Costs	
	Preliminary	Final
DESIGN COSTS		
SCE Design Engineering	\$ 40,000.00	\$ 40,000.00
Verizon Design Engineering	\$ 15,000.00	\$ 15,000.00
Adelphia Design Engineering	\$ 13,401.00	\$ 13,401.00
Total Design Costs:	\$ 68,401.00	\$ 68,401.00
CONSTRUCTION COSTS		
SCE Structures	\$ 2,123,771.00	\$ 2,123,771.00
SCE Cable	\$ 454,071.00	\$ 454,071.00
Verizon Structures	\$ 2,438,050.00	\$ 2,438,050.00
Verizon Cable	\$ 662,187.00	\$ 662,187.00
Adelphia Structures	\$ 754,896.00	\$ 754,896.00
Adelphia Cable	\$ 176,165.00	\$ 176,165.00
Total Construction Costs:	\$ 6,609,140.00	\$ 6,609,140.00
PROJECT CONTINGENCY	\$ 330,457.00	\$ 315,073.00
Total Project Contingency Costs:	\$ 330,457.00	\$ 315,073.00
INCIDENTAL EXPENSES		
City Administration / Inspection	\$ 48,407.00	\$ 48,407.00
Bond Printing, Registration & Servicing	\$ 3,000.00	\$ 3,000.00
Printing, Advertising, Notices	\$ 500.00	\$ 500.00
S&P Rating Agency Fee	\$ 5,334.00	\$ 5,334.00
Trustee	\$ 2,000.00	\$ 2,000.00
Bond & Disclosure Counsel	\$ 23,334.00	\$ 23,334.00
Financial Advisor	\$ 18,334.00	\$ 18,334.00
Assessment Engineer	\$ 14,004.00	\$ 14,004.00
Contingency	\$ 1,000.00	\$ 1,000.00
Total Incidental Expenses:	\$ 115,913.00	\$ 115,913.00
BOND COSTS		
Underwriter's Discount	\$ 103,328.00	\$ 103,328.00
Bond Reserve (20 year)	\$ 646,294.00	\$ 646,294.00
Capitalized Interest	\$ 230,238.00	\$ 230,238.00
Total Bond Costs:	\$ 979,860.00	\$ 979,860.00
DISTRICT FORMATION AMOUNT TO ASSESSMENT:	\$ 8,103,771.00	\$ 8,088,387.00
Notes:		
Number of Assessable Parcels	194	
Estimated Acreage of District	43.5	

Part III Assessment Roll and Method of Assessment Spread

WHEREAS, on October 4, 2005, the City Council of the CITY OF MANHATTAN BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. 5999, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 05-2; and

WHEREAS, said Resolution of Intention, as required by law, did direct the Engineer of Work to make and file a "Report," consisting of the following as required by Section 10204 of the Act:

- a. Plans;
- b. Specifications;
- c. Cost Estimates;
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, Jon E. Bourgeois, P.E., the authorized representative of Hall and Foreman, Inc., pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913," do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the estimated special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.

2. As required by law, a Diagram is hereto attached, showing the Assessment District as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.
3. The subdivisions and parcels of land, the numbers therein as shown on the respective Assessment Diagram as attached hereto, correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12 percent per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below in Table 2, Summary of Costs and Expenses:

Table 2		
City of Manhattan Beach AD 05-2		
Summary of Costs and Expenses		
Estimated Costs and Expenses	Preliminary	Confirmed
Design Costs	\$ 68,401.00	\$ 68,401.00
Construction Costs	\$ 6,609,140.00	\$ 6,609,140.00
Project Contingency	\$ 330,457.00	\$ 315,073.00
Incidental Expenses	\$ 115,913.00	\$ 115,913.00
Bond Costs	\$ 979,860.00	\$ 979,860.00
TOTAL	\$ 8,103,771.00	\$ 8,088,387.00

For particulars as to the individual assessments and their descriptions, reference is made to Appendix A (Assessment Roll), attached hereto.

6. The Method and Formula of Assessment Spread is as set forth in Exhibit "A", which is attached hereto, referenced and so incorporated.

Dated: _____

HALL & FOREMAN, INC.

Jon E. Bourgeois, P.E.
R.C.E. No. 30242
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

Table 3 City of Manhattan Beach AD 05-2 Debt Limit Information¹	
Description	Amount
Estimated Balance to Assessment	\$ 8,088,387.00
Unpaid Special Assessments ²	\$ -
TOTAL	\$ 8,088,387.00
True Value of Parcels ³	\$208,958,469.00

1. Required under Part 7.5 of Division 4.
 2. Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than the instant proceedings.
 3. True Value of Parcels means the total assessed value of the land and improvements as estimated and shown on the last equalized roll of the County.
- Note: This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as it is not the responsibility of the Engineer's Report.

EXHIBIT "A"

METHOD AND FORMULA OF ASSESSMENT SPREAD

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments must be based on the estimated special benefit that the properties receive from the works of improvement. In addition, Article XIID, Section 4 of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also requires that publicly owned property, which receive special benefit from the improvements, be assessed. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit each will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special and direct benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs, as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing as well as tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the estimated special benefits received by each parcel within the Assessment District. Ballot tabulation will be finalized at that time and, if a majority of the ballots submitted, weighted by the assessment amount, are in opposition to the Assessment District, then the District must be abandoned. If this is not the case, then the City Council shall form the Assessment District and levy the special assessment against the parcels therein.

The following sections set forth the methodology used to apportion the costs of the improvements for each parcel.

Definition

Parcel is defined as a legal, taxable parcel as shown on the assessor parcel maps as an assessor parcel number.

Special Benefit

In further making the analysis, it is necessary that the properties receive a special and direct benefit distinguished from general benefits conferred to the public at large.

This District was initiated by property owners who petitioned the City to form a District to underground utility services. The proposed improvements (the undergrounding of power, telephone and cable facilities) are all located along local residential streets within the boundaries of the District. The undergrounding will provide a higher level of service and safety to all properties being serviced, in that, all new wires and equipment will be installed underground reducing the threat of interrupted service due to downed power lines incurred by wind, rain or fire. In addition, undergrounding overhead utility lines will further prevent other hazardous situations that restrict or slow access to emergency personnel in event the utility lines are downed.

The undergrounding of power, telephone and cable facilities will also remove physical and visual impediments within the neighborhood streets, thus improving the neighborhood aesthetic streetscape and visual environment for parcels within the District.

In this District, 100 percent of the cost allocation for the improvements is for special benefit to the parcels within the District and there is no general benefit. By virtue of such benefits, the proposed improvements will increase the desirability and will specifically enhance the value of the properties within the Assessment District. The Assessment in this District has two components.

Method of Apportionment

Based upon the findings described above, the special benefits received by the properties within the boundaries of the District are:

- 1) Conversion from an Overhead to Underground Utility System Resulting in Safer and Improved Reliability from the Upgraded Utility System;
- 2) Aesthetic View Enhancements of the Neighborhood Area due to the Removal of the Overhead Facilities and Opening of Neighborhood View Corridors.

The two special benefits described above, are estimated to be of equal benefit to the parcels located within the District boundaries. Therefore, the total cost of the underground utility district formation assessment will be spread with approximately fifty percent of the costs to the parcels who benefit from the conversion from an overhead to an underground upgraded utility system, and approximately fifty percent of the costs will be spread to the parcels that receive the aesthetic view enhancement benefit to the neighborhood area.

The following method for distribution of special benefit is described below:

- 1) Conversion from an Overhead to Underground Utility System Results in Safer and Improved Reliability from the Upgraded Utility System

All of the assessable parcels will have their overhead utility service converted to an underground upgraded utility system. All the properties will benefit equally from the

underground upgraded utility system. Therefore, the properties will be assigned a benefit factor of 1.0 (BF) to each assessor parcel number. The estimated cost of the underground upgraded utility system will be spread proportionally per benefit factor per parcel.

The benefit factors for the Conversion to a Safer and Improved Reliability Upgraded Underground Utility System are as follows in Table 4:

Table 4 City of Manhattan Beach AD 05-2 Conversion to an Upgraded Underground Utility System	
Parcel Description	Benefit Factor
Residential	1

Exception(s)

Certain parcels are receiving a partial utility installation and will be assessed based on the proportionate share of construction costs for type of utility improvement. Further details are available in the Assessment Roll located in Appendix A.

- 2) Aesthetic View Enhancement of the Neighborhood Area is due to the Removal of the Overhead Facilities and Opening of Neighborhood View Corridors

All of the assessable parcels will receive a neighborhood aesthetic enhancement benefit from the removal of utility poles and overhead utility lines. All parcels benefit from the enhancement of the neighborhood streetscape and the removal of obstructions near their properties and within the boundaries of the District.

There are one hundred ninety-four parcels within the District zoned as Residential Single Family (RS). Based on the City of Manhattan Beach's Municipal Code, these parcels are located within the City's Property Development Standards Area designated as District I, wherein each parcel requires a minimum lot area of 7,500 sf per dwelling unit. Notably, parcels with a minimum area of 15,000 sf may be divided into two separate parcels. Although each parcel is allowed to develop one dwelling unit per parcel, lot area varies within the District.

The Aesthetic View Enhancement of the Neighborhood Area component considers the City's zoning and lot area and designates a benefit factor wherein parcels with lot area ranging from zero to 5,624 sf (zero up to less than ¾ lot) will be assigned a benefit factor of 0.5; parcels with lot area ranging from 5,625 sf to 7,499 sf (¾ lot up to less than a full lot) will be assigned a benefit factor of 0.75; parcels ranging from 7,500 sf to 9,324 sf (full lot up to less than 1 ¼ lot) will be assigned a benefit factor of 1.0; parcels ranging from 9,325 sf to 11,249 sf (1 ¼ lot to less than 1 ½ lot) will be assigned a benefit factor of 1.25; and parcels ranging from 11,250 sf and greater (1 ½ lot and greater) will be assigned a benefit factor of 1.5. See Table 5 on the following page.

The benefit factors are as follows on Table 5:

Table 5 City of Manhattan Beach AD 05-2 Conversion to Neighborhood Enhancement			
Zoning Designation	Lot Description	Lot Area (SF)	Benefit Factor
Residential (RS)	0 - Less than 3/4 Lot	0 - 5,624	0.5
Residential (RS)	3/4 Lot - Less than Full Lot	5,625 - 7,499	0.75
Residential (RS)	Full Lot - Less than 1 1/4 Lot	7,500 - 9,324	1
Residential (RS)	1 1/4 Lot - Less than 1 1/2 Lot	9,325 - 11,249	1.25
Residential (RS)	1 1/2 Lot - Greater	11,250 +	1.5

Exception(s)

Certain parcels are receiving a partial utility installation and will be assessed based on the proportionate share of construction costs for type of utility improvement once the benefit factor has been assigned. Further details are available in the Assessment Roll located in Appendix A.

IRS Tax Component

Per the City of Manhattan Beach, City Council motion adopted on August 2, 2005, the IRS tax component will not be added to the Underground Utility Assessment.

Incidental and Bond Costs

Incidental Expenses and Bond Costs have been assessed to the entire Assessment District on a prorated basis relative to the construction cost allocations. The Assessment Summary on Table 6 identifies the breakdown of costs as follows:

Table 6 City of Manhattan Beach AD 05-2 Assessment Summary												
Property Type	Upgraded Underground Utility System					Neighborhood Enhancement					Total	
	Number of Parcels	Benefit Factor	Asmt per Parcel	Asmt Amount	Number of Parcels	Benefit Factor	Asmt per Parcel	Asmt Amount	Total Asmt	Total Asmt Per Parcel		
Residential (RS)	44	1	\$ 21,241.87	\$ 934,642.28	44	0.5	\$ 12,240.61	\$ 538,586.84	\$ 1,473,229.12	\$ 33,482.48		
Residential (RS)	76	1	\$ 21,241.87	\$ 1,614,382.12	76	0.75	\$ 18,360.91	\$ 1,395,429.16	\$ 3,009,811.28	\$ 39,602.78		
Residential (RS)	21	1	\$ 21,241.87	\$ 446,079.27	21	1	\$ 24,481.22	\$ 514,105.62	\$ 960,184.89	\$ 45,723.09		
Residential (RS)	31	1	\$ 21,241.87	\$ 658,497.97	31	1.25	\$ 30,601.52	\$ 948,647.12	\$ 1,607,145.09	\$ 51,843.39		
Residential (RS)	16	1	\$ 21,241.87	\$ 339,869.92	16	1.5	\$ 36,721.82	\$ 587,549.12	\$ 927,419.04	\$ 57,963.69		
Residential (RS) Receiving Partial Utility Undergrounding	6	%	Varies	\$ 50,130.83	6	%	Varies	\$ 60,468.63	\$ 110,599.46	Varies		
Totals	194			\$ 4,043,602.39	194			\$ 4,044,786.49	\$ 8,088,388.88			

For particulars as to the assessment roll, reference is made to Appendix "A". A detailed itemization of improvement costs may be found in Part II of this report.

Part IV Annual Administrative Assessment District

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the City of Manhattan Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments and/or from the administration or registration of any bonds and reserve or other related funds. This maximum assessment hereinafter set forth, is authorized pursuant to the provisions of Section 10204(f) of the Streets and Highways Code, and said maximum assessment shall not exceed ten percent (10%) of the annual assessment per individual assessment parcel per year.

The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

Part V Boundary Map and Diagram of Assessment

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Manhattan Beach.

As required by the Act, the Assessment Diagram shows the exterior boundaries of the assessment district and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III. The Assessor's parcel number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Los Angeles for the boundaries and dimensions of each parcel of land. (See Appendix "B" for Assessment Diagram).

Part VI Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be constructed, installed, maintained, repaired or improved. For the general location of the improvements to be constructed, reference is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Underground Utility Assessment District No. 05-2, generally described as "Between Ardmore Avenue and Anderson Street, from 2nd Street and 9th Street."

1. Removal of existing power and telephone poles.
2. Removal of overhead resident service drops.
3. Construction of mainline underground power and telephone conduit, with appurtenant manholes and pullboxes.
4. Construction of service conduit and appurtenances.

The Southern California Edison Company, Adelphia and Verizon will design the improvements. Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, Adelphia, or Verizon.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his property necessary to connect facilities constructed by the public utilities in the public streets to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work executed by the assessment district.

The estimated time for completion of the civil undergrounding of the facilities is approximately six to eight months from the start of construction. The estimated time for completion of the electrical undergrounding of the facilities is approximately six months from the completion of civil work. Property owners will be required to provide necessary underground connections within 120 days of the completion of the entire underground facilities.

Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

Right-of-Way Certificate

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN BEACH

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all times herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, as amended, for the construction of certain public improvements in a special assessment district known and designated as *UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-2*.

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

It is acknowledged that the proposed Works of Improvement must be constructed within public rights-of-way, land, or easements owned by or licensed to the CITY OF MANHATTAN BEACH, County of Los Angeles, State of California, at the time of the construction of the Works of Improvement, and the undersigned hereby further certifies that all rights-of-way necessary for the Works of Improvements will be obtained and in possession of the City, County, or State prior to the commencement of any construction by the City of Manhattan Beach.

EXECUTED this _____ day of _____, 2005, at City of Manhattan Beach, California.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

By: _____

Certification of Completion of Environmental Proceedings

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN BEACH

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as *UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-2* (hereinafter referred to as the "Assessment District").
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review, as follows:

The proposed project is Categorical Exempt (Class 2) from the provisions of CEQA (replacement or reconstruction),

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this _____ day of _____, 2005 at Manhattan Beach, California.

CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

APPENDIX "A"
ASSESSMENT ROLL

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-2

ASMT NO.	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
1	4169-001-001	\$ 51,843.39	\$ 51,843.39	\$ 115,404.00	2.23
2	4169-001-002	\$ 51,843.39	\$ 51,843.39	\$ 1,629,755.00	31.44
3	4169-001-003	\$ 51,843.39	\$ 51,843.39	\$ 126,980.00	2.45
4	4169-001-004	\$ 51,843.39	\$ 51,843.39	\$ 125,645.00	2.42
5	4169-001-005	\$ 51,843.39	\$ 51,843.39	\$ 301,336.00	5.81
6	4169-001-006	\$ 33,482.48	\$ 33,482.48	\$ 699,344.00	20.89
7	4169-001-007	\$ 45,723.09	\$ 45,723.09	\$ 195,604.00	4.28
8	4169-001-008	\$ 45,723.09	\$ 45,723.09	\$ 2,393,873.00	52.36
9	4169-001-009	\$ 45,723.09	\$ 45,723.09	\$ 568,937.00	12.44
10	4169-001-010	\$ 39,602.78	\$ 39,602.78	\$ 556,923.00	14.06
11	4169-001-011	\$ 39,602.78	\$ 39,602.78	\$ 83,082.00	2.10
12	4169-001-012	\$ 39,602.78	\$ 39,602.78	\$ 77,046.00	1.95
13	4169-001-013	\$ 39,602.78	\$ 39,602.78	\$ 457,060.00	11.54
14	4169-001-014	\$ 39,602.78	\$ 39,602.78	\$ 161,870.00	4.09
15	4169-001-015	\$ 33,482.48	\$ 33,482.48	\$ 1,711,364.00	51.11
16	4169-001-016	\$ 33,482.48	\$ 33,482.48	\$ 2,769,258.00	82.71
17	4169-002-001	\$ 51,843.39	\$ 51,843.39	\$ 186,725.00	3.60
18	4169-002-002	\$ 51,843.39	\$ 51,843.39	\$ 3,387,303.00	65.34
19	4169-002-003	\$ 33,482.48	\$ 33,482.48	\$ 1,615,711.00	48.26
20	4169-002-004	\$ 39,602.78	\$ 39,602.78	\$ 2,545,655.00	64.28
21	4169-002-005	\$ 45,723.09	\$ 45,723.09	\$ 1,486,470.00	32.51
22	4169-002-007	\$ 51,843.39	\$ 51,843.39	\$ 100,852.00	1.95
23	4169-002-008	\$ 51,843.39	\$ 51,843.39	\$ 2,979,609.00	57.47
24	4169-002-009	\$ 45,723.09	\$ 45,723.09	\$ 1,518,854.00	33.22
25	4169-002-010	\$ 57,963.69	\$ 57,963.69	\$ 5,558,881.00	95.90
26	4169-003-001	\$ 57,963.69	\$ 57,963.69	\$ 1,222,404.00	21.09
27	4169-003-002	\$ 57,963.69	\$ 57,963.69	\$ 101,706.00	1.75
28	4169-003-003	\$ 39,602.78	\$ 39,602.78	\$ 81,190.00	2.05
29	4169-003-004	\$ 39,602.78	\$ 39,602.78	\$ 762,003.00	19.24
30	4169-003-005	\$ 39,602.78	\$ 39,602.78	\$ 87,164.00	2.20
31	4169-003-006	\$ 39,602.78	\$ 39,602.78	\$ 74,293.00	1.88
32	4169-003-011	\$ 51,843.39	\$ 51,843.39	\$ 3,614,370.00	69.72
33	4169-003-012	\$ 51,843.39	\$ 51,843.39	\$ 147,237.00	2.84
34	4169-003-013	\$ 39,602.78	\$ 39,602.78	\$ 80,670.00	2.04
35	4169-003-014	\$ 39,602.78	\$ 39,602.78	\$ 163,210.00	4.12
36	4169-003-015	\$ 57,963.69	\$ 57,963.69	\$ 2,933,384.00	50.61
37	4169-003-016	\$ 57,963.69	\$ 57,963.69	\$ 3,769,078.00	65.02
38	4169-003-017	\$ 57,963.69	\$ 57,963.69	\$ 2,293,597.00	39.57
39	4169-003-018	\$ 51,843.39	\$ 51,843.39	\$ 2,900,000.00	55.94
40	4169-003-019	\$ 51,843.39	\$ 51,843.39	\$ 686,597.00	13.24
41	4169-004-029	\$ 39,602.78	\$ 39,602.78	\$ 88,604.00	2.24
42	4169-004-032	\$ 39,602.78	\$ 39,602.78	\$ 1,298,803.00	32.80
43	4169-004-033	\$ 33,482.48	\$ 33,482.48	\$ 213,647.00	6.38
44	4169-004-034	\$ 33,482.48	\$ 33,482.48	\$ 425,298.00	12.70
45	4169-004-035	\$ 33,482.48	\$ 33,482.48	\$ 69,459.00	2.07
46	4169-004-036	\$ 39,602.78	\$ 39,602.78	\$ 199,624.00	5.04
47	4169-004-037	\$ 33,482.48	\$ 33,482.48	\$ 92,397.00	2.76
48	4169-004-038	\$ 39,602.78	\$ 39,602.78	\$ 86,532.00	2.18
49	4169-004-039	\$ 33,482.48	\$ 33,482.48	\$ 635,592.00	18.98
50	4169-004-040	\$ 39,602.78	\$ 39,602.78	\$ 862,668.00	21.78
51	4169-007-012	\$ 33,482.48	\$ 33,482.48	\$ 811,724.00	24.24
52	4169-007-013	\$ 33,482.48	\$ 33,482.48	\$ 255,914.00	7.64
53	4169-007-014	\$ 39,602.78	\$ 39,602.78	\$ 1,961,297.00	49.52

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-2

ASMT NO.	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
54	4169-007-015	\$ 39,602.78	\$ 39,602.78	\$ 2,701,512.00	68.22
55	4169-007-017	\$ 39,602.78	\$ 39,602.78	\$ 2,750,409.00	69.45
56	4169-007-018	\$ 39,602.78	\$ 39,602.78	\$ 937,426.00	23.67
57	4169-007-019	\$ 33,482.48	\$ 33,482.48	\$ 683,533.00	20.41
58	4169-007-020	\$ 33,482.48	\$ 33,482.48	\$ 583,357.00	17.42
59	4169-007-048	\$ 51,843.39	\$ 51,843.39	\$ 838,989.00	16.18
60	4169-008-001	\$ 33,482.48	\$ 33,482.48	\$ 658,450.00	19.67
61	4169-008-002	\$ 39,602.78	\$ 39,602.78	\$ 108,088.00	2.73
62	4169-008-003	\$ 45,723.09	\$ 45,723.09	\$ 3,124,325.00	68.33
63	4169-008-004	\$ 45,723.09	\$ 45,723.09	\$ 2,642,865.00	57.80
64	4169-008-005	\$ 39,602.78	\$ 39,602.78	\$ 81,531.00	2.06
65	4169-008-006	\$ 39,602.78	\$ 39,602.78	\$ 2,228,747.00	56.28
66	4169-008-007	\$ 39,602.78	\$ 39,602.78	\$ 2,099,536.00	53.01
67	4169-008-008	\$ 33,482.48	\$ 33,482.48	\$ 995,334.00	29.73
68	4169-008-009	\$ 33,482.48	\$ 33,482.48	\$ 718,629.00	21.46
69	4169-008-010	\$ 45,723.09	\$ 45,723.09	\$ 2,111,595.00	46.18
70	4169-008-011	\$ 39,602.78	\$ 39,602.78	\$ 2,896,499.00	73.14
71	4169-008-012	\$ 39,602.78	\$ 39,602.78	\$ 2,914,516.00	73.59
72	4169-008-013	\$ 45,723.09	\$ 45,723.09	\$ 2,955,160.00	64.63
73	4169-008-014	\$ 39,602.78	\$ 39,602.78	\$ 1,648,108.00	41.62
74	4169-008-015	\$ 39,602.78	\$ 39,602.78	\$ 1,713,415.00	43.27
75	4169-008-016	\$ 57,963.69	\$ 57,963.69	\$ 3,147,864.00	54.31
76	4169-008-017	\$ 57,963.69	\$ 57,963.69	\$ 647,256.00	11.17
77	4169-008-018	\$ 39,602.78	\$ 39,602.78	\$ 998,106.00	25.20
78	4169-008-019	\$ 39,602.78	\$ 39,602.78	\$ 75,666.00	1.91
79	4169-009-003	\$ 33,482.48	\$ 33,482.48	\$ 108,772.00	3.25
80	4169-009-004	\$ 33,482.48	\$ 33,482.48	\$ 2,225,630.00	66.47
81	4169-009-005	\$ 33,482.48	\$ 33,482.48	\$ 3,049,897.00	91.09
82	4169-009-006	\$ 39,602.78	\$ 39,602.78	\$ 889,287.00	22.46
83	4169-009-007	\$ 57,963.69	\$ 57,963.69	\$ 177,763.00	3.07
84	4169-009-008	\$ 57,963.69	\$ 57,963.69	\$ 172,023.00	2.97
85	4169-009-009	\$ 57,963.69	\$ 57,963.69	\$ 120,334.00	2.08
86	4169-009-010	\$ 51,843.39	\$ 51,843.39	\$ 372,001.00	7.18
87	4169-009-011	\$ 51,843.39	\$ 51,843.39	\$ 1,656,527.00	31.95
88	4169-009-012	\$ 33,482.48	\$ 33,482.48	\$ 1,174,119.00	35.07
89	4169-009-013	\$ 33,482.48	\$ 33,482.48	\$ 2,898,681.00	86.57
90	4169-009-014	\$ 33,482.48	\$ 33,482.48	\$ 603,586.00	18.03
91	4169-009-015	\$ 33,482.48	\$ 33,482.48	\$ 220,759.00	6.59
92	4169-009-016	\$ 33,482.48	\$ 33,482.48	\$ 342,799.00	10.24
93	4169-009-017	\$ 33,482.48	\$ 33,482.48	\$ 535,297.00	15.99
94	4169-009-018	\$ 33,482.48	\$ 33,482.48	\$ 67,736.00	2.02
95	4169-009-019	\$ 51,843.39	\$ 51,843.39	\$ 123,505.00	2.38
96	4169-009-020	\$ 33,482.48	\$ 33,482.48	\$ 268,363.00	8.02
97	4169-009-021	\$ 51,843.39	\$ 51,843.39	\$ 1,143,454.00	22.06
98	4169-010-001	\$ 33,482.48	\$ 33,482.48	\$ 84,461.00	2.52
99	4169-010-002	\$ 33,482.48	\$ 33,482.48	\$ 164,325.00	4.91
100	4169-010-003	\$ 33,482.48	\$ 33,482.48	\$ 176,422.00	5.27
101	4169-010-004	\$ 33,482.48	\$ 33,482.48	\$ 723,357.00	21.60
102	4169-010-005	\$ 33,482.48	\$ 33,482.48	\$ 463,832.00	13.85
103	4169-010-006	\$ 33,482.48	\$ 33,482.48	\$ 83,085.00	2.48
104	4169-010-007	\$ 45,723.09	\$ 45,723.09	\$ 2,470,757.00	54.04
105	4169-010-008	\$ 45,723.09	\$ 45,723.09	\$ 94,636.00	2.07
106	4169-010-009	\$ 45,723.09	\$ 45,723.09	\$ 839,535.00	18.36

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-2

ASMT NO.	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
107	4169-010-010	\$ 45,723.09	\$ 45,723.09	\$ 1,044,118.00	22.84
108	4169-010-011	\$ 39,602.78	\$ 39,602.78	\$ 1,415,000.00	35.73
109	4169-010-012	\$ 39,602.78	\$ 39,602.78	\$ 2,059,343.00	52.00
110	4169-010-014	\$ 45,723.09	\$ 45,723.09	\$ 900,955.00	19.70
111	4169-010-015	\$ 39,602.78	\$ 39,602.78	\$ 96,364.00	2.43
112	4169-010-016	\$ 33,482.48	\$ 33,482.48	\$ 697,268.00	20.82
113	4169-010-017	\$ 39,602.78	\$ 39,602.78	\$ 423,841.00	10.70
114	4169-010-018	\$ 45,723.09	\$ 45,723.09	\$ 899,238.00	19.67
115	4169-010-019	\$ 39,602.78	\$ 39,602.78	\$ 886,434.00	22.38
116	4169-011-001	\$ 39,602.78	\$ 39,602.78	\$ 104,985.00	2.65
117	4169-011-002	\$ 39,602.78	\$ 39,602.78	\$ 1,563,407.00	39.48
118	4169-011-003	\$ 39,602.78	\$ 39,602.78	\$ 612,030.00	15.45
119	4169-011-004	\$ 39,602.78	\$ 39,602.78	\$ 134,990.00	3.41
120	4169-011-005	\$ 39,602.78	\$ 39,602.78	\$ 95,842.00	2.42
121	4169-011-006	\$ 39,602.78	\$ 39,602.78	\$ 774,297.00	19.55
122	4169-011-007	\$ 39,602.78	\$ 39,602.78	\$ 1,108,298.00	27.99
123	4169-011-008	\$ 39,602.78	\$ 39,602.78	\$ 471,615.00	11.91
124	4169-011-009	\$ 51,843.39	\$ 51,843.39	\$ 2,870,322.00	55.37
125	4169-011-010	\$ 51,843.39	\$ 51,843.39	\$ 669,252.00	12.91
126	4169-011-011	\$ 51,843.39	\$ 51,843.39	\$ 1,687,433.00	32.55
127	4169-011-014	\$ 57,963.69	\$ 57,963.69	\$ 1,886,487.00	32.55
128	4169-011-015	\$ 39,602.78	\$ 39,602.78	\$ 944,680.00	23.85
129	4169-011-016	\$ 39,602.78	\$ 39,602.78	\$ 1,997,747.00	50.44
130	4169-011-017	\$ 39,602.78	\$ 39,602.78	\$ 1,705,654.00	43.07
131	4169-011-018	\$ 39,602.78	\$ 39,602.78	\$ 176,225.00	4.45
132	4169-011-019	\$ 39,602.78	\$ 39,602.78	\$ 2,119,648.00	53.52
133	4169-011-020	\$ 39,602.78	\$ 39,602.78	\$ 81,033.00	2.05
134	4169-011-021	\$ 51,843.39	\$ 51,843.39	\$ 1,821,495.00	35.13
135	4169-012-001	\$ 57,963.69	\$ 57,963.69	\$ 1,615,078.00	27.86
136	4169-012-002	\$ 39,602.78	\$ 39,602.78	\$ 954,607.00	24.10
137	4169-012-003	\$ 39,602.78	\$ 39,602.78	\$ 711,298.00	17.96
138	4169-012-004	\$ 39,602.78	\$ 39,602.78	\$ 2,156,742.00	54.46
139	4169-012-005	\$ 39,602.78	\$ 39,602.78	\$ 80,497.00	2.03
140	4169-012-006	\$ 39,602.78	\$ 39,602.78	\$ 988,646.00	24.96
141	4169-012-007	\$ 39,602.78	\$ 39,602.78	\$ 1,510,615.00	38.14
142	4169-012-008	\$ 33,482.48	\$ 33,482.48	\$ 1,293,203.00	38.62
143	4169-012-009	\$ 33,482.48	\$ 33,482.48	\$ 2,041,719.00	60.98
144	4169-012-010	\$ 33,482.48	\$ 33,482.48	\$ 597,032.00	17.83
145	4169-012-011	\$ 33,482.48	\$ 33,482.48	\$ 83,256.00	2.49
146	4169-012-012	\$ 51,843.39	\$ 51,843.39	\$ 3,636,651.00	70.15
147	4169-012-013	\$ 33,482.48	\$ 33,482.48	\$ 85,841.00	2.56
148	4169-012-014	\$ 33,482.48	\$ 33,482.48	\$ 88,069.00	2.63
149	4169-012-015	\$ 57,963.69	\$ 57,963.69	\$ 266,400.00	4.60
150	4169-012-016	\$ 39,602.78	\$ 39,602.78	\$ 888,011.00	22.42
151	4169-012-017	\$ 39,602.78	\$ 39,602.78	\$ 79,460.00	2.01
152	4169-012-018	\$ 39,602.78	\$ 39,602.78	\$ 547,215.00	13.82
153	4169-012-019	\$ 39,602.78	\$ 39,602.78	\$ 1,577,452.00	39.83
154	4169-012-020	\$ 39,602.78	\$ 39,602.78	\$ 195,209.00	4.93
155	4169-012-021	\$ 39,602.78	\$ 39,602.78	\$ 92,881.00	2.35
156	4169-013-001	\$ 4,687.56	\$ 4,687.56	\$ 429,667.00	91.66
157	4169-013-008	\$ 51,843.39	\$ 51,843.39	\$ 119,471.00	2.30
158	4169-013-009	\$ 39,602.78	\$ 39,602.78	\$ 88,773.00	2.24
159	4169-013-010	\$ 57,963.69	\$ 57,963.69	\$ 1,363,781.00	23.53

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-2

ASMT NO.	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
160	4169-013-013	\$ 39,602.78	\$ 39,602.78	\$ 1,434,559.00	36.22
161	4169-013-014	\$ 33,482.48	\$ 33,482.48	\$ 1,815,000.00	54.21
162	4169-013-035	\$ 33,482.48	\$ 33,482.48	\$ 113,089.00	3.38
163	4169-013-036	\$ 33,482.48	\$ 33,482.48	\$ 128,459.00	3.84
164	4169-016-015	\$ 24,233.24	\$ 24,233.24	\$ 80,670.00	3.33
165	4169-017-007	\$ 39,602.78	\$ 39,602.78	\$ 117,052.00	2.96
166	4169-017-008	\$ 45,723.09	\$ 45,723.09	\$ 79,120.00	1.73
167	4169-017-012	\$ 33,482.48	\$ 33,482.48	\$ 117,422.00	3.51
168	4169-017-013	\$ 39,602.78	\$ 39,602.78	\$ 1,141,701.00	28.83
169	4169-017-016	\$ 45,723.09	\$ 45,723.09	\$ 1,050,095.00	22.97
170	4169-017-017	\$ 45,723.09	\$ 45,723.09	\$ 344,971.00	7.54
171	4169-017-020	\$ 45,723.09	\$ 45,723.09	\$ 2,078,086.00	45.45
172	4170-039-013	\$ 5,666.81	\$ 5,666.81	\$ 134,130.00	23.67
173	4170-040-011	\$ 51,843.39	\$ 51,843.39	\$ 3,500,000.00	67.51
174	4170-040-012	\$ 51,843.39	\$ 51,843.39	\$ 3,085,000.00	59.51
175	4170-040-013	\$ 39,602.78	\$ 39,602.78	\$ 770,961.00	19.47
176	4170-040-014	\$ 39,602.78	\$ 39,602.78	\$ 636,794.00	16.08
177	4170-040-015	\$ 39,602.78	\$ 39,602.78	\$ 84,940.00	2.14
178	4170-040-016	\$ 39,602.78	\$ 39,602.78	\$ 2,185,047.00	55.17
179	4170-040-017	\$ 39,602.78	\$ 39,602.78	\$ 1,098,331.00	27.73
180	4170-040-018	\$ 39,602.78	\$ 39,602.78	\$ 1,273,337.00	32.15
181	4170-040-019	\$ 39,602.78	\$ 39,602.78	\$ 1,018,262.00	25.71
182	4170-040-020	\$ 39,602.78	\$ 24,218.90	\$ 511,874.00	12.93
183	4170-041-001	\$ 24,427.60	\$ 24,427.60	\$ 3,467,267.00	141.94
184	4170-041-007	\$ 27,365.35	\$ 27,365.35	\$ 1,799,235.00	65.75
185	4170-041-008	\$ 57,963.69	\$ 57,963.69	\$ 3,579,809.00	61.76
186	4170-041-009	\$ 51,843.39	\$ 51,843.39	\$ 106,541.00	2.06
187	4170-041-018	\$ 39,602.78	\$ 39,602.78	\$ 647,031.00	16.34
188	4170-041-019	\$ 51,843.39	\$ 51,843.39	\$ 244,131.00	4.71
189	4170-041-021	\$ 51,843.39	\$ 51,843.39	\$ 2,120,191.00	40.90
190	4170-042-001	\$ 45,723.09	\$ 45,723.09	\$ 1,850,473.00	40.47
191	4170-042-002	\$ 45,723.09	\$ 45,723.09	\$ 1,982,885.00	43.37
192	4170-042-014	\$ 39,602.78	\$ 39,602.78	\$ 77,224.00	1.95
193	4170-042-015	\$ 51,843.39	\$ 51,843.39	\$ 96,362.00	1.86
194	4170-042-016	\$ 51,843.39	\$ 51,843.39	\$ 664,983.00	12.83
Total	194	\$ 8,103,772.76	\$ 8,088,388.88	\$ 208,958,469.00	

APPENDIX "B"
BOUNDARY MAP

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
____ DAY OF _____ 2005

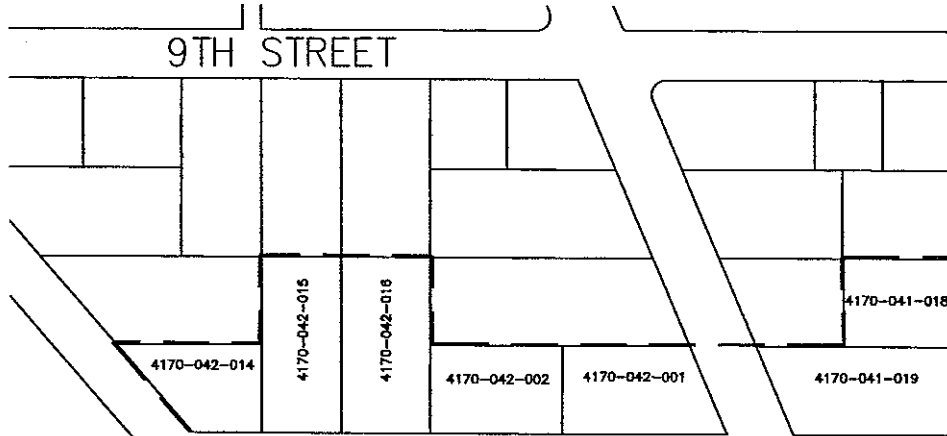
FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17,
BOOK 4170 PAGES 39, 40, 41, AND 42
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

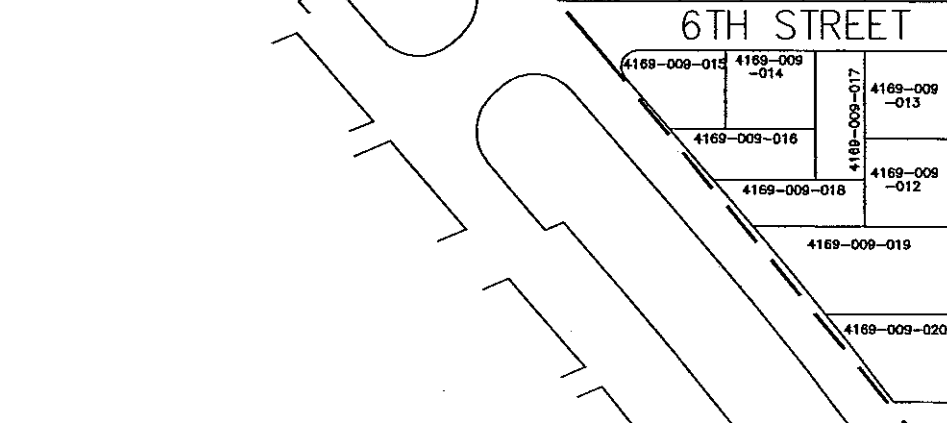
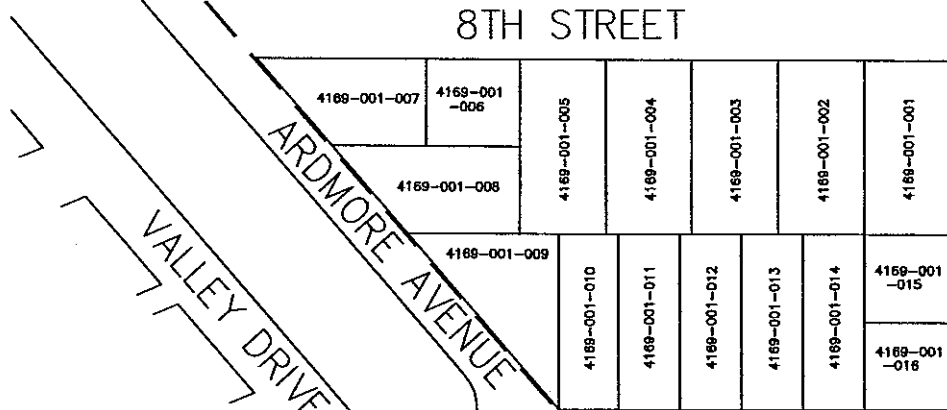
COUNTY RECORDER
COUNTY OF LOS ANGELES

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-2, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK



LEGEND:
—— DISTRICT BOUNDARY
4170-042-014 PARCEL NUMBER



NOT TO SCALE

PACIFIC AVENUE

SEE SHEET 2 OF 5

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
_____ DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
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BOOK 4170 PAGES 39, 40, 41, AND 42
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

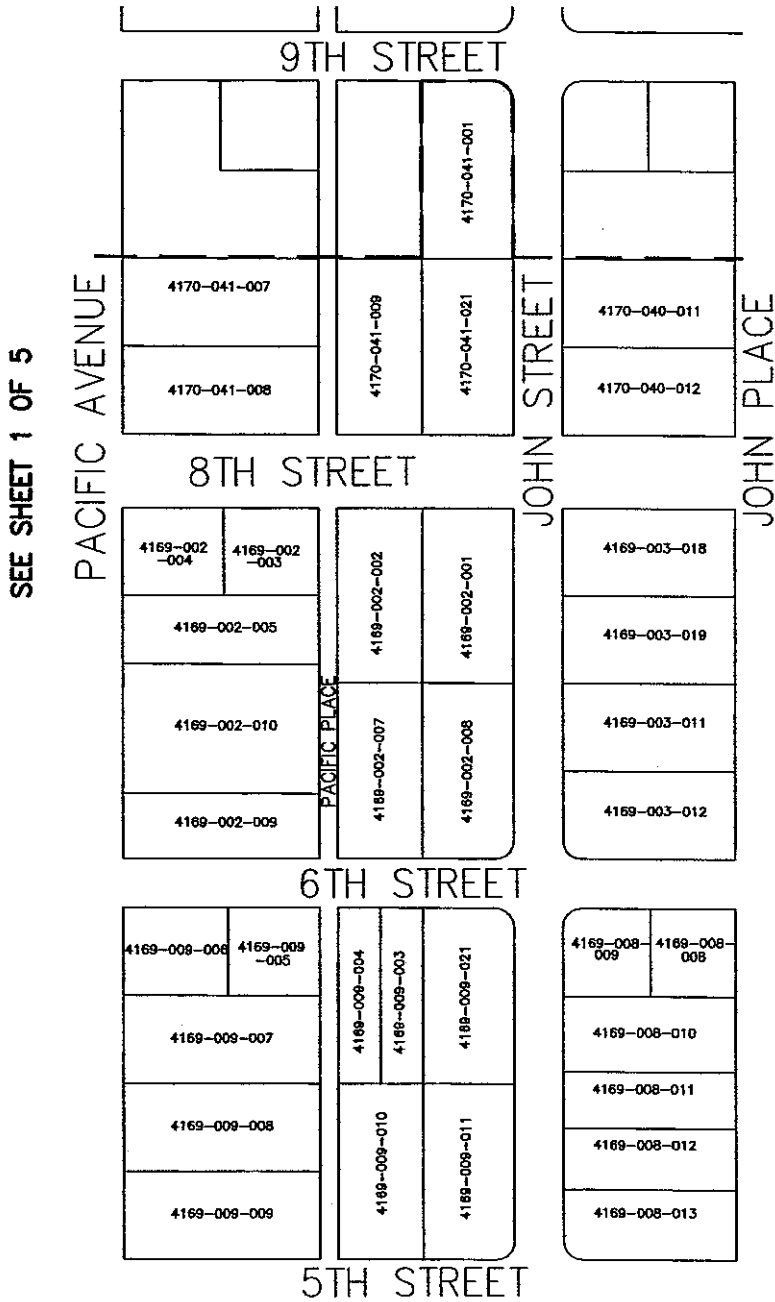
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-2, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
—— DISTRICT BOUNDARY
4169-002-005 PARCEL NUMBER



NOT TO SCALE



**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17,
BOOK 4170 PAGES 39, 40, 41, AND 42
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-2, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

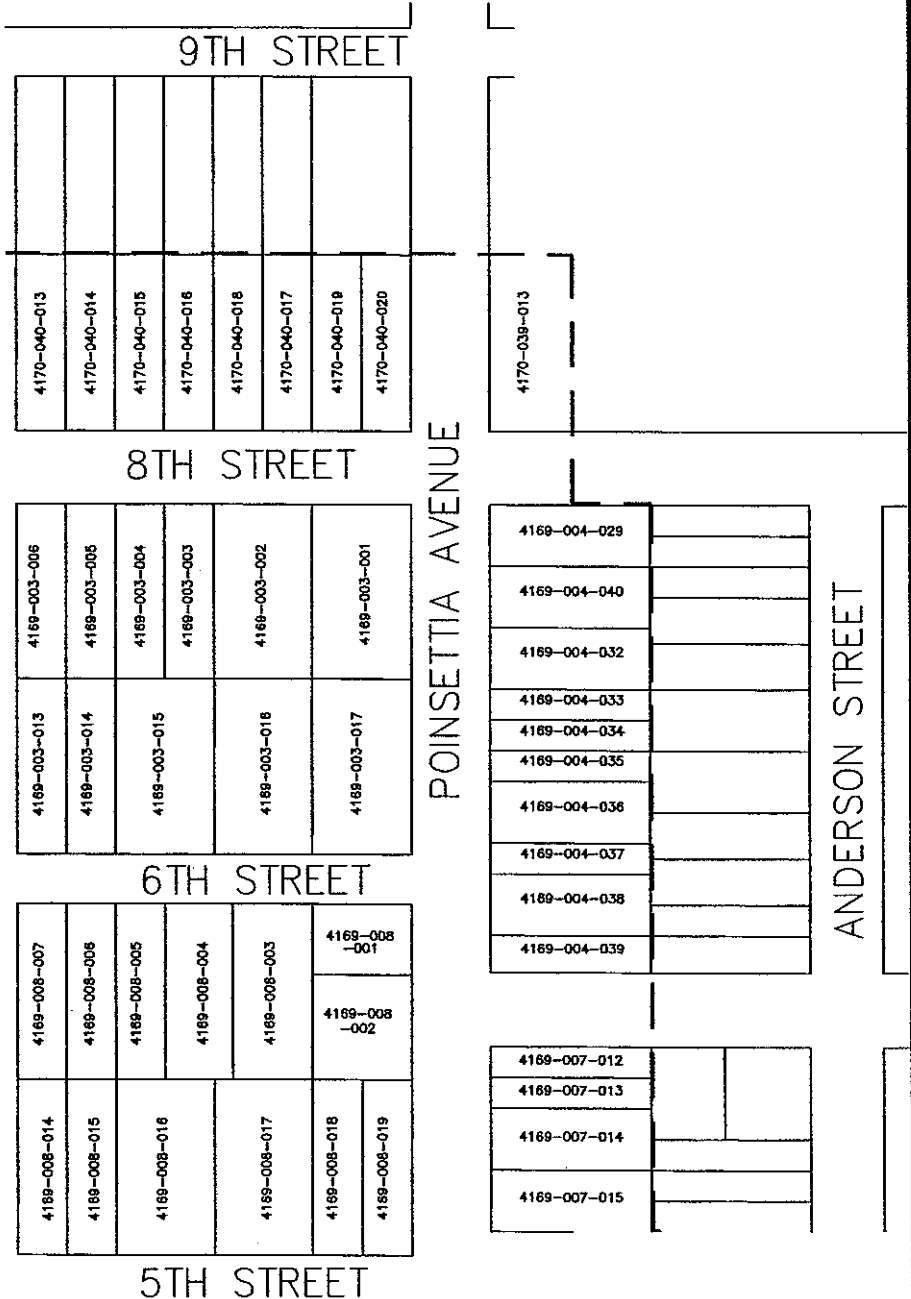
CITY CLERK

LEGEND:
——— DISTRICT BOUNDARY
4169-003-006 PARCEL NUMBER

SEE SHEET 2 OF 5
JOHN PLACE

POINSETTIA AVENUE

ANDERSON STREET



NOT TO SCALE

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17,
BOOK 4170 PAGES 39, 40, 41, AND 42
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

CITY CLERK

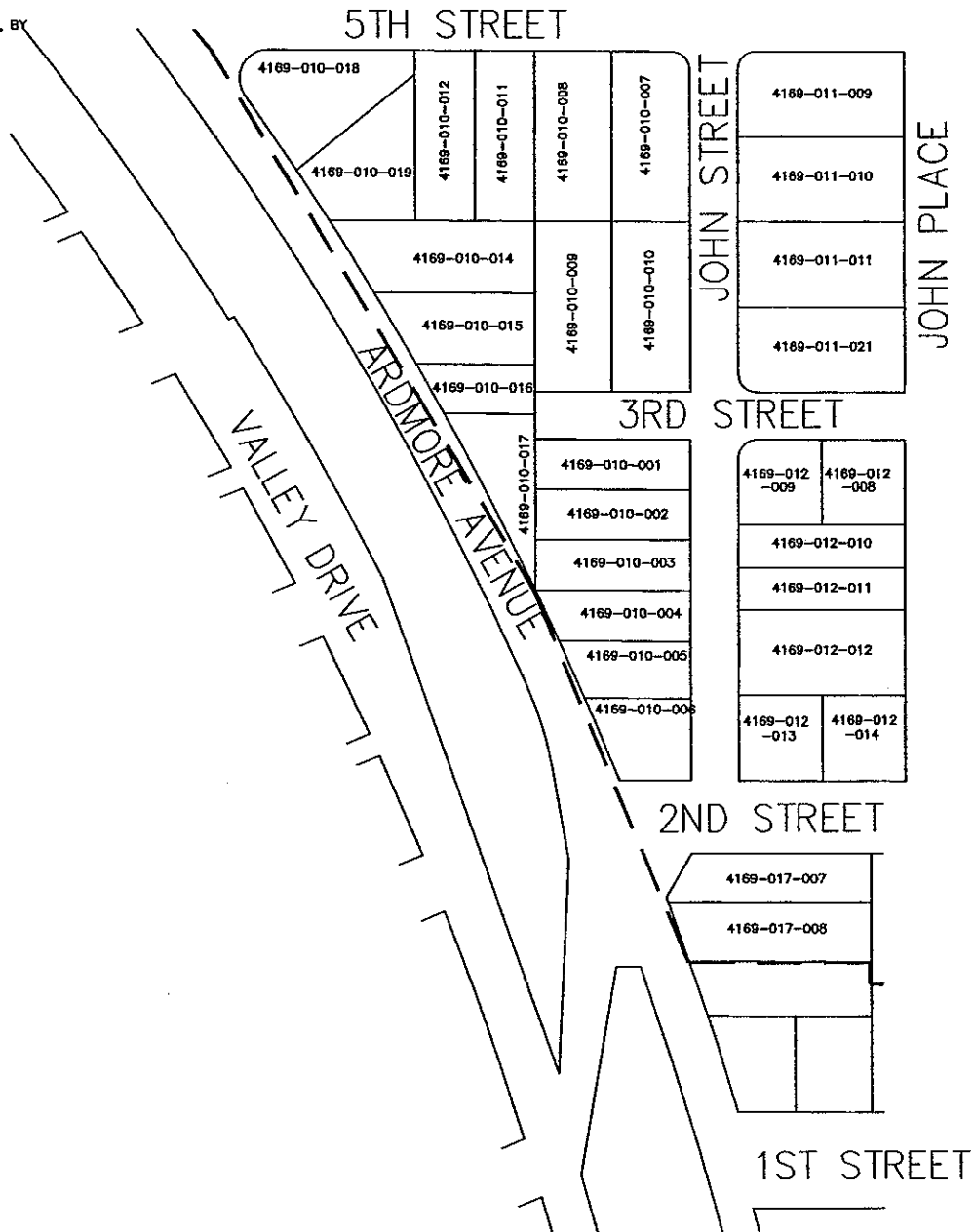
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-2, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
——— DISTRICT BOUNDARY
4169-010-014 PARCEL NUMBER



NOT TO SCALE



SEE SHEET 5 OF 5

Drawing Name: S:\0323\Utility Improvements\05-05-05\05-2\05-2\Boundary Map\05-05-05-05-2.dwg
Last Opened: Sep 27, 2005 - 11:09am by A411469

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
_____ DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17,
BOOK 4170 PAGES 39, 40, 41, AND 42
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

CITY CLERK

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-2, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

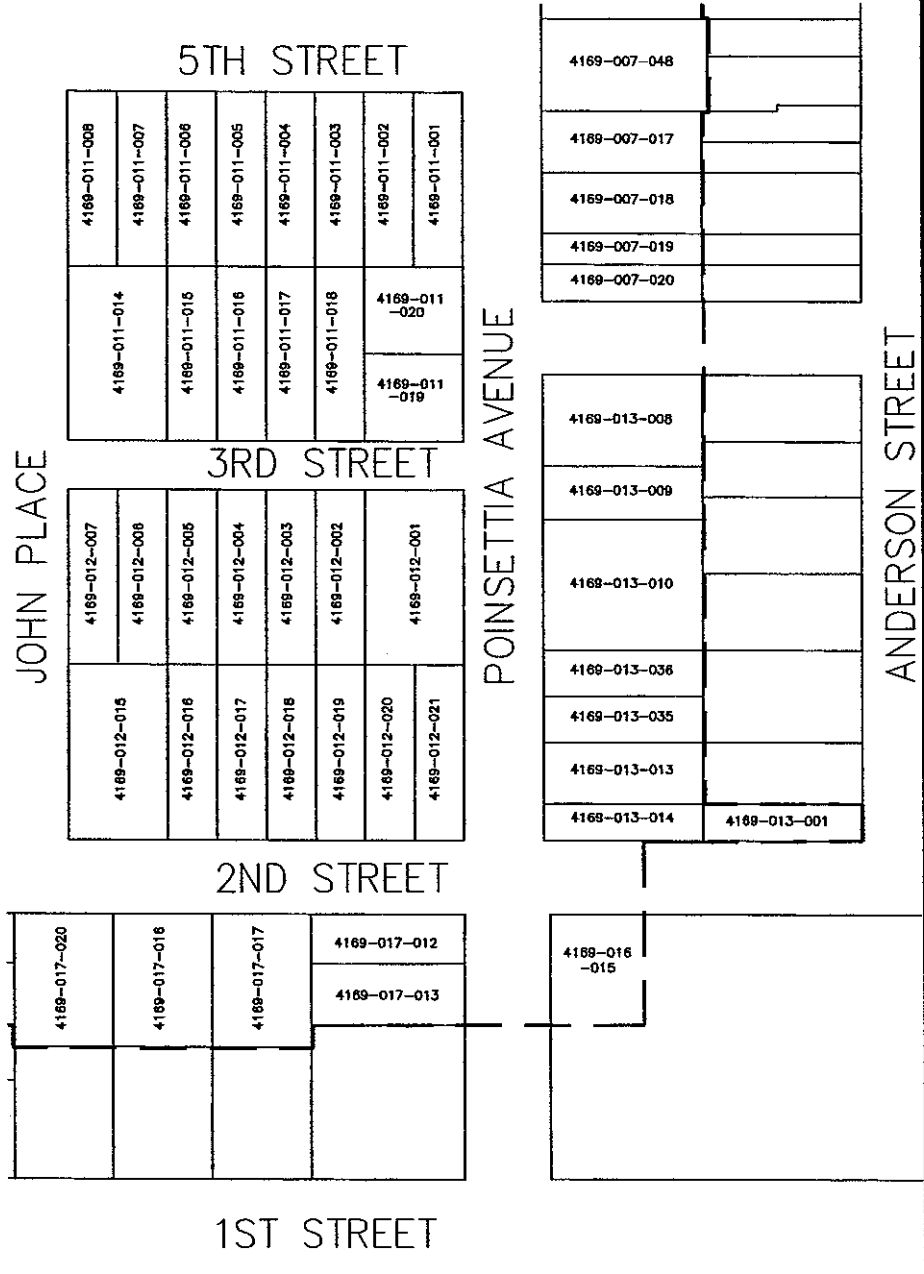
CITY CLERK

LEGEND:
——— DISTRICT BOUNDARY
4169-012-007 PARCEL NUMBER



NOT TO SCALE

SEE SHEET 4 OF 5



APPENDIX "C"
ASSESSMENT DIAGRAM

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-02
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF
_____ IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17,
BOOK 4170 PAGES 39, 40, 41, AND 42
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

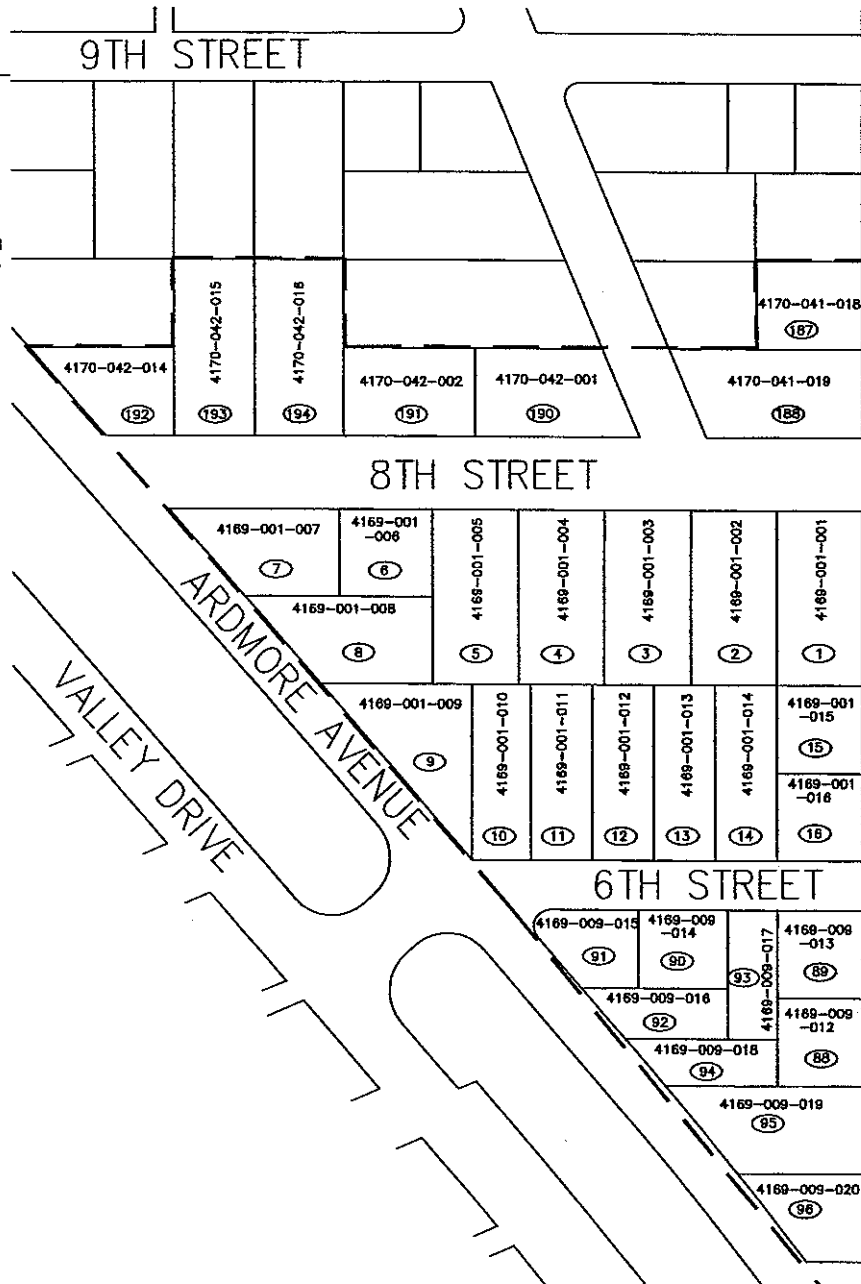
ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN
ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____
2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
_____ DAY OF _____, 2005. REFERENCE IS MADE TO THE
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
——— DISTRICT BOUNDARY
4170-042-014 PARCEL NUMBER
① ASSESSOR PARCEL NUMBER



PACIFIC AVENUE
SEE SHEET 2 OF 5



NOT TO SCALE

Drawing Name: S:\032\Utility\Underground\05-02\0502\Assessment Diagram\01-102005-05.dwg
Last Update: Sep 27, 2005 - 12:53pm by Abubake

**ASSESSMENT DIAGRAM
 UNDERGROUND UTILITY ASSESSMENT DISTRICT
 NO. 05-2
 CITY OF MANHATTAN BEACH
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
 CITY CLERK OF THE CITY OF
 MANHATTAN BEACH THIS
 DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
 IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
 DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
 RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
 ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
 FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
 REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
 COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
 PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17,
 BOOK 4170 PAGES 39, 40, 41, AND 42
 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
 COUNTY OF LOS ANGELES

CITY CLERK

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
 MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

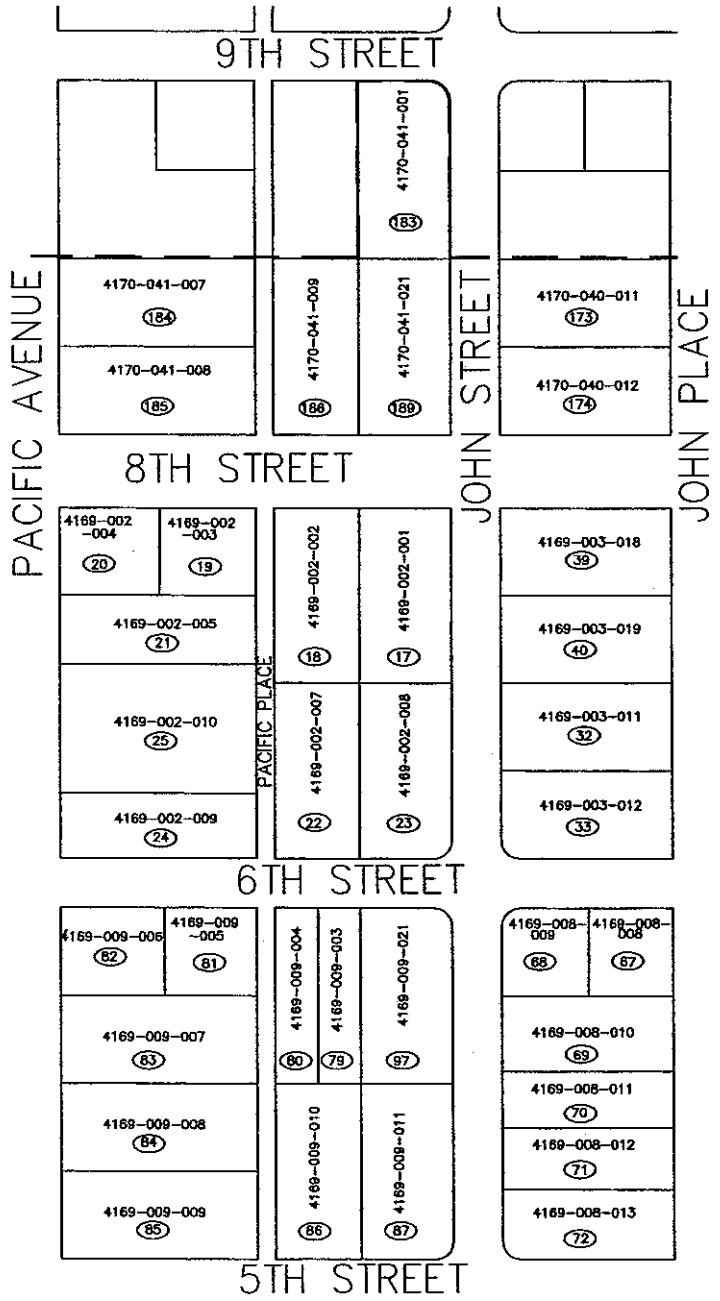
 SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF
 MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN
 ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____,
 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE
 RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
 DAY OF _____, 2005. REFERENCE IS MADE TO THE
 RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
 ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
 AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
 _____ DISTRICT BOUNDARY
 4169-002-010 PARCEL NUMBER
 (25) ASSESSOR PARCEL NUMBER

SEE SHEET 1 OF 5

SEE SHEET 3 OF 5



NOT TO SCALE

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
DAY OF _____ 2005

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
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BOOK 4170 PAGES 39, 40, 41, AND 42
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN
ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____,
2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
DAY OF _____, 2005. REFERENCE IS MADE TO THE

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
——— DISTRICT BOUNDARY
4169-003-005 PARCEL NUMBER
③① ASSESSOR PARCEL NUMBER

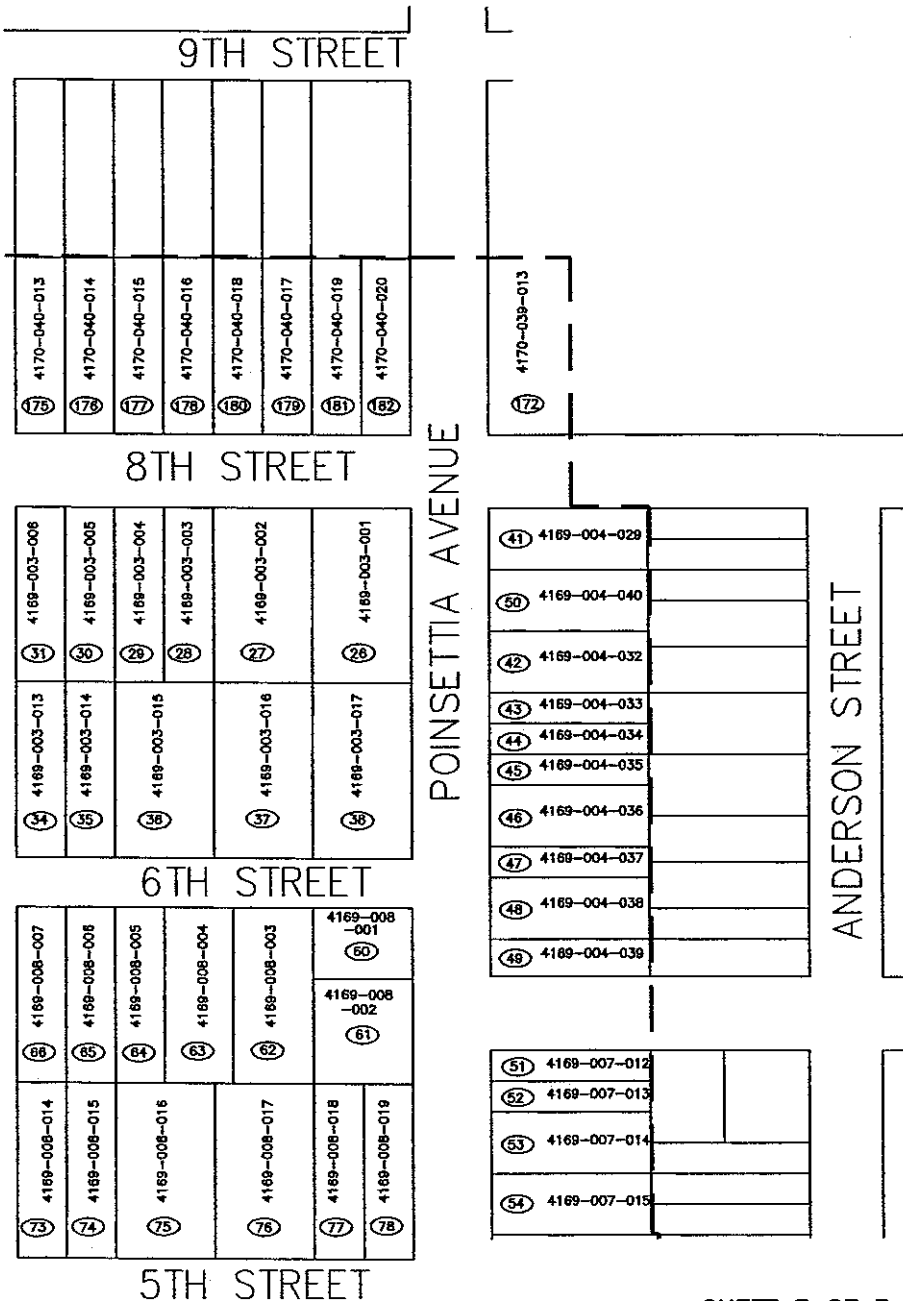
SEE SHEET 2 OF 5
JOHN PLACE

POINSETTIA AVENUE

ANDERSON STREET



NOT TO SCALE



SHEET 3 OF 5

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS _____ DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17,
BOOK 4170 PAGES 39, 40, 41, AND 42,
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

CITY CLERK

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

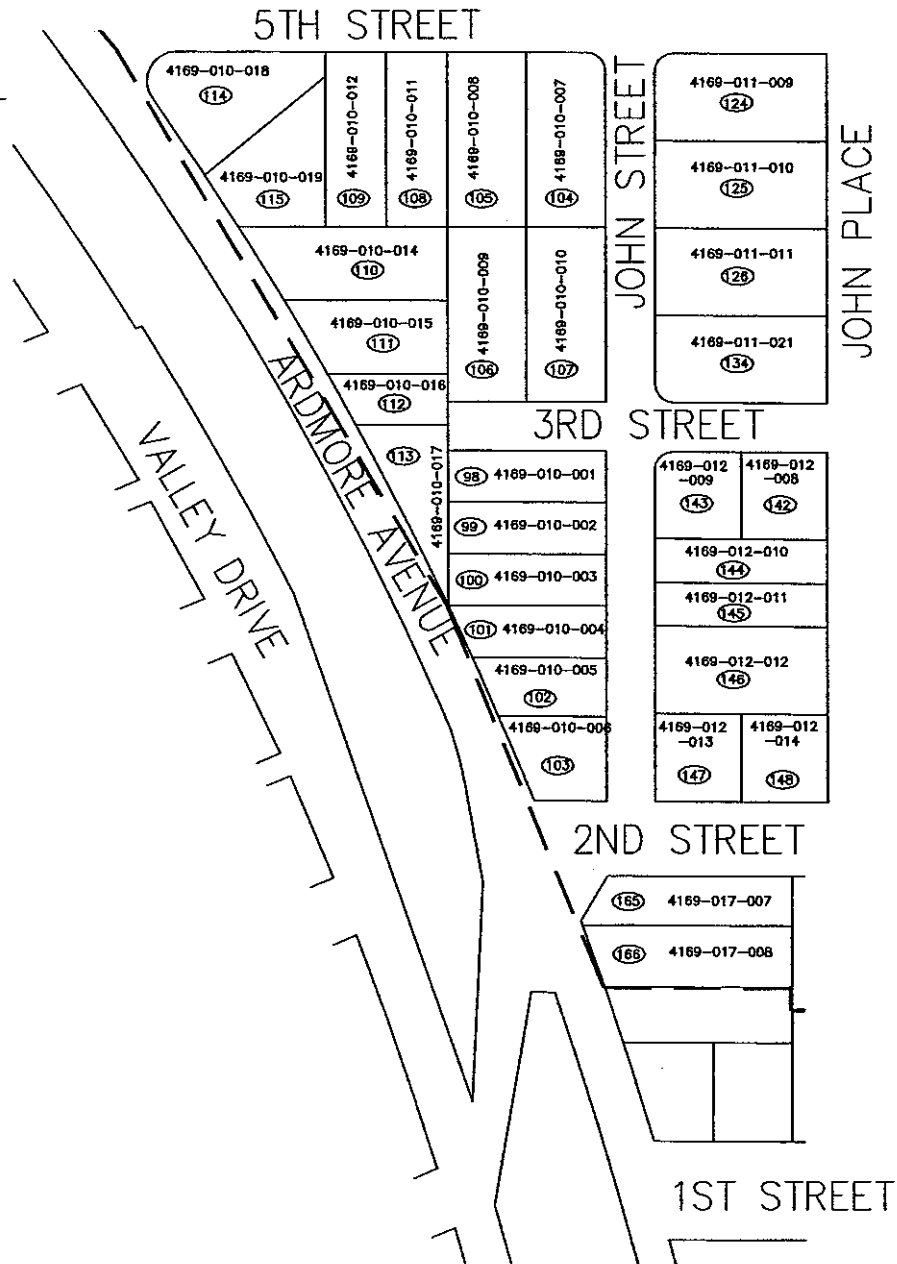
SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN
ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____
2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
_____ DAY OF _____, 2005. REFERENCE IS MADE TO THE
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
----- DISTRICT BOUNDARY
4169-010-015 PARCEL NUMBER
⑪⑬ ASSESSOR PARCEL NUMBER



NOT TO SCALE



SEE SHEET 5 OF 5

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-2
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF MANHATTAN BEACH THIS _____ DAY OF _____, 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____ IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169 PAGES 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, AND 17, BOOK 4170 PAGES 39, 40, 41, AND 42 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE _____ DAY OF _____, 2005. REFERENCE IS MADE TO THE _____ RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE _____ DAY OF _____, 2005. REFERENCE IS MADE TO THE _____ ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:

4169-012-007
①④①

DISTRICT BOUNDARY
PARCEL NUMBER
ASSESSOR PARCEL NUMBER

SEE SHEET 4 OF 5

JOHN PLACE

POINSETTIA AVENUE

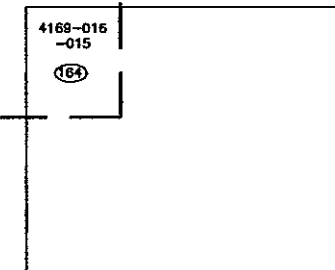
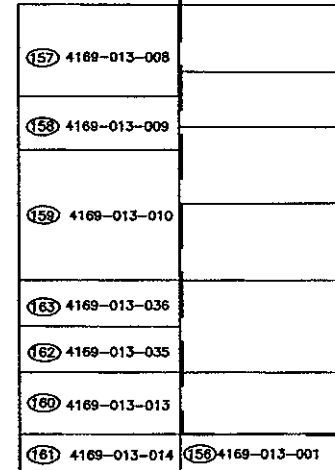
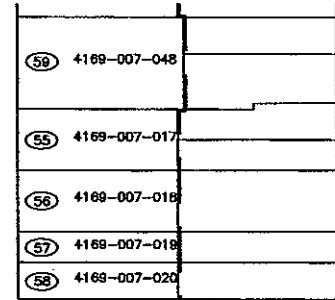
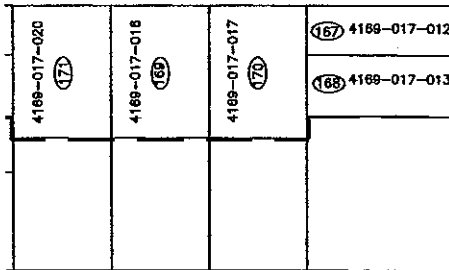
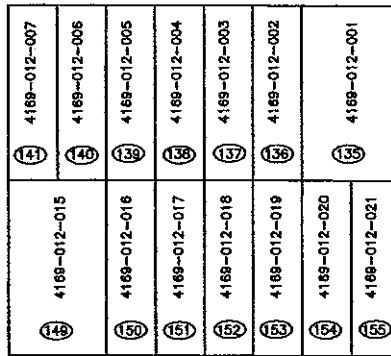
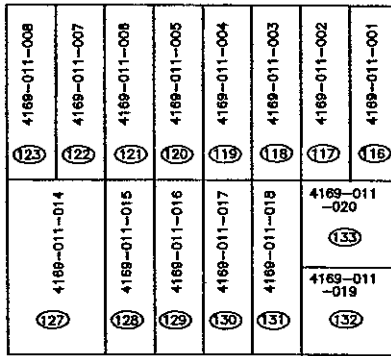
ANDERSON STREET

5TH STREET

3RD STREET

2ND STREET

1ST STREET



NOT TO SCALE

SHEET 5 OF 5

CITY OF MANHATTAN BEACH

1400 Highland Avenue
Manhattan Beach, CA 90266

FINAL ENGINEER'S REPORT

UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-4

Prepared by:



Engineering • Surveying • Planning • Landscape Architecture

420 Exchange, Suite 100
Irvine, California 92602

November 21, 2005

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AGENCY: CITY OF MANHATTAN BEACH

PROJECT: UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-4

TO: CITY COUNCIL

**ENGINEER'S "REPORT" PURSUANT TO THE
PROVISIONS OF SECTION 10204
OF THE STREETS AND HIGHWAYS CODE**

WHEREAS, on October 4, 2005 the City Council of the City of Manhattan Beach, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention (Resolution No. 5999), for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as:

**CITY OF MANHATTAN BEACH
UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-4**

(hereinafter referred to as the "Assessment District" or "District").

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area generally described as "Between Ardmore Avenue and Sepulveda Boulevard, from 2nd Street to Boundary Place." Further detail identifying the District boundary and location is shown on the Boundary Map available in Appendix B of this report. The proposed underground utility improvements will provide conversion to a more safe and reliable upgraded utility system, and will improve the neighborhood aesthetic streetscape and visual environment.

The construction of these improvements will conform to existing City of Manhattan Beach, Southern California Edison, Adelphia and Verizon standards. By virtue of such improvements, the proposed improvements will enhance the value of the parcels within the District. Therefore, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the City of Manhattan Beach, State of California, in connection with the proceedings for *Underground Utility Assessment District No. 05-4* (hereinafter referred to as the "Assessment District"), I, Jon E. Bourgeois, P.E., a Registered Professional Engineer and authorized representative of Hall & Foreman, Inc., the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated on the following page.

PART I

This part contains the plans and specifications, which describe the general nature, location and extent for the proposed improvements, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Superintendent of Streets.

PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

PART III

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, as near as may be determined, of the parcels of land and improvements which are propose to be assessed.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City of Manhattan Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention, is filed herewith and made a part hereof, and part of the assessment.

PART VI

This part shall consist of the following information:

- A. Description of Facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on November 21, 2005

HALL & FOREMAN, INC.

Jon E. Bourgeois, P.E.
R.C.E. No. 30242
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF MANHATTAN BEACH, CALIFORNIA, on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the _____ day of _____, 2005.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

Part I Plans and Specifications

The plans and specifications to construct the utility undergrounding improvements and any ancillary improvements thereof, for the area generally described as District 05-4 in the area generally described as, "Between Ardmore Avenue and Sepulveda Boulevard, from 2nd Street to Boundary Place," which describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and incorporated as if attached and a part of this Report.

The Plans and Specifications for the improvements are on file in the offices of the Superintendent of Streets.

Part II Cost Estimate

Table 1 City of Manhattan Beach AD No. 05-4 Cost Estimate			
		Estimated Costs	
		Preliminary	Final
DESIGN COSTS			
SCE Design Engineering	\$	40,000.00	\$ 40,000.00
Verizon Design Engineering	\$	15,000.00	\$ 15,000.00
Aldephia Design Engineering	\$	13,115.00	\$ 13,115.00
Total Design Costs:	\$	68,115.00	\$ 68,115.00
CONSTRUCTION COSTS			
SCE Structures	\$	1,799,862.00	\$ 1,799,862.00
SCE Cable	\$	743,867.00	\$ 743,867.00
Verizon Structures	\$	2,169,100.00	\$ 2,169,100.00
Verizon Cable	\$	527,402.00	\$ 527,402.00
Adelphia Structures	\$	644,995.00	\$ 644,995.00
Adelphia Cable	\$	151,822.00	\$ 151,822.00
Total Construction Costs:	\$	6,037,048.00	\$ 6,037,048.00
PROJECT CONTINGENCY			
Total Project Contingency Costs:	\$	301,852.00	\$ 294,293.00
INCIDENTAL EXPENSES			
City Administration / Inspection	\$	48,407.00	\$ 48,407.00
Bond Printing, Registration & Servicing	\$	3,000.00	\$ 3,000.00
Printing, Advertising, Notices	\$	500.00	\$ 500.00
S & P Rating Agency Fee	\$	5,333.00	\$ 5,333.00
Trustee	\$	2,000.00	\$ 2,000.00
Bond & Disclosure Counsel	\$	23,333.00	\$ 23,333.00
Financial Advisor	\$	18,333.00	\$ 18,333.00
Assessment Engineer	\$	14,004.00	\$ 14,004.00
Contingency	\$	1,000.00	\$ 1,000.00
Total Incidental Expenses:	\$	115,910.00	\$ 115,910.00
BOND COSTS			
Underwriter's Discount	\$	94,656.00	\$ 94,656.00
Bond Reserve (20 year)	\$	592,080.00	\$ 592,080.00
Capitalized Interest	\$	210,913.00	\$ 210,913.00
Total Bond Costs:	\$	897,649.00	\$ 897,649.00
DISTRICT FORMATION AMOUNT TO ASSESSMENT:		\$	7,420,574.00
		\$	7,413,015.00
Notes:			
Number of Assessable Parcels		167	
Estimated Acreage of District		34	

Part III Assessment Roll and Method of Assessment Spread

WHEREAS, on October 4, 2005, the City Council of the CITY OF MANHATTAN BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. 5999, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 05-4; and

WHEREAS, said Resolution of Intention, as required by law, did direct the Engineer of Work to make and file a "Report," consisting of the following as required by Section 10204 of the Act:

- a. Plans;
- b. Specifications;
- c. Cost Estimates;
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, Jon E. Bourgeois, P.E., the authorized representative of Hall and Foreman, Inc., pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913," do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the estimated special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.

2. As required by law, a Diagram is hereto attached, showing the Assessment District as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.
3. The subdivisions and parcels of land, the numbers therein as shown on the respective Assessment Diagram as attached hereto, correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12 percent per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below in Table 2, Summary of Costs and Expenses:

Table 2		
City of Manhattan Beach AD 05-4		
Summary of Costs and Expenses		
Estimated Costs and Expenses	Preliminary	Confirmed
Design Costs	\$ 68,115.00	\$ 68,115.00
Construction Costs	\$ 6,037,048.00	\$ 6,037,048.00
Project Contingency	\$ 301,852.00	\$ 294,293.00
Incidental Expenses	\$ 115,910.00	\$ 115,910.00
Bond Costs	\$ 897,649.00	\$ 897,649.00
TOTAL	\$ 7,420,574.00	\$ 7,413,015.00

For particulars as to the individual assessments and their descriptions, reference is made to Appendix A (Assessment Roll), attached hereto.

6. The Method and Formula of Assessment Spread is as set forth in Exhibit "A", which is attached hereto, referenced and so incorporated.

Dated: _____

HALL & FOREMAN, INC.

Jon E. Bourgeois, P.E.
R.C.E. No. 30242
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

Table 3 City of Manhattan Beach AD 05-4 Debt Limit Information¹	
Description	Amount
Estimated Balance to Assessment	\$ 7,413,015.00
Unpaid Special Assessments ²	\$ -
TOTAL	\$ 7,413,015.00
True Value of Parcels ³	\$150,760,217.00

1. Required under Part 7.5 of Division 4.
 2. Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than the instant proceedings.
 3. True Value of Parcels means the total assessed value of the land and improvements as estimated and shown on the last equalized roll of the County.
- Note: This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as it is not the responsibility of the Engineer's Report.

EXHIBIT "A"

METHOD AND FORMULA OF ASSESSMENT SPREAD

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments must be based on the estimated special benefit that the properties receive from the works of improvement. In addition, Article XIID, Section 4 of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also requires that publicly owned property, which receive special benefit from the improvements, be assessed. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit each will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special and direct benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs, as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing as well as tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the estimated special benefits received by each parcel within the Assessment District. Ballot tabulation will be finalized at that time and, if a majority of the ballots submitted, weighted by the assessment amount, are in opposition to the Assessment District, then the District must be abandoned. If this is not the case, then the City Council shall form the Assessment District and levy the special assessment against the parcels therein.

The following sections set forth the methodology used to apportion the costs of the improvements for each parcel.

Definition

Parcel is defined as a legal, taxable parcel as shown on the assessor parcel maps as an assessor parcel number.

Special Benefit

In further making the analysis, it is necessary that the properties receive a special and direct benefit distinguished from general benefits conferred to the public at large.

This District was initiated by property owners who petitioned the City to form a District to underground utility services. The proposed improvements (the undergrounding of power, telephone and cable facilities) are all located along local residential streets within the boundaries of the District. The undergrounding will provide a higher level of service and safety to all properties being serviced, in that, all new wires and equipment will be installed underground reducing the threat of interrupted service due to downed power lines incurred by wind, rain or fire. In addition, undergrounding overhead utility lines will further prevent other hazardous situations that restrict or slow access to emergency personnel in event the utility lines are downed.

The undergrounding of power, telephone and cable facilities will also remove physical and visual impediments within the neighborhood streets, thus improving the neighborhood aesthetic streetscape and visual environment for parcels within the District.

In this District, 100 percent of the cost allocation for the improvements is for special benefit to the parcels within the District and there is no general benefit. By virtue of such benefits, the proposed improvements will increase the desirability and will specifically enhance the value of the properties within the Assessment District. The Assessment in this District has two components.

Method of Apportionment

Based upon the findings described above, the special benefits received by the properties within the boundaries of the District are:

- 1) Conversion from an Overhead to Underground Utility System Resulting in Safer and Improved Reliability from the Upgraded Utility System;
- 2) Aesthetic View Enhancements of the Neighborhood Area due to the Removal of the Overhead Facilities and Opening of Neighborhood View Corridors.

The two special benefits described above, are estimated to be of equal benefit to the parcels located within the District boundaries. Therefore, the total cost of the underground utility district formation assessment will be spread with approximately fifty percent of the costs to the parcels who benefit from the conversion from an overhead to an underground upgraded utility system, and approximately fifty percent of the costs will be spread to the parcels that receive the aesthetic view enhancement benefit to the neighborhood area.

The following method for distribution of special benefit is described below:

- 1) Conversion from an Overhead to Underground Utility System Results in Safer and Improved Reliability from the Upgraded Utility System

All of the assessable parcels will have their overhead utility service converted to an underground upgraded utility system. All the properties will benefit equally from the

underground upgraded utility system. Therefore, the properties will be assigned a benefit factor of 1.0 (BF) to each assessor parcel number. The estimated cost of the underground upgraded utility system will be spread proportionally per benefit factor per parcel.

The benefit factors for the Conversion to a Safer and Improved Reliability Upgraded Underground Utility System are as follows in Table 4:

Table 4 City of Manhattan Beach AD 05-4 Conversion to an Upgraded Underground Utility System	
Parcel Description	Benefit Factor
Residential	1
Commercial	1
Public / Utility	1

Exception(s)

One parcel is receiving a partial utility installation and will be assessed based on the proportionate share of construction costs for type of utility improvement. Further details are available in the Assessment Roll located in Appendix A.

APN 4169-024-015 is a sliver parcel that is nineteen feet wide and has shared ownership by APN 4169-024-013, and therefore, will not be assessed.

- 2) Aesthetic View Enhancement of the Neighborhood Area is due to the Removal of the Overhead Facilities and Opening of Neighborhood View Corridors

All of the assessable parcels will receive a neighborhood aesthetic enhancement benefit from the removal of utility poles and overhead utility lines. All parcels benefit from the enhancement of the neighborhood streetscape and the removal of obstructions near their properties and within the boundaries of the District.

There are one hundred sixty-eight total parcels within the District, wherein one-hundred and fifty eight parcels are zoned as Residential Single Family (RS), six parcels are zoned as Residential Medium Density (RM), three parcels are zoned as General Commercial (CG), and one parcel is zoned as a Public Utility. Based on the City of Manhattan Beach's Municipal Code, these parcels are located within the City's Property Development Standards Area designated as District I, wherein each parcel requires a minimum lot area of 7,500 sf per dwelling unit. Notably, parcels with a minimum area of 15,000 sf may be divided into two separate parcels. Although each parcel is allowed to develop one dwelling unit per parcel, lot area greatly varies within the District.

Residential Single Family (RS)

The Aesthetic View Enhancement of the Neighborhood Area component considers the City's zoning and lot area and designates a benefit factor, wherein parcels zoned as RS with lot area ranging from zero to 5,624 sf (zero up to less than $\frac{3}{4}$ lot) will be assigned a benefit factor of 0.5; parcels with lot area ranging from 5,625 sf to 7,499 sf ($\frac{3}{4}$ lot up to less than a full lot) will be assigned a benefit factor of 0.75; parcels ranging from 7,500 sf to 9,324 sf (full lot up to less than $1\frac{1}{4}$ lot) will be assigned a benefit factor of 1.0; parcels ranging from 9,325 sf to 11,249 sf ($1\frac{1}{4}$ lot to less than $1\frac{1}{2}$ lot) will be assigned a benefit factor of 1.25; and parcels ranging from 11,250 sf and greater ($1\frac{1}{2}$ lot and greater) will be assigned a benefit factor of 1.5.

Residential Medium Density (RM)

The Aesthetic View Enhancement of the Neighborhood Area component considers the City's zoning and lot area and designates a benefit factor zoned as RM, wherein a condominium will be assigned a benefit factor of 0.5; a parcel with a single family residence with lot area ranging from 5,625 sf to 7,499 sf will be assigned a benefit factor of 0.75, and a parcel with a duplex with lot area greater than 11,250 sf will be assigned a benefit factor of 1.5.

General Commercial (CG)

According to the City's Municipal Code, parcels zoned as General Commercial (CG) require a minimum lot area of 5,000. These parcels will receive a benefit factor of 1.0.

Public / Utility

APN 4169-021-800 is a parcel owned by Southern California Edison. Although this parcel has been assigned a upgraded utility system assessment with a benefit factor of 1.0, this parcel will not be assigned a neighborhood enhancement assessment since the property is utilized and zoned for public use and benefit.

A summary of the assigned benefit factors are shown on Table 5 located on the following page:

Table 5 City of Manhattan Beach AD 05-4 Conversion to Aesthetic View Enhancement of the Neighborhood Area			
Zoning Designation	Lot Description	Lot Area (SF)	Benefit Factor
Residential (RS)	0 - Less than 3/4 Lot	0 - 5,624	0.5
Residential (RS)	3/4 Lot - Less than Full Lot	5,625 - 7,499	0.75
Residential (RS)	Full Lot - Less than 1 1/4 Lot	7,500 - 9,324	1
Residential (RS)	1 1/4 Lot - Less than 1 1/2 Lot	9,325 - 11,249	1.25
Residential (RS)	1 1/2 Lot - Greater	> 11,250	1.5
Residential (RM) Condominium	0 - Full Lot	0 - 7,500	0.5
Residential (RM) Single Family Residence	3/4 Lot - Up to Full Lot	5,625 - 7,499	0.75
Residential (RM) Duplex	1 1/2 Lot - Greater	> 11,250	1.5
Commercial (CG)			1
Public / Utility			0

Exception(s)

One parcel is receiving a partial utility installation and will be assessed based on the proportionate share of construction costs for type of utility improvement once the benefit factor has been assigned. Further details are available in the Assessment Roll located in Appendix A.

APN 4169-024-015 is a sliver parcel that is nineteen feet wide and has shared ownership by APN 4169-024-013, and therefore, will not be assessed.

IRS Tax Component

Per the City of Manhattan Beach, City Council motion adopted on August 2, 2005, the IRS tax component will not be added to the Underground Utility Assessment.

Incidental and Bond Costs

Incidental Expenses and Bond Costs have been assessed to the entire Assessment District on a prorated basis relative to the construction cost allocations. The Assessment Summary on Table 6 identifies the breakdown of costs as follows:

City of Manhattan Beach
 Final Engineer's Report for
 Underground Utility Assessment District No.05-4

Table 6 City of Manhattan Beach AD 05-4 Assessment Summary											
Property Type	Upgraded Underground Utility System				Aesthetic View Enhancement				Asmt Total	Total Asmt Per Parcel	
	Number of Parcels	Benefit Factor	Asmt per Parcel	Asmt Amount	Number of Parcels	Benefit Factor	Asmt per Parcel	Asmt Amount			
Residential (RS)	70	1	\$ 22,273.31	\$ 1,559,131.70	70	0.5	\$ 15,120.58	\$ 1,058,440.60	\$ 2,617,572.30	\$ 37,393.89	
Residential (RS)	48	1	\$ 22,273.31	\$ 1,069,118.88	48	0.75	\$ 22,680.87	\$ 1,088,681.76	\$ 2,157,800.64	\$ 44,954.18	
Residential (RS)	18	1	\$ 22,273.31	\$ 400,919.56	18	1	\$ 30,241.16	\$ 544,340.88	\$ 945,260.46	\$ 52,514.47	
Residential (RS)	17	1	\$ 22,273.31	\$ 378,646.27	17	1.25	\$ 37,801.45	\$ 642,624.65	\$ 1,021,270.92	\$ 60,074.76	
Residential (RS)	3	1	\$ 22,273.31	\$ 66,819.93	3	1.5	\$ 45,361.73	\$ 136,085.19	\$ 202,905.12	\$ 67,635.04	
Residential (RS) Partial Utility	1	0.58	\$ 12,918.52	\$ 12,918.52	1	0.44	\$ 13,306.11	\$ 13,306.11	\$ 26,224.63	\$ 26,224.63	
Residential (RS) Exempt (Silver Parcel)	1	0	\$ -	\$ -	1	0	\$ -	\$ -	\$ -	\$ -	
Residential (RM) - Condominium	4	1	\$ 22,273.31	\$ 89,093.24	4	0.5	\$ 15,120.58	\$ 60,482.32	\$ 149,575.56	\$ 37,393.89	
Residential (RM) - Single Family Residence	1	1	\$ 22,273.31	\$ 22,273.31	1	0.75	\$ 22,680.87	\$ 22,680.87	\$ 44,954.18	\$ 44,954.18	
Residential (RM) - Duplex	1	1	\$ 22,273.31	\$ 22,273.31	1	1.5	\$ 45,361.73	\$ 45,361.73	\$ 67,635.04	\$ 67,635.04	
General Commercial (CG)	3	1	\$ 22,273.31	\$ 66,819.93	3	1	\$ 30,241.16	\$ 90,723.48	\$ 157,543.41	\$ 52,514.47	
Public / Utility	1	1	\$ 22,273.31	\$ 22,273.31	1	0	\$ -	\$ -	\$ 22,273.31	\$ 22,273.31	
Totals	168			\$ 3,710,287.98	168			\$ 3,702,727.59	\$ 7,413,015.57		

For particulars as to the assessment roll, reference is made to Appendix "A". A detailed itemization of improvement costs may be found in Part II of this report.

Part IV Annual Administrative Assessment District

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the City of Manhattan Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments and/or from the administration or registration of any bonds and reserve or other related funds. This maximum assessment hereinafter set forth, is authorized pursuant to the provisions of Section 10204(f) of the Streets and Highways Code, and said maximum assessment shall not exceed ten percent (10%) of the annual assessment per individual assessment parcel per year.

The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

Part V Boundary Map and Diagram of Assessment

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Manhattan Beach.

As required by the Act, the Assessment Diagram shows the exterior boundaries of the assessment district and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III. The Assessor's parcel number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Los Angeles for the boundaries and dimensions of each parcel of land. (See Appendix "B" for Assessment Diagram).

Part VI Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be constructed, installed, maintained, repaired or improved. For the general location of the improvements to be constructed, reference is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Underground Utility Assessment District No. 05-4, generally described as "Between Ardmore Avenue and Sepulveda Boulevard, from 2nd Street to Boundary Place."

1. Removal of existing power and telephone poles.
2. Removal of overhead resident service drops.
3. Construction of mainline underground power and telephone conduit, with appurtenant manholes and pullboxes.
4. Construction of service conduit and appurtenances.

The Southern California Edison Company, Adelphia and Verizon will design the improvements. Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, Adelphia, or Verizon.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his property necessary to connect facilities constructed by the public utilities in the public streets to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work executed by the assessment district.

The estimated time for completion of the civil undergrounding of the facilities is approximately six to eight months from the start of construction. The estimated time for completion of the electrical undergrounding of the facilities is approximately six months from the completion of civil work. Property owners will be required to provide necessary underground connections within 120 days of the completion of the entire underground facilities.

Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

Right-of-Way Certificate

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN BEACH

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all times herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, as amended, for the construction of certain public improvements in a special assessment district known and designated as *UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-4*.

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

It is acknowledged that the proposed Works of Improvement must be constructed within public rights-of-way, land, or easements owned by or licensed to the CITY OF MANHATTAN BEACH, County of Los Angeles, State of California, at the time of the construction of the Works of Improvement, and the undersigned hereby further certifies that all rights-of-way necessary for the Works of Improvements will be obtained and in possession of the City, County, or State prior to the commencement of any construction by the City of Manhattan Beach.

EXECUTED this _____ day of _____, 2005, at City of Manhattan Beach, California.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

By: _____

Certification of Completion of Environmental Proceedings

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN BEACH

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as *UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-4* (hereinafter referred to as the "Assessment District").
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review, as follows:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstruction),

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this _____ day of _____, 2005 at Manhattan Beach, California.

CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

APPENDIX "A"
ASSESSMENT ROLL

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-4

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
1	4169-015-004	\$ 52,514.47	\$ 44,954.18	\$ 85,674.00	1.63
2	4169-015-005	\$ 37,393.89	\$ 37,393.89	\$ 1,583,693.00	42.35
3	4169-015-006	\$ 37,393.89	\$ 37,393.89	\$ 215,048.00	5.75
4	4169-015-011	\$ 52,514.47	\$ 52,514.47	\$ 706,407.00	13.45
5	4169-015-016	\$ 60,074.76	\$ 60,074.76	\$ 88,083.00	1.47
6	4169-015-017	\$ 60,074.76	\$ 60,074.76	\$ 1,278,354.00	21.28
7	4169-015-020	\$ 67,635.04	\$ 67,635.04	\$ 4,181,639.00	61.83
8	4169-016-002	\$ 44,954.18	\$ 44,954.18	\$ 1,143,479.00	25.44
9	4169-016-003	\$ 44,954.18	\$ 44,954.18	\$ 1,197,382.00	26.64
10	4169-016-004	\$ 60,074.76	\$ 60,074.76	\$ 3,142,523.00	52.31
11	4169-016-005	\$ 37,393.89	\$ 37,393.89	\$ 227,423.00	6.08
12	4169-016-006	\$ 37,393.89	\$ 37,393.89	\$ 1,287,291.00	34.43
13	4169-016-010	\$ 60,074.76	\$ 60,074.76	\$ 77,391.00	1.29
14	4169-016-011	\$ 60,074.76	\$ 60,074.76	\$ 3,300,000.00	54.93
15	4169-016-014	\$ 52,514.47	\$ 52,514.47	\$ 1,171,072.00	22.30
16	4169-016-017	\$ 60,074.76	\$ 60,074.76	\$ 767,909.00	12.78
17	4169-016-018	\$ 44,954.18	\$ 44,954.18	\$ 599,648.00	13.34
18	4169-017-009	\$ 44,954.18	\$ 44,954.18	\$ 75,669.00	1.68
19	4169-017-010	\$ 37,393.89	\$ 37,393.89	\$ 1,112,814.00	29.76
20	4169-017-011	\$ 37,393.89	\$ 37,393.89	\$ 795,397.00	21.27
21	4169-017-018	\$ 52,514.47	\$ 52,514.47	\$ 730,253.00	13.91
22	4169-017-019	\$ 52,514.47	\$ 52,514.47	\$ 366,165.00	6.97
23	4169-017-021	\$ 52,514.47	\$ 52,514.47	\$ 177,340.00	3.38
24	4169-017-022	\$ 67,635.04	\$ 67,635.04		0.00
25	4169-018-002	\$ 44,954.18	\$ 44,954.18	\$ 1,608,842.00	35.79
26	4169-018-003	\$ 44,954.18	\$ 44,954.18	\$ 1,502,537.00	33.42
27	4169-018-004	\$ 44,954.18	\$ 44,954.18	\$ 1,748,669.00	38.90
28	4169-018-005	\$ 37,393.89	\$ 37,393.89	\$ 73,774.00	1.97
29	4169-018-006	\$ 44,954.18	\$ 44,954.18	\$ 84,634.00	1.88
30	4169-018-007	\$ 37,393.89	\$ 37,393.89	\$ 64,115.00	1.71
31	4169-018-008	\$ 44,954.18	\$ 44,954.18	\$ 104,975.00	2.34
32	4169-018-009	\$ 37,393.89	\$ 37,393.89	\$ 637,900.00	17.06
33	4169-018-010	\$ 37,393.89	\$ 37,393.89	\$ 639,530.00	17.10
34	4169-018-011	\$ 37,393.89	\$ 37,393.89	\$ 821,451.00	21.97
35	4169-018-012	\$ 60,074.76	\$ 60,074.76	\$ 1,341,238.00	22.33
36	4169-018-013	\$ 37,393.89	\$ 37,393.89	\$ 73,774.00	1.97
37	4169-018-014	\$ 37,393.89	\$ 37,393.89	\$ 800,000.00	21.39
38	4169-018-015	\$ 37,393.89	\$ 37,393.89	\$ 934,485.00	24.99
39	4169-018-019	\$ 52,514.47	\$ 52,514.47	\$ 3,039,003.00	57.87
40	4169-018-020	\$ 44,954.18	\$ 44,954.18	\$ 2,643,947.00	58.81
41	4169-019-001	\$ 44,954.18	\$ 44,954.18	\$ 70,324.00	1.56
42	4169-019-002	\$ 44,954.18	\$ 44,954.18	\$ 1,026,099.00	22.83
43	4169-019-003	\$ 44,954.18	\$ 44,954.18	\$ 1,466,392.00	32.62
44	4169-019-004	\$ 60,074.76	\$ 60,074.76	\$ 3,276,565.00	54.54
45	4169-019-005	\$ 37,393.89	\$ 37,393.89	\$ 43,609.00	1.17
46	4169-019-006	\$ 37,393.89	\$ 37,393.89	\$ 969,737.00	25.93
47	4169-019-007	\$ 37,393.89	\$ 37,393.89	\$ 1,944,777.00	52.01
48	4169-019-008	\$ 52,514.47	\$ 52,514.47	\$ 121,538.00	2.31
49	4169-019-009	\$ 37,393.89	\$ 37,393.89	\$ 1,551,500.00	41.49
50	4169-019-010	\$ 37,393.89	\$ 37,393.89	\$ 1,079,290.00	28.86
51	4169-019-011	\$ 37,393.89	\$ 37,393.89	\$ 806,986.00	21.58
52	4169-019-012	\$ 37,393.89	\$ 37,393.89	\$ 558,190.00	14.93
53	4169-019-013	\$ 52,514.47	\$ 52,514.47	\$ 109,967.00	2.09

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-4

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
54	4169-019-014	\$ 37,393.89	\$ 37,393.89	\$ 77,053.00	2.06
55	4169-019-015	\$ 37,393.89	\$ 37,393.89	\$ 104,640.00	2.80
56	4169-020-001	\$ 60,074.76	\$ 60,074.76	\$ 2,727,576.00	45.40
57	4169-020-002	\$ 44,954.18	\$ 44,954.18	\$ 94,809.00	2.11
58	4169-020-003	\$ 44,954.18	\$ 44,954.18	\$ 1,285,000.00	28.58
59	4169-020-004	\$ 44,954.18	\$ 44,954.18	\$ 141,717.00	3.15
60	4169-020-010	\$ 44,954.18	\$ 44,954.18	\$ 1,620,439.00	36.05
61	4169-020-011	\$ 44,954.18	\$ 44,954.18	\$ 158,032.00	3.52
62	4169-020-012	\$ 44,954.18	\$ 44,954.18	\$ 1,226,862.00	27.29
63	4169-020-013	\$ 37,393.89	\$ 37,393.89	\$ 727,978.00	19.47
64	4169-020-014	\$ 37,393.89	\$ 37,393.89	\$ 660,543.00	17.66
65	4169-020-015	\$ 52,514.47	\$ 52,514.47	\$ 1,177,533.00	22.42
66	4169-020-016	\$ 52,514.47	\$ 52,514.47	\$ 198,042.00	3.77
67	4169-020-019	\$ 60,074.76	\$ 60,074.76	\$ 3,783,570.00	62.98
68	4169-020-020	\$ 52,514.47	\$ 52,514.47	\$ 243,251.00	4.63
69	4169-020-021	\$ 60,074.76	\$ 60,074.76	\$ 107,398.00	1.79
70	4169-020-022	\$ 52,514.47	\$ 52,514.47	\$ 126,194.00	2.40
71	4169-020-023	\$ 60,074.76	\$ 60,074.76	\$ 1,889,071.00	31.45
72	4169-020-024	\$ 52,514.47	\$ 52,514.47	\$ 1,449,465.00	27.60
73	4169-021-002	\$ 44,954.18	\$ 44,954.18	\$ 101,535.00	2.26
74	4169-021-003	\$ 44,954.18	\$ 44,954.18	\$ 1,430,449.00	31.82
75	4169-021-005	\$ 37,393.89	\$ 37,393.89	\$ 1,210,168.00	32.36
76	4169-021-006	\$ 37,393.89	\$ 37,393.89	\$ 1,557,525.00	41.65
77	4169-021-007	\$ 37,393.89	\$ 37,393.89	\$ 1,298,803.00	34.73
78	4169-021-008	\$ 37,393.89	\$ 37,393.89	\$ 99,152.00	2.65
79	4169-021-009	\$ 37,393.89	\$ 37,393.89	\$ 870,426.00	23.28
80	4169-021-010	\$ 37,393.89	\$ 37,393.89	\$ 71,706.00	1.92
81	4169-021-012	\$ 37,393.89	\$ 37,393.89	\$ 686,168.00	18.35
82	4169-021-013	\$ 37,393.89	\$ 37,393.89	\$ 74,286.00	1.99
83	4169-021-014	\$ 37,393.89	\$ 37,393.89	\$ 67,299.00	1.80
84	4169-021-015	\$ 52,514.47	\$ 52,514.47	\$ 79,635.00	1.52
85	4169-021-016	\$ 37,393.89	\$ 37,393.89	\$ 1,910,005.00	51.08
86	4169-021-017	\$ 37,393.89	\$ 37,393.89	\$ 79,120.00	2.12
87	4169-021-018	\$ 44,954.18	\$ 44,954.18	\$ 1,640,061.00	36.48
88	4169-021-019	\$ 44,954.18	\$ 44,954.18	\$ 700,294.00	15.58
89	4169-021-020	\$ 44,954.18	\$ 44,954.18	\$ 74,979.00	1.67
90	4169-021-021	\$ 37,393.89	\$ 37,393.89	\$ 73,253.00	1.96
91	4169-021-022	\$ 37,393.89	\$ 37,393.89	\$ 97,761.00	2.61
92	4169-021-023	\$ 37,393.89	\$ 37,393.89	\$ 1,059,398.00	28.33
93	4169-021-024	\$ 52,514.47	\$ 52,514.47	\$ 1,468,922.00	27.97
94	4169-021-026	\$ 52,514.47	\$ 52,514.47	\$ 2,501,287.00	47.63
95	4169-021-800	\$ 22,273.31	\$ 22,273.31		0.00
96	4169-022-005	\$ 44,954.18	\$ 44,954.18	\$ 1,226,861.00	27.29
97	4169-022-006	\$ 44,954.18	\$ 44,954.18	\$ 1,796,933.00	39.97
98	4169-022-007	\$ 44,954.18	\$ 44,954.18	\$ 1,386,663.00	30.85
99	4169-022-008	\$ 37,393.89	\$ 37,393.89	\$ 810,764.00	21.68
100	4169-022-009	\$ 37,393.89	\$ 37,393.89	\$ 76,360.00	2.04
101	4169-022-010	\$ 52,514.47	\$ 52,514.47	\$ 242,376.00	4.62
102	4169-022-011	\$ 37,393.89	\$ 37,393.89	\$ 993,912.00	26.58
103	4169-022-012	\$ 44,954.18	\$ 44,954.18	\$ 78,087.00	1.74
104	4169-022-013	\$ 44,954.18	\$ 44,954.18	\$ 330,559.00	7.35
105	4169-022-014	\$ 60,074.76	\$ 60,074.76	\$ 3,216,035.00	53.53
106	4169-022-015	\$ 44,954.18	\$ 44,954.18	\$ 2,431,361.00	54.09

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-4

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
107	4169-022-016	\$ 44,954.18	\$ 44,954.18	\$ 1,616,866.00	35.97
108	4169-022-017	\$ 44,954.18	\$ 44,954.18	\$ 1,048,159.00	23.32
109	4169-022-020	\$ 37,393.89	\$ 37,393.89	\$ 763,684.00	20.42
110	4169-022-021	\$ 37,393.89	\$ 37,393.89	\$ 503,283.00	13.46
111	4169-022-022	\$ 37,393.89	\$ 37,393.89	\$ 716,713.00	19.17
112	4169-022-023	\$ 37,393.89	\$ 37,393.89	\$ 805,357.00	21.54
113	4169-023-003	\$ 37,393.89	\$ 37,393.89	\$ 1,283,523.00	34.32
114	4169-023-004	\$ 37,393.89	\$ 37,393.89	\$ 59,634.00	1.59
115	4169-023-005	\$ 37,393.89	\$ 37,393.89	\$ 569,375.00	15.23
116	4169-023-006	\$ 37,393.89	\$ 37,393.89	\$ 1,026,336.00	27.45
117	4169-023-007	\$ 60,074.76	\$ 60,074.76	\$ 123,614.00	2.06
118	4169-023-008	\$ 37,393.89	\$ 37,393.89	\$ 854,663.00	22.86
119	4169-023-009	\$ 37,393.89	\$ 37,393.89	\$ 321,439.00	8.60
120	4169-023-010	\$ 37,393.89	\$ 37,393.89	\$ 336,150.00	8.99
121	4169-023-011	\$ 37,393.89	\$ 37,393.89	\$ 69,292.00	1.85
122	4169-023-013	\$ 44,954.18	\$ 44,954.18	\$ 1,139,974.00	25.36
123	4169-023-014	\$ 44,954.18	\$ 44,954.18	\$ 78,254.00	1.74
124	4169-023-015	\$ 44,954.18	\$ 44,954.18	\$ 270,786.00	6.02
125	4169-023-017	\$ 37,393.89	\$ 37,393.89	\$ 78,083.00	2.09
126	4169-023-020	\$ 67,635.04	\$ 67,635.04	\$ 4,721,231.00	69.80
127	4169-024-001	\$ 52,514.47	\$ 52,514.47		0.00
128	4169-024-002	\$ 52,514.47	\$ 52,514.47		0.00
129	4169-024-004	\$ 67,635.04	\$ 67,635.04	\$ 107,924.00	1.60
130	4169-024-006	\$ 60,074.76	\$ 60,074.76	\$ 3,026,857.00	50.38
131	4169-024-009	\$ 37,393.89	\$ 37,393.89	\$ 1,731,738.00	46.31
132	4169-024-011	\$ 37,393.89	\$ 37,393.89	\$ 269,316.00	7.20
133	4169-024-013	\$ 37,393.89	\$ 37,393.89	\$ 906,726.00	24.25
134	4169-024-015	\$ -	\$ -	\$ 118,137.00	#DIV/0!
135	4169-024-016	\$ 52,514.47	\$ 52,514.47	\$ 1,052,820.00	20.05
136	4169-024-017	\$ 44,954.18	\$ 44,954.18	\$ 2,384,603.00	53.05
137	4169-024-018	\$ 44,954.18	\$ 44,954.18	\$ 850,602.00	18.92
138	4169-024-019	\$ 44,954.18	\$ 44,954.18	\$ 914,524.00	20.34
139	4169-024-021	\$ 52,514.47	\$ 52,514.47	\$ 1,356,107.00	25.82
140	4169-024-022	\$ 37,393.89	\$ 37,393.89	\$ 932,083.00	24.93
141	4169-025-001	\$ 60,074.76	\$ 60,074.76	\$ 1,700,364.00	28.30
142	4169-025-002	\$ 44,954.18	\$ 44,954.18	\$ 120,505.00	2.68
143	4169-025-003	\$ 44,954.18	\$ 44,954.18	\$ 361,971.00	8.05
144	4169-025-004	\$ 26,224.63	\$ 26,224.63	\$ 439,882.00	16.77
145	4169-025-007	\$ 37,393.89	\$ 37,393.89	\$ 816,063.00	21.82
146	4169-025-008	\$ 37,393.89	\$ 37,393.89	\$ 621,872.00	16.63
147	4169-025-013	\$ 37,393.89	\$ 37,393.89	\$ 930,148.00	24.87
148	4169-025-015	\$ 37,393.89	\$ 37,393.89	\$ 84,294.00	2.25
149	4169-025-016	\$ 37,393.89	\$ 37,393.89	\$ 73,774.00	1.97
150	4169-025-019	\$ 60,074.76	\$ 60,074.76	\$ 882,001.00	14.68
151	4169-025-020	\$ 44,954.18	\$ 44,954.18	\$ 928,492.00	20.65
152	4169-025-021	\$ 44,954.18	\$ 44,954.18	\$ 1,262,278.00	28.08
153	4169-025-022	\$ 44,954.18	\$ 44,954.18	\$ 893,363.00	19.87
154	4169-025-023	\$ 37,393.89	\$ 37,393.89	\$ 713,147.00	19.07
155	4169-025-024	\$ 37,393.89	\$ 37,393.89	\$ 1,725,000.00	46.13
156	4169-025-025	\$ 37,393.89	\$ 37,393.89	\$ 494,436.00	13.22
157	4169-026-001	\$ 44,954.18	\$ 44,954.18	\$ 1,726,802.00	38.41
158	4169-026-002	\$ 44,954.18	\$ 44,954.18	\$ 895,613.00	19.92

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-4

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
159	4169-026-003	\$ 44,954.18	\$ 44,954.18	\$ 571,465.00	12.71
160	4169-026-004	\$ 44,954.18	\$ 44,954.18	\$ 778,974.00	17.33
161	4169-026-005	\$ 44,954.18	\$ 44,954.18	\$ 816,587.00	18.16
162	4169-026-006	\$ 37,393.89	\$ 37,393.89	\$ 151,463.00	4.05
163	4169-026-008	\$ 37,393.89	\$ 37,393.89	\$ 887,032.00	23.72
164	4169-026-010	\$ 37,393.89	\$ 37,393.89	\$ 62,391.00	1.67
165	4169-026-012	\$ 37,393.89	\$ 37,393.89	\$ 914,527.00	24.46
166	4169-026-014	\$ 37,393.89	\$ 37,393.89	\$ 497,748.00	13.31
167	4169-026-015	\$ 37,393.89	\$ 37,393.89	\$ 96,087.00	2.57
168	4169-026-016	\$ 37,393.89	\$ 37,393.89	\$ 280,267.00	7.49
Total	168	\$ 7,420,575.86	\$ 7,413,015.57	\$ 150,760,217.00	

Residential Single Family (RS)

The Aesthetic View Enhancement of the Neighborhood Area component considers the City's zoning and lot area and designates a benefit factor, wherein parcels zoned as RS with lot area ranging from zero to 5,624 sf (zero up to less than $\frac{3}{4}$ lot) will be assigned a benefit factor of 0.5; parcels with lot area ranging from 5,625 sf to 7,499 sf ($\frac{3}{4}$ lot up to less than a full lot) will be assigned a benefit factor of 0.75; parcels ranging from 7,500 sf to 9,324 sf (full lot up to less than $1\frac{1}{4}$ lot) will be assigned a benefit factor of 1.0; parcels ranging from 9,325 sf to 11,249 sf ($1\frac{1}{4}$ lot to less than $1\frac{1}{2}$ lot) will be assigned a benefit factor of 1.25; and parcels ranging from 11,250 sf and greater ($1\frac{1}{2}$ lot and greater) will be assigned a benefit factor of 1.5.

Residential Medium Density (RM)

The Aesthetic View Enhancement of the Neighborhood Area component considers the City's zoning and lot area and designates a benefit factor zoned as RM, wherein a condominium will be assigned a benefit factor of 0.5; a parcel with a single family residence with lot area ranging from 5,625 to 7499 will be assigned a benefit factor of 0.75, a parcel with a single family residence with lot area of 7,500 sf (full lot) will be assigned a benefit factor of 1.0; and a parcel with a duplex with lot area greater than 15,000 sf will be assigned a benefit factor of 1.5.

General Commercial (CG)

According to the City's Municipal Code, parcels zoned as General Commercial (CG) require a minimum lot area of 5,000. These parcels will receive a benefit factor of 1.0.

Public / Utility

APN 4169-021-800 is a parcel owned by Southern California Edison. Although this parcel has been assigned a upgraded utility system assessment with a benefit factor of 1.0, this parcel will not be assigned a neighborhood enhancement assessment since the property is utilized and zoned for public use and benefit.

A summary of the assigned benefit factors are shown on Table 5 located on the following page:

APPENDIX "B"
BOUNDARY MAP

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-4
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS _____
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169
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RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

CITY CLERK

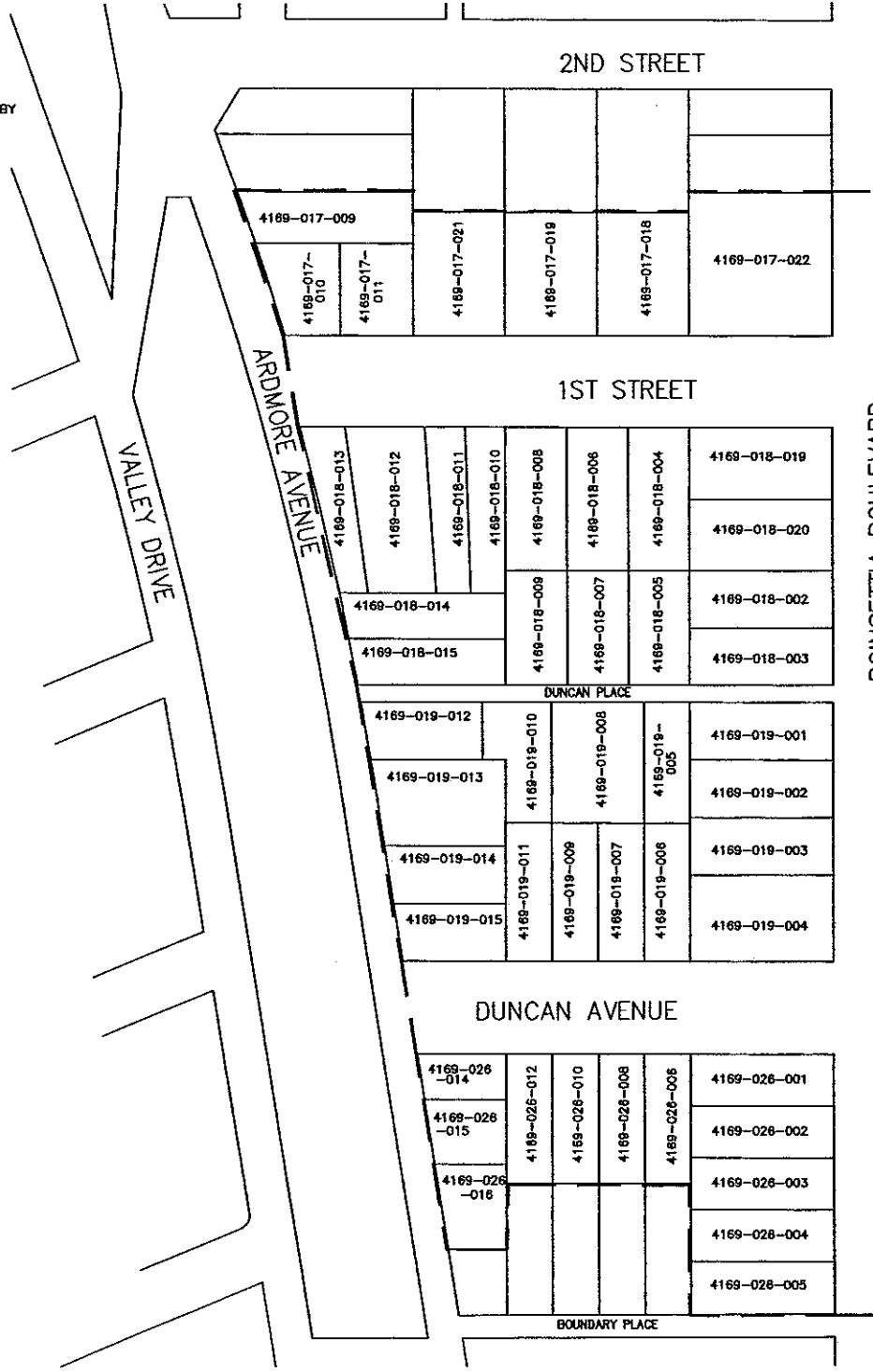
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-4, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
——— DISTRICT BOUNDARY
4169-019-013 PARCEL NUMBER



NOT TO SCALE



POINSETTIA BOULEVARD

SEE SHEET 2 OF 3

SHEET 1 OF 3

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-4
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
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CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-4, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
——— DISTRICT BOUNDARY
4169-021-015 PARCEL NUMBER



NOT TO SCALE

SEE SHEET 1 OF 3

POINSETTIA BOULEVARD

2ND STREET

4169-016-018	4169-016-017	4169-016-014	4169-016-011	4169-016-010	4169-016-008	4169-016-005	4169-016-002
							4169-016-003
							4169-016-004

1ST STREET

4169-020-013	4169-020-014	4169-020-021	4169-020-019	4169-020-015	4169-020-023	4169-020-001
4169-020-010						4169-020-002
4169-020-011	4169-020-022	4169-020-020	4169-020-016	4169-020-024		4169-020-003
4169-020-012						4169-020-004

DUNCAN PLACE

4169-021-018	4169-021-015	4169-021-013	4169-021-023	4169-021-029	4169-021-007	4169-021-005	4169-021-026
4169-021-019							4169-021-002
4169-021-020	4169-021-017	4169-021-016	4169-021-012	4169-021-010	4169-021-008	4169-021-006	4169-021-003
4169-021-022	4169-021-021	4169-021-014	4169-021-012	4169-021-010	4169-021-008	4169-021-006	4169-021-004
							4169-021-800

DUNCAN AVENUE

4169-025-019	4169-025-016	4169-025-015	4169-025-025	4169-025-013	4169-025-023	4169-025-024	4169-025-008	4169-025-007	4169-025-001
4169-025-020									4169-025-002
4169-025-021									4169-025-003
4169-025-022									4169-025-004

BOUNDARY PLACE

DIANTHUS STREET

SEE SHEET 3 OF 3

SHEET 2 OF 3

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-4
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS _____ DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
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CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-4, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
4169-022-006 ——— DISTRICT BOUNDARY
————— PARCEL NUMBER

SEE SHEET 2 OF 3

DIANTHUS STREET

2ND STREET

1ST STREET

SEPULVEDA BOULEVARD

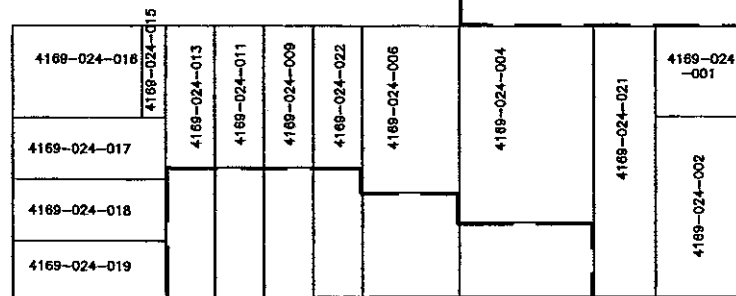
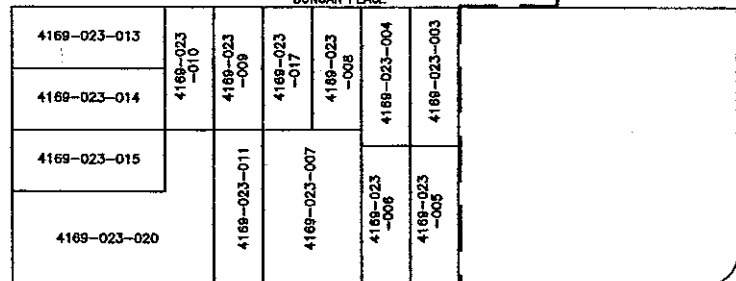
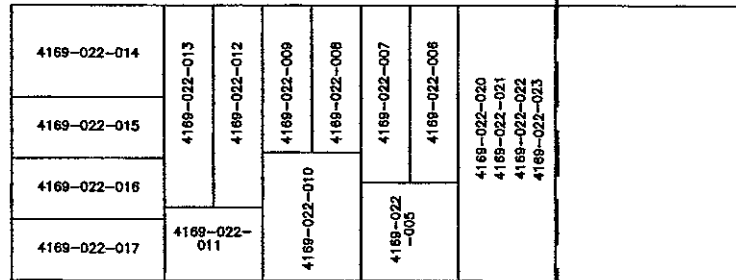
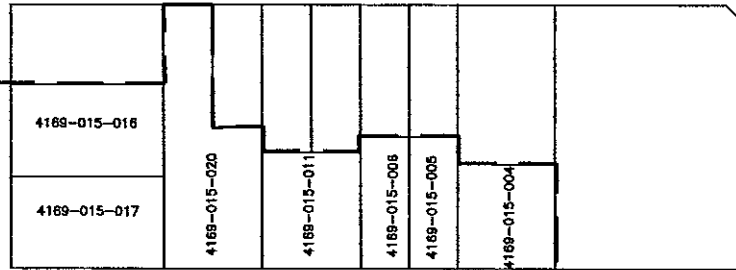
DUNCAN PLACE

DUNCAN AVENUE

BOUNDARY PLACE



NOT TO SCALE



APPENDIX "C"
ASSESSMENT DIAGRAM

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-4
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS _____
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
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CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

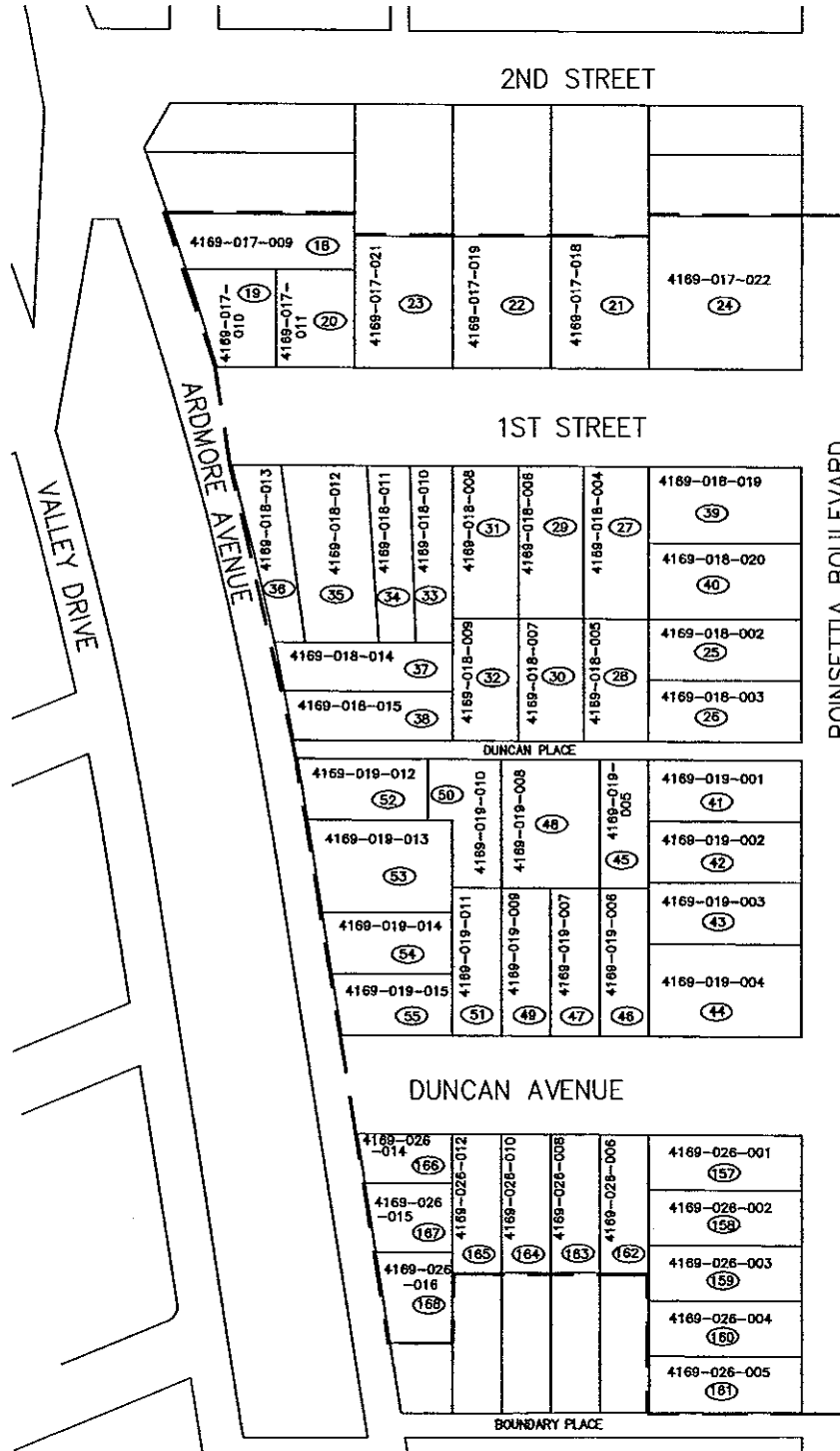
SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN
ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____
2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
_____ DAY OF _____, 2005. REFERENCE IS MADE TO THE
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
----- DISTRICT BOUNDARY
4169-018-015 (52) PARCEL NUMBER
ASSESSOR PARCEL NUMBER



NOT TO SCALE



POINSETTIA BOULEVARD

SEE SHEET 2 OF 3

SHEET 1 OF 3

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-4
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS _____
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
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CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

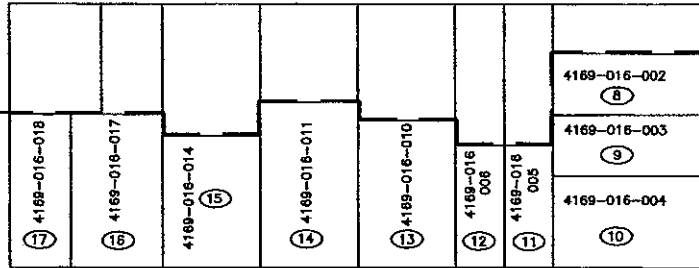
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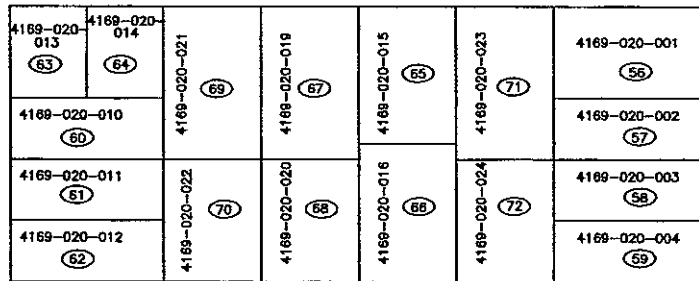
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
—— DISTRICT BOUNDARY
4169-020-011 PARCEL NUMBER
① ASSESSOR PARCEL NUMBER

2ND STREET



1ST STREET



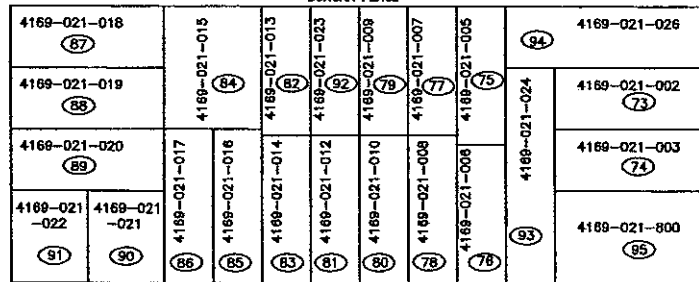
SEE SHEET 1 OF 3

POINSETTIA BOULEVARD

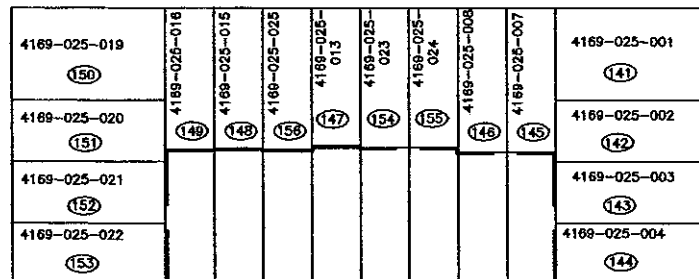
DIANTHUS STREET

SEE SHEET 3 OF 3

DUNCAN PLACE



DUNCAN AVENUE



BOUNDARY PLACE



NOT TO SCALE

SHEET 2 OF 3

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-4
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF MANHATTAN BEACH THIS _____ DAY OF _____, 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____ IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

SUPERINTENDENT OF STREETS

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE _____ DAY OF _____, 2005. REFERENCE IS MADE TO THE

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:

DISTRICT BOUNDARY
4169-022-011
PARCEL NUMBER
⑩
ASSESSOR PARCEL NUMBER

SEE SHEET 2 OF 3

DIANTHUS STREET

1ST STREET

SEPULVEDA BOULEVARD

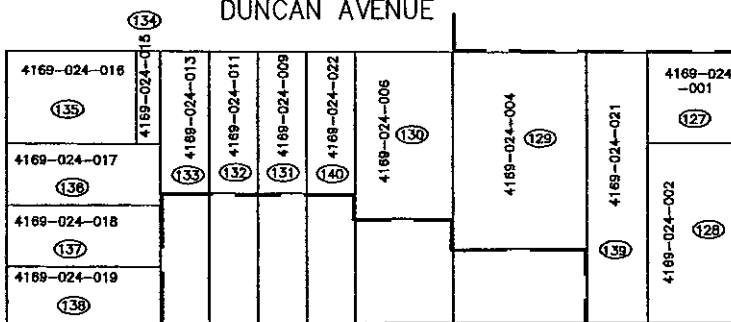
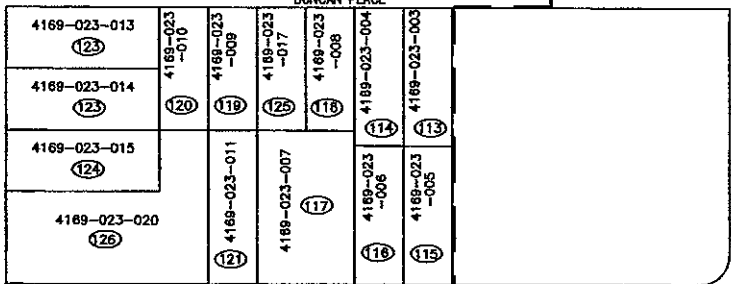
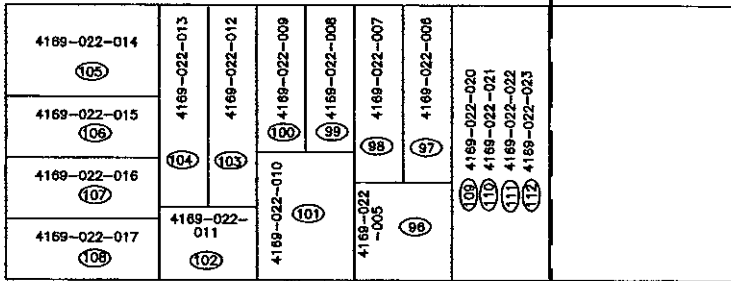
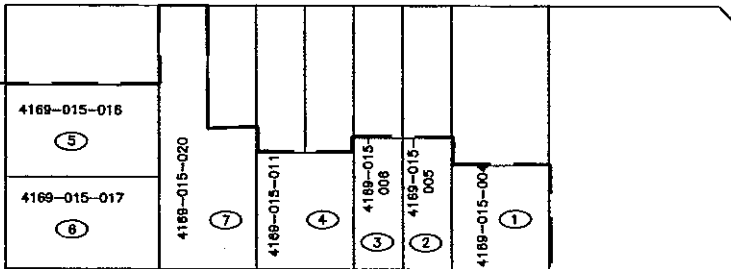
DUNCAN PLACE

DUNCAN AVENUE

BOUNDARY PLACE



NOT TO SCALE



Drawing Name: S:\05\Utility\Information\05-05-4\05-4\05-4\Assessment Diagram\05-002-000-28.dwg
Date: 05/27/2005 11:25:05 AM
User: jk

CITY OF MANHATTAN BEACH

1400 Highland Avenue
Manhattan Beach, CA 90266

FINAL ENGINEER'S REPORT

UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-6

Prepared by:



Engineering • Surveying • Planning • Landscape Architecture

420 Exchange, Suite 100
Irvine, California 92602

November 21, 2005

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PART I Plans and Specifications	4
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Special Benefit	11
Method of Apportionment	11
Exception	12
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Residential High Density (RH)	13
Local Commercial (CL).....	13
Exception	14
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Incidental Bond Costs	14
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Certification of Completion of Environmental Proceedings	20

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Appendix "A"	Assessment Roll
Appendix "B"	Boundary Map
Appendix "C"	Assessment Diagram

AGENCY: CITY OF MANHATTAN BEACH

PROJECT: UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. AD 05-6

TO: CITY COUNCIL

**ENGINEER'S "REPORT" PURSUANT TO THE
PROVISIONS OF SECTION 10204
OF THE STREETS AND HIGHWAYS CODE**

WHEREAS, on October 4, 2005 the City Council of the City of Manhattan Beach, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention (Resolution No. 5999), for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as:

**CITY OF MANHATTAN BEACH
UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-6**

(hereinafter referred to as the "Assessment District" or "District").

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area generally described as "Between The Strand and Highland Avenue, from Marine Avenue to 15th Street." Further detail identifying the District boundary and location is shown on the Boundary Map available in Appendix B of this report. The proposed underground utility improvements will provide conversion to a more safe and reliable upgraded utility system, and will improve the neighborhood aesthetic streetscape and visual environment.

The construction of these improvements will conform to existing City of Manhattan Beach, Southern California Edison, Adelphia and Verizon standards. By virtue of such improvements, the proposed improvements will enhance the value of the parcels within the District. Therefore, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the City of Manhattan Beach, State of California, in connection with the proceedings for *Underground Utility Assessment District No. AD 05-6* (hereinafter referred to as the "Assessment District"), I, Jon E. Bourgeois, P.E., a Registered Professional Engineer and authorized representative of Hall & Foreman, Inc., the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated on the following page.

PART I

This part contains the plans and specifications, which describe the general nature, location and extent for the proposed improvements, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Superintendent of Streets.

PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

PART III

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, as near as may be determined, of the parcels of land and improvements which are propose to be assessed.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City of Manhattan Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention, is filed herewith and made a part hereof, and part of the assessment.

PART VI

This part shall consist of the following information:

- A. Description of Facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on November 21, 2005

HALL & FOREMAN, INC.

Jon E. Bourgeois, P.E.
R.C.E. No. 30242
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF MANHATTAN BEACH, CALIFORNIA, on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the _____ day of _____, 2005.

CITY CLERK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the _____ day of _____, 2005.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

Part I Plans and Specifications

The plans and specifications to construct the utility undergrounding improvements and any ancillary improvements thereof, for the area generally described as District AD 05-6 in the area generally described as, "Between The Strand and Highland Avenue, from Marine Avenue to 15th Street," which describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and incorporated as if attached and a part of this Report.

The Plans and Specifications for the improvements are on file in the offices of the Superintendent of Streets.

Part II Cost Estimate

Table 1 City of Manhattan Beach AD No. 05-6 Cost Estimate			
		Estimated Costs	
		Preliminary	Final
DESIGN COSTS			
SCE Design Engineering	\$	40,000.00	\$ 40,000.00
Verizon Design Engineering	\$	15,000.00	\$ 15,000.00
Adelphia Design Engineering	\$	9,518.00	\$ 9,518.00
Total Design Costs:	\$	64,518.00	\$ 64,518.00
CONSTRUCTION COSTS			
SCE Structures	\$	1,617,916.00	\$ 1,617,916.00
SCE Cable	\$	690,430.00	\$ 690,430.00
Verizon Structures	\$	2,119,100.00	\$ 2,119,100.00
Verizon Cable	\$	553,618.00	\$ 553,618.00
Adelphia Structures	\$	323,734.00	\$ 323,734.00
Adelphia Cable	\$	92,458.00	\$ 92,458.00
Total Construction Costs:	\$	5,397,256.00	\$ 5,397,256.00
PROJECT CONTINGENCY	\$	269,863.00	\$ 269,863.00
Total Project Contingency Costs:	\$	269,863.00	\$ 269,863.00
INCIDENTAL EXPENSES			
City Administration / Inspection	\$	48,407.00	\$ 48,407.00
Bond Printing, Registration & Servicing	\$	3,000.00	\$ 3,000.00
Printing, Advertising, Notices	\$	500.00	\$ 500.00
S & P Rating Agency Fee	\$	5,334.00	\$ 5,334.00
Trustee	\$	2,000.00	\$ 2,000.00
Bond & Disclosure Counsel	\$	23,334.00	\$ 23,334.00
Financial Advisor	\$	18,334.00	\$ 18,334.00
Assessment Engineer	\$	14,004.00	\$ 14,004.00
Contingency	\$	1,000.00	\$ 1,000.00
Total Incidental Expenses:	\$	115,913.00	\$ 115,913.00
BOND COSTS			
Underwriter's Discount	\$	84,832.00	\$ 84,832.00
Bond Reserve (20 year)	\$	530,855.00	\$ 530,855.00
Capitalized Interest	\$	188,999.00	\$ 188,999.00
Total Bond Costs:	\$	804,686.00	\$ 804,686.00
DISTRICT FORMATION AMOUNT TO ASSESSMENT:	\$	6,652,236.00	\$ 6,652,236.00
Notes: Number of Assessable Parcels		304	
Estimated Acreage of District		23	

Part III Assessment Roll and Method of Assessment Spread

WHEREAS, on October 4, 2005, the City Council of the CITY OF MANHATTAN BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. 5999, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as ASSESSMENT DISTRICT NO. AD 05-6; and

WHEREAS, said Resolution of Intention, as required by law, did direct the Engineer of Work to make and file a "Report," consisting of the following as required by Section 10204 of the Act:

- a. Plans;
- b. Specifications;
- c. Cost Estimates;
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, Jon E. Bourgeois, P.E., the authorized representative of Hall and Foreman, Inc., pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913," do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the estimated special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.

2. As required by law, a Diagram is hereto attached, showing the Assessment District as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.
3. The subdivisions and parcels of land, the numbers therein as shown on the respective Assessment Diagram as attached hereto, correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12 percent per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below in Table 2, Summary of Costs and Expenses:

Table 2		
City of Manhattan Beach AD 05-6		
Summary of Costs and Expenses		
Estimated Costs and Expenses	Preliminary	Confirmed
Design Costs	\$ 64,518.00	\$ 64,518.00
Construction Costs	\$ 5,397,256.00	\$ 5,397,256.00
Project Contingency	\$ 269,863.00	\$ 269,863.00
Incidental Expenses	\$ 115,913.00	\$ 115,913.00
Bond Costs	\$ 804,686.00	\$ 804,686.00
TOTAL	\$ 6,652,236.00	\$ 6,652,236.00

For particulars as to the individual assessments and their descriptions, reference is made to Appendix A (Assessment Roll), attached hereto.

6. The Method and Formula of Assessment Spread is as set forth in Exhibit "A", which is attached hereto, referenced and so incorporated.

Dated: _____

HALL & FOREMAN, INC.

Jon E. Bourgeois, P.E.
R.C.E. No. 30242
ENGINEER OF WORK
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

Table 3 City of Manhattan Beach AD 05-6 Debt Limit Information¹	
Description	Amount
Estimated Balance to Assessment	\$ 6,652,236.00
Unpaid Special Assessments ²	\$ -
TOTAL	\$ 6,652,236.00
True Value of Parcels ³	\$269,307,611.00

1. Required under Part 7.5 of Division 4.
 2. Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than the instant proceedings.
 3. True Value of Parcels means the total assessed value of the land and improvements as estimated and shown on the last equalized roll of the County.
- Note: This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as it is not the responsibility of the Engineer's Report.

EXHIBIT "A"

METHOD AND FORMULA OF ASSESSMENT SPREAD

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments must be based on the estimated special benefit that the properties receive from the works of improvement. In addition, Article XIID, Section 4 of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also requires that publicly owned property, which receive special benefit from the improvements, be assessed. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit each will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special and direct benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs, as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing as well as tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the estimated special benefits received by each parcel within the Assessment District. Ballot tabulation will be finalized at that time and, if a majority of the ballots submitted, weighted by the assessment amount, are in opposition to the Assessment District, then the District must be abandoned. If this is not the case, then the City Council shall form the Assessment District and levy the special assessment against the parcels therein.

The following sections set forth the methodology used to apportion the costs of the improvements for each parcel.

Definition

Parcel is defined as a legal, taxable parcel as shown on the assessor parcel maps as an assessor parcel number.

Special Benefit

In further making the analysis, it is necessary that the properties receive a special and direct benefit distinguished from general benefits conferred to the public at large.

This District was initiated by property owners who petitioned the City to form a District to underground utility services. The proposed improvements (the undergrounding of power, telephone and cable facilities) are all located along local residential streets within the boundaries of the District. The undergrounding will provide a higher level of service and safety to all properties being serviced, in that, all new wires and equipment will be installed underground reducing the threat of interrupted service due to downed power lines incurred by wind, rain or fire. In addition, undergrounding overhead utility lines will further prevent other hazardous situations that restrict or slow access to emergency personnel in event the utility lines are downed.

The undergrounding of power, telephone and cable facilities will also remove physical and visual impediments within the neighborhood streets, thus improving the neighborhood aesthetic streetscape and visual environment for parcels within the District.

In this District, 100 percent of the cost allocation for the improvements is for special benefit to the parcels within the District and there is no general benefit. By virtue of such benefits, the proposed improvements will increase the desirability and will specifically enhance the value of the properties within the Assessment District. The Assessment in this District has two components.

Method of Apportionment

Based upon the findings described above, the special benefits received by the properties within the boundaries of the District are:

- 1) Conversion from an Overhead to Underground Utility System Resulting in Safer and Improved Reliability from the Upgraded Utility System;
- 2) Aesthetic View Enhancements of the Neighborhood Area due to the Removal of the Overhead Facilities and Opening of Neighborhood View Corridors.

The two special benefits described above, are estimated to be of equal benefit to the parcels located within the District boundaries. Therefore, the total cost of the underground utility district formation assessment will be spread with approximately fifty percent of the costs to the parcels who benefit from the conversion from an overhead to an underground upgraded utility system, and approximately fifty percent of the costs will be spread to the parcels that receive the aesthetic view enhancement benefit to the neighborhood area.

The following method for distribution of special benefit is described below:

- 1) Conversion from an Overhead to Underground Utility System Results in Safer and Improved Reliability from the Upgraded Utility System

All of the assessable parcels will have their overhead utility service converted to an underground upgraded utility system. All the properties will benefit equally from the

underground upgraded utility system. Therefore, the properties will be assigned a benefit factor of 1.0 (BF) to each assessor parcel number. The estimated cost of the underground upgraded utility system will be spread proportionally per benefit factor per parcel.

The benefit factors for the Conversion to a Safer and Improved Reliability Upgraded Underground Utility System are as follows in Table 4:

Table 4 City of Manhattan Beach AD 05-6 Conversion to an Upgraded Underground Utility System	
Residential Type	Benefit Factor
Residential (RM / RH)	1
Commercial (CL)	1

Exception(s)

Certain parcels are receiving a partial utility installation and will be assessed based on the proportionate share of construction costs for type of utility improvement. Further details are available in the Assessment Roll located in Appendix A.

APN 4178-013-051 is a sliver parcel that is identified as a shared common area owned by a Homeowner's Association, and therefore, will not be assessed.

- 2) Aesthetic View Enhancement of the Neighborhood Area is due to the Removal of the Overhead Facilities and Opening of Neighborhood View Corridors

All of the assessable parcels will receive a neighborhood aesthetic enhancement benefit from the removal of utility poles and overhead utility lines. All parcels benefit from the enhancement of the neighborhood streetscape and the removal of obstructions near their properties and within the boundaries of the District.

There are three hundred and five total parcels within the District that share zoning comprised of Residential Medium Density (RM), Residential High Density (RH), and Local Commercial (CL). Based on the City of Manhattan Beach's Municipal Code, these parcels are located within the City's Property Development Standards Area designated as District III, wherein each parcel requires a minimum lot area of 2,700 sf per dwelling unit.

Residential Medium Density (RM)

City's zoning designates Residential Medium Density (RM); thus parcels benefiting will be assigned a Benefit Factor (BF) of 0.5 BF for a condominium, a 1.0 BF for a residential parcel allowing one or two dwelling units, and a 1.5 BF for residential units allowing three or more units.

Residential High Density (RH)

City's zoning designates Residential High Density (RH); thus parcels benefiting will be assigned a Benefit Factor (BF) of 0.5 BF for a condominium.

General Commercial (CL)

According to the City's Municipal Code, parcels zoned as Local Commercial (CL) require a minimum lot area of 4,000. These parcels will receive a benefit factor of 1.0.

A summary of the assigned benefit factors are shown on Table 5 located on the following page:

Table 5 City of Manhattan Beach AD 05-6 Benefit Factors		
Residential Type	Allowable Dwelling Units	Aesthetic View Enhancement of the Neighborhood Area Benefit Factor
Residential	1 or 2 units	1
Residential	3 or more units	1.5
Condominium	1	0.5
Commercial		1

Exception(s)

Certain parcels are receiving a partial utility installation and will be assessed based on the proportionate share of construction costs for type of utility improvement once the benefit factor has been assigned. Further details are available in the Assessment Roll located in Appendix A.

APN 4178-013-051 is a sliver parcel that is identified as a shared common area owned by a Homeowner's Association, and therefore, will not be assessed.

IRS Tax Component

Per the City of Manhattan Beach, City Council motion adopted on August 2, 2005, the IRS tax component will not be added to the Underground Utility Assessment.

Incidental and Bond Costs

Incidental Expenses and Bond Costs have been assessed to the entire Assessment District on a prorated basis relative to the construction cost allocations. The Assessment Summary on Table 6 identifies the breakdown of costs as follows:

City of Manhattan Beach
 Final Engineer's Report for
 Underground Utility Assessment District No. 05-6

Table 6 City of Manhattan Beach AD 05-6 Assessment Summary											
Property Type	Upgraded Underground Utility System				Aesthetic View Enhancement				TOTAL	Total Asmt Per Parcel	
	Number of Parcels	Benefit Factor	Assessment per Parcel	Assessment Amount	Number of Parcels	Benefit Factor	Assessment per Parcel	Assessment Amount			
RM-Apt	2	1.00	\$ 11,107.43	\$ 22,214.86	2	1.00	\$ 11,986.88	\$ 23,973.76	\$ 46,188.62	\$ 23,094.31	
RM-Apt	1	1.00	\$ 11,107.43	\$ 11,107.43	1	1.50	\$ 17,980.32	\$ 17,980.32	\$ 29,087.75	\$ 29,087.75	
RM-Condo	51	1.00	\$ 11,107.43	\$ 566,478.93	51	0.50	\$ 5,993.44	\$ 305,665.44	\$ 872,144.37	\$ 17,100.87	
RM-Duplex	107	1.00	\$ 11,107.43	\$ 1,188,495.01	107	1.00	\$ 11,986.88	\$ 1,282,596.16	\$ 2,471,091.17	\$ 23,094.31	
RM-Duplex	3	1.00	\$ 11,107.43	\$ 33,322.29	3	1.50	\$ 17,980.32	\$ 53,940.96	\$ 87,263.25	\$ 29,087.75	
RM- Multi- 3-Unit	15	1.00	\$ 11,107.43	\$ 166,611.45	15	1.00	\$ 11,986.88	\$ 179,803.20	\$ 346,414.65	\$ 23,094.31	
RM-SFR	109	1.00	\$ 11,107.43	\$ 1,210,709.87	109	1.00	\$ 11,986.88	\$ 1,306,569.92	\$ 2,517,279.79	\$ 23,094.31	
RM-SFR	6	1.00	\$ 11,107.43	\$ 66,644.58	6	1.50	\$ 17,980.32	\$ 107,881.92	\$ 174,526.50	\$ 29,087.75	
CL	1	1.00	\$ 11,107.43	\$ 11,107.43	1	1.00	\$ 11,986.88	\$ 11,986.88	\$ 23,094.31	\$ 23,094.31	
RH-Condo -Partial Utility	5	0.43	\$ 4,776.20	\$ 23,881.00	5	0.22	\$ 2,637.12	\$ 13,185.60	\$ 37,066.60	\$ 7,413.32	
RM-Condo-Partial Utility	2	0.43	\$ 4,776.20	\$ 9,552.40	2	0.22	\$ 2,637.12	\$ 5,274.24	\$ 14,826.64	\$ 7,413.32	
RM-SFR-Partial Utility	1	0.51	\$ 5,664.79	\$ 5,664.79	1	0.51	\$ 6,113.31	\$ 6,113.31	\$ 11,778.10	\$ 11,778.10	
RM-SFR-Partial Utility	1	0.93	\$ 10,329.91	\$ 10,329.91	1	0.93	\$ 11,147.80	\$ 11,147.80	\$ 21,477.71	\$ 21,477.71	
RM-SFR Silver lot	1	0.00	\$ -	\$ -	1	0.00	\$ -	\$ -	\$ -	\$ -	
	305			\$ 3,326,119.95	305			\$ 3,326,119.51	\$ 6,652,239.46		

For particulars as to the assessment roll, reference is made to Appendix "A". A detailed itemization of improvement costs may be found in Part II of this report.

Part IV Annual Administrative Assessment District

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the City of Manhattan Beach, and not otherwise reimbursed, resulting from the administration and collection of assessments and/or from the administration or registration of any bonds and reserve or other related funds. This maximum assessment hereinafter set forth, is authorized pursuant to the provisions of Section 10204(f) of the Streets and Highways Code, and said maximum assessment shall not exceed ten percent (10%) of the annual assessment per individual assessment parcel per year.

The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

Part V Boundary Map and Diagram of Assessment

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Manhattan Beach.

As required by the Act, the Assessment Diagram shows the exterior boundaries of the assessment district and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III. The Assessor's parcel number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Los Angeles for the boundaries and dimensions of each parcel of land. (See Appendix "B" for Assessment Diagram).

Part VI Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be constructed, installed, maintained, repaired or improved. For the general location of the improvements to be constructed, reference is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Underground Utility Assessment District No. AD 05-6, generally described as "Between The Strand and Highland Avenue, from Marine Avenue to 15th Street."

1. Removal of existing power and telephone poles.
2. Removal of overhead resident service drops.
3. Construction of mainline underground power and telephone conduit, with appurtenant manholes and pullboxes.
4. Construction of service conduit and appurtenances.

The Southern California Edison Company, Adelphia and Verizon will design the improvements. Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, Adelphia, or Verizon.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his property necessary to connect facilities constructed by the public utilities in the public streets to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work executed by the assessment district.

The estimated time for completion of the civil undergrounding of the facilities is approximately six to eight months from the start of construction. The estimated time for completion of the electrical undergrounding of the facilities is approximately six months from the completion of civil work. Property owners will be required to provide necessary underground connections within 120 days of the completion of the entire underground facilities.

Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

Right-of-Way Certificate

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN BEACH

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all times herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, as amended, for the construction of certain public improvements in a special assessment district known and designated as *UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. AD 05-6*.

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

It is acknowledged that the proposed Works of Improvement must be constructed within public rights-of-way, land, or easements owned by or licensed to the CITY OF MANHATTAN BEACH, County of Los Angeles, State of California, at the time of the construction of the Works of Improvement, and the undersigned hereby further certifies that all rights-of-way necessary for the Works of Improvements will be obtained and in possession of the City, County, or State prior to the commencement of any construction by the City of Manhattan Beach.

EXECUTED this _____ day of _____, 2005, at City of Manhattan Beach, California.

SUPERINTENDENT OF STREETS
CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

By: _____

Certification of Completion of Environmental Proceedings

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MANHATTAN BEACH

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as *UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. AD 05-6* (hereinafter referred to as the "Assessment District").
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review, as follows:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstruction),
3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this _____ day of _____, 2005 at Manhattan Beach, California.

CITY OF MANHATTAN BEACH
STATE OF CALIFORNIA

APPENDIX "A"
ASSESSMENT ROLL

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF MANHATTAN BEACH THIS _____ DAY OF _____, 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____ IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4178 PAGES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 17, BOOK 4179 PAGES 1, 28, AND 30 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

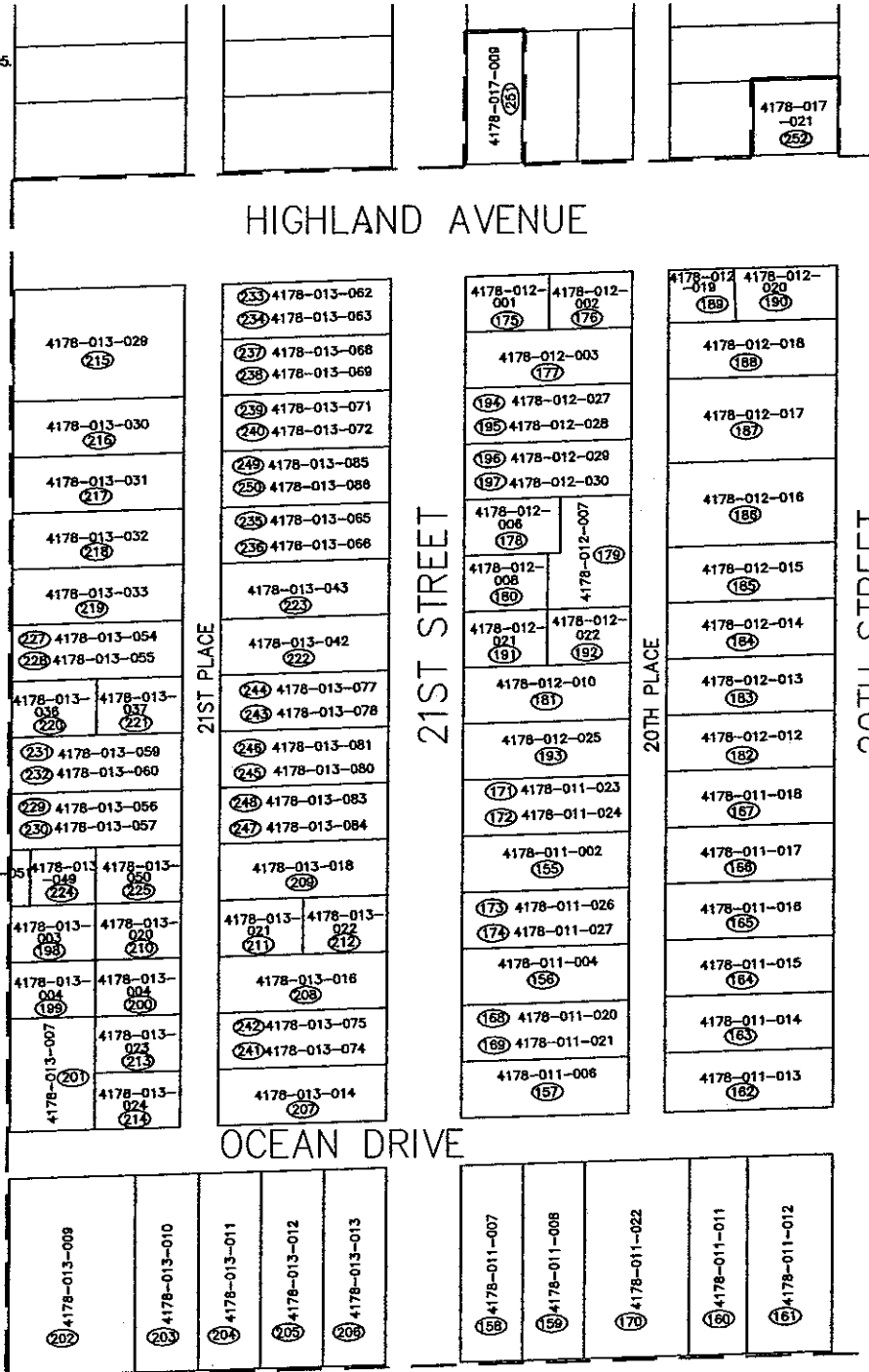
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

SUPERINTENDENT OF STREETS

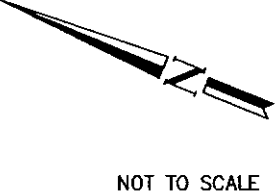
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE DAY OF _____, 2005. REFERENCE IS MADE TO THE

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
——— DISTRICT BOUNDARY
4178-013-032 PARCEL NUMBER
②10 ASSESSOR PARCEL NUMBER



20TH STREET
SEE SHEET 2 OF 4



NOT TO SCALE

Drawing Name: S:\0221\Utility Undergroun\01_05-6\Utility Assessment - Diagram\01-002005-08.dwg
Last Update: Sep 27, 2005 - E. Sapan by P. Sapan

ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE
 CITY CLERK OF THE CITY OF
 MANHATTAN BEACH THIS
 DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
 IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
 DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
 RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
 ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
 FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
 REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
 COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4178
 PAGES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 17,
 BOOK 4179 PAGES 1, 26, AND 30
 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

 CITY CLERK

 COUNTY RECORDER
 COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
 MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

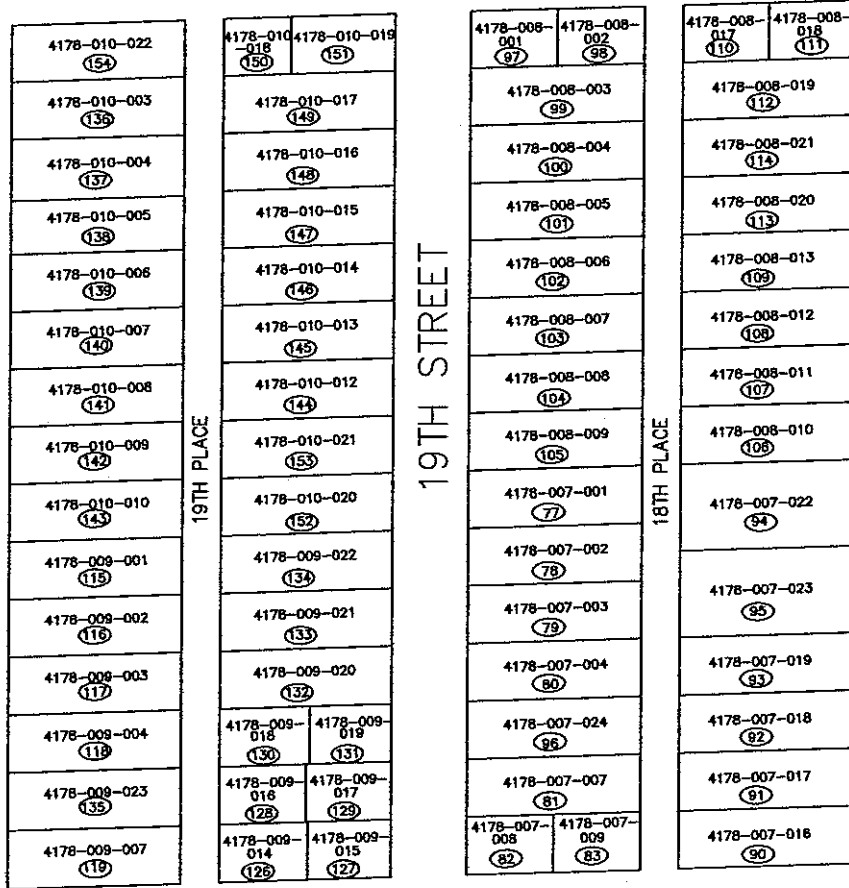
 SUPERINTENDENT OF STREETS

HIGHLAND AVENUE

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF
 MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN
 ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____
 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE
 RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
 _____ DAY OF _____, 2005. REFERENCE IS MADE TO THE
 RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
 ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
 AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
 _____ DISTRICT BOUNDARY
 4178-010-009 (142) PARCEL NUMBER
 (142) ASSESSOR PARCEL NUMBER

SEE SHEET 1 OF 4
 20TH STREET



19TH PLACE

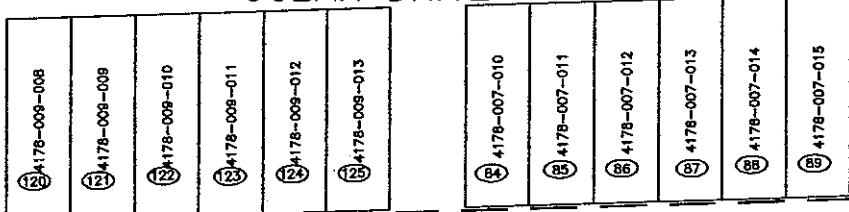
19TH STREET

18TH PLACE

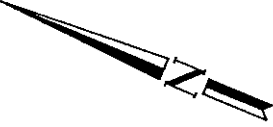
18TH STREET

SEE SHEET 3 OF 4

OCEAN DRIVE



THE STRAND



NOT TO SCALE

Printing Name: S:\0321\Utility Underground\AO 05-6\Goshia\Assessment Diagram\05-100000-08.dwg
 Lot: Opened Sep 27, 2005 - 5:36pm by R001046

**ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF MANHATTAN BEACH THIS _____ DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____ IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS, REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4178 PAGES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 17, BOOK 4179 PAGES 1, 26, AND 30 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

CITY CLERK _____
ASSESSMENT DIAGRAM

COUNTY RECORDER _____
COUNTY OF LOS ANGELES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

SUPERINTENDENT OF STREETS

HIGHLAND AVENUE

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE _____ DAY OF _____, 2005. REFERENCE IS MADE TO THE _____ RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE _____ ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

LEGEND:
—— DISTRICT BOUNDARY
4178-006-008 PARCEL NUMBER
Ⓢ ASSESSOR PARCEL NUMBER

SEE SHEET 2 OF 4

18TH STREET

Ⓢ 4178-006-023
Ⓢ 4178-006-024
4178-006-021 Ⓢ 74
4178-006-002 Ⓢ 59
4178-006-004 Ⓢ 80
4178-006-005 Ⓢ 81
4178-006-006 Ⓢ 82
4178-006-007 Ⓢ 83
4178-006-008 Ⓢ 84
4178-005-001 Ⓢ 41
4178-005-002 Ⓢ 42
4178-005-003 Ⓢ 43
4178-005-004 Ⓢ 44
4178-005-005 Ⓢ 45
4178-005-006 Ⓢ 46

17TH PLACE

4178-006-018 Ⓢ 72	4178-006-020 Ⓢ 73
4178-006-016 Ⓢ 70	
4178-006-015 Ⓢ 69	
4178-006-018 Ⓢ 71	
4178-006-012 Ⓢ 68	
4178-006-011 Ⓢ 67	
4178-006-010 Ⓢ 66	
4178-006-009 Ⓢ 65	
4178-005-018 Ⓢ 59	
4178-005-017 Ⓢ 55	
4178-005-016 Ⓢ 54	
4178-005-015 Ⓢ 53	
4178-005-020 Ⓢ 58	
4178-005-019 Ⓢ 57	

17TH STREET

4178-004-001 Ⓢ 21	4178-004-002 Ⓢ 22
4178-004-003 Ⓢ 23	
4178-004-004 Ⓢ 24	
4178-004-005 Ⓢ 25	
4178-004-006 Ⓢ 26	
4178-004-007 Ⓢ 27	
4178-004-008 Ⓢ 28	
4178-004-009 Ⓢ 29	
4178-004-010 Ⓢ 30	
4178-003-001 Ⓢ 1	
4178-003-002 Ⓢ 2	
4178-003-003 Ⓢ 3	4178-003-004 Ⓢ 4
4178-003-005 Ⓢ 5	
4178-003-006 Ⓢ 6	
4178-003-007 Ⓢ 7	4178-003-008 Ⓢ 8

16TH PLACE

Ⓢ 40	4178-004-025
Ⓢ 39	4178-004-026
4178-004-020 Ⓢ 38	
4178-004-024 Ⓢ 38	
4178-004-023 Ⓢ 37	
4178-004-015 Ⓢ 34	
4178-004-014 Ⓢ 33	
4178-004-013 Ⓢ 32	
4178-004-019 Ⓢ 35	
4178-004-011 Ⓢ 31	
4178-003-020 Ⓢ 17	
4178-003-019 Ⓢ 16	
4178-003-018 Ⓢ 15	
4178-003-017 Ⓢ 14	
4178-003-022 Ⓢ 13	4178-003-021 Ⓢ 18
4178-003-016 Ⓢ 13	

16TH STREET

SEE SHEET 4 OF 4

OCEAN DRIVE

4178-008-007 Ⓢ 47
4178-008-008 Ⓢ 48
4178-008-009 Ⓢ 49
4178-008-010 Ⓢ 50
4178-008-011 Ⓢ 51
4178-008-012 Ⓢ 52

4178-003-009 Ⓢ 9
4178-003-023 Ⓢ 20
4178-003-012 Ⓢ 19
4178-003-013 Ⓢ 17
4178-003-014 Ⓢ 12

THE STRAND

NOT TO SCALE

ASSESSMENT DIAGRAM
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE
 CITY CLERK OF THE CITY OF
 MANHATTAN BEACH THIS _____
 DAY OF _____ 2005

NOTE:
 ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
 FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
 REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
 COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4178
 PAGES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 17,
 BOOK 4179 PAGES 1, 26, AND 30
 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
 IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
 DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
 RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

 CITY CLERK

ASSESSMENT DIAGRAM

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF
 MANHATTAN BEACH, THIS _____ DAY OF _____, 2005.

 SUPERINTENDENT OF STREETS

 COUNTY RECORDER
 COUNTY OF LOS ANGELES

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF
 MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN
 ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____
 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE
 RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
 _____ DAY OF _____, 2005. REFERENCE IS MADE TO THE
 RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE
 ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED
 AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

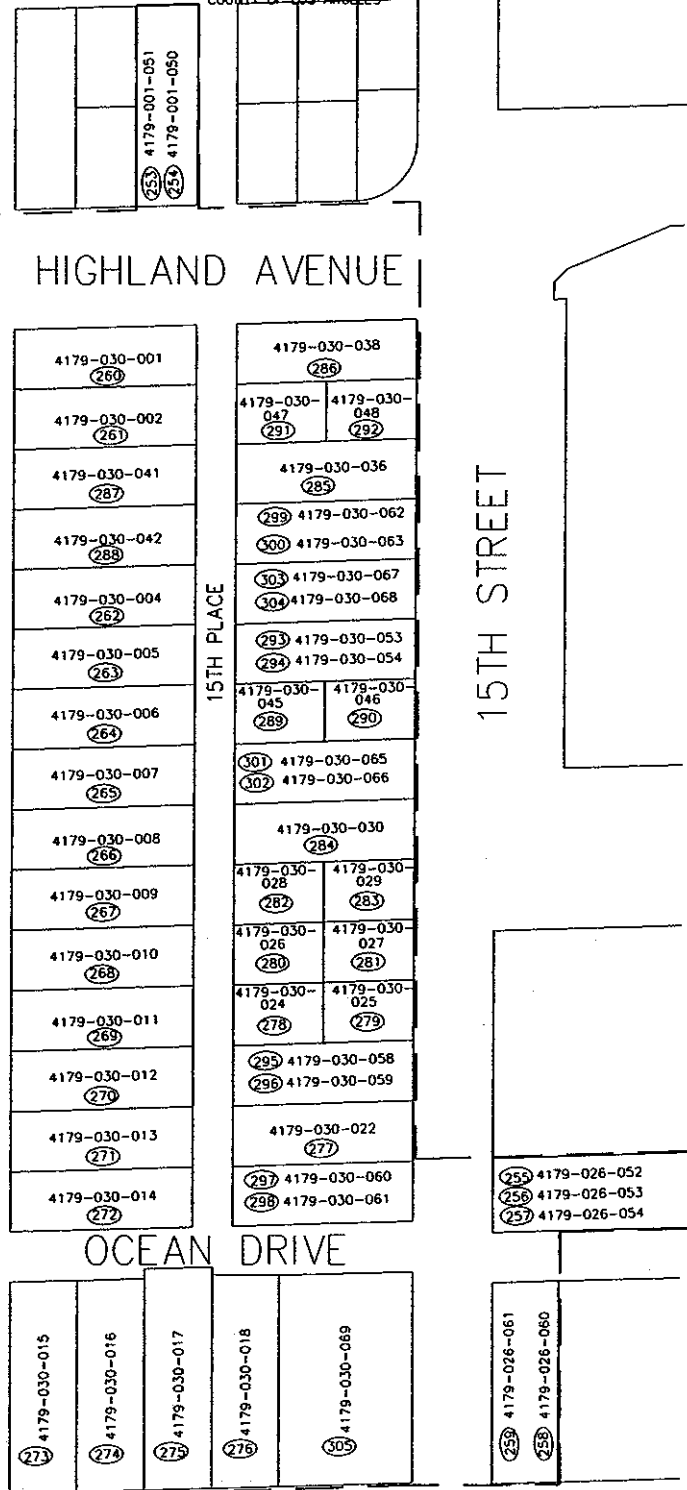
LEGEND:
 _____ DISTRICT BOUNDARY
 4179-030-007 PARCEL NUMBER
 (265) ASSESSOR PARCEL NUMBER

SEE SHEET 3 OF 4

16TH STREET

15TH PLACE

15TH STREET



NOT TO SCALE

THE STRAND

APPENDIX "B"
BOUNDARY MAP

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS _____
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
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RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

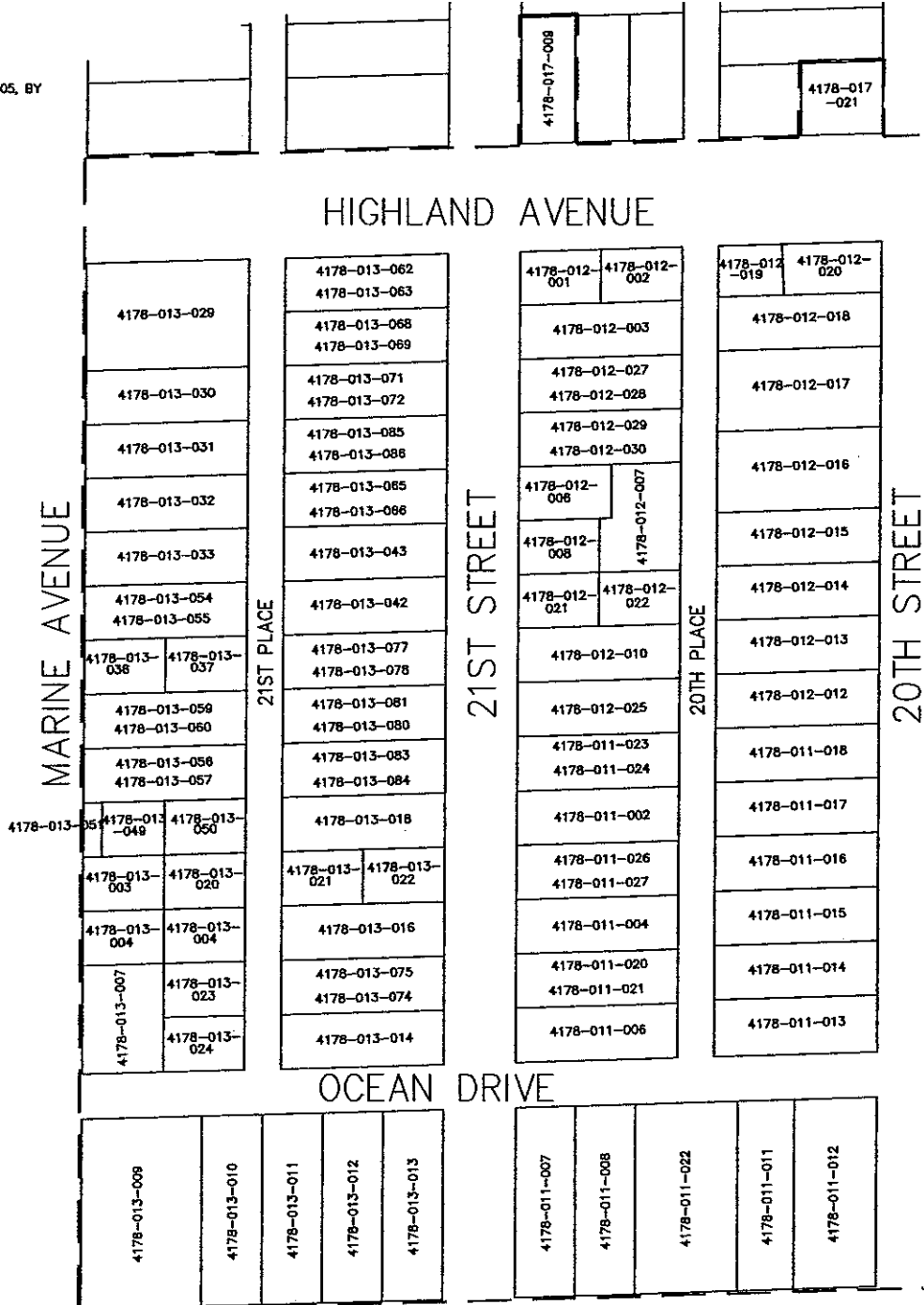
COUNTY RECORDER
COUNTY OF LOS ANGELES

CITY CLERK

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-6, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
— — — — — DISTRICT BOUNDARY
4178-013-033 PARCEL NUMBER



SEE SHEET 2 OF 4

NOT TO SCALE

THE STRAND

SHEET 1 OF 4

Drawing Name: S:\0325\Utility\Boundary\05-05-06\Exhibit\Boundary Map\01-002000-08.dwg
Last Updated: Sep 27, 2005 - 1:46pm by: kshah

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4178
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BOOK 4178 PAGES 1, 28, AND 30
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

CITY CLERK

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-6, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
——— DISTRICT BOUNDARY
4178-010-010 PARCEL NUMBER

SEE SHEET 1 OF 4

20TH STREET

4178-010-022
4178-010-003
4178-010-004
4178-010-005
4178-010-006
4178-010-007
4178-010-008
4178-010-009
4178-010-010
4178-009-001
4178-009-002
4178-009-003
4178-009-004
4178-009-023
4178-009-007

19TH PLACE

4178-010-018	4178-010-019
4178-010-017	
4178-010-016	
4178-010-015	
4178-010-014	
4178-010-013	
4178-010-012	
4178-010-021	
4178-010-020	
4178-009-022	
4178-009-021	
4178-009-020	
4178-009-018	4178-009-019
4178-009-016	4178-009-017
4178-009-014	4178-009-015

19TH STREET

4178-008-001	4178-008-002
4178-008-003	
4178-008-004	
4178-008-005	
4178-008-006	
4178-008-007	
4178-008-008	
4178-008-009	
4178-007-001	
4178-007-002	
4178-007-003	
4178-007-004	
4178-007-024	
4178-007-007	
4178-007-008	4178-007-009

18TH PLACE

4178-008-017	4178-008-018
4178-008-019	
4178-008-021	
4178-008-020	
4178-008-013	
4178-008-012	
4178-008-011	
4178-008-010	
4178-007-022	
4178-007-023	
4178-007-019	
4178-007-018	
4178-007-017	
4178-007-016	

18TH STREET

SEE SHEET 3 OF 4

OCEAN DRIVE

4178-006-008
4178-006-009
4178-006-010
4178-006-011
4178-006-012
4178-006-013

4178-007-010
4178-007-011
4178-007-012
4178-007-013
4178-007-014
4178-007-015

THE STRAND

NOT TO SCALE

SHEET 2 OF 4

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
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RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

COUNTY RECORDER
COUNTY OF LOS ANGELES

CITY CLERK

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-6, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

LEGEND:
—— DISTRICT BOUNDARY
4178-006-006 PARCEL NUMBER

SEE SHEET 2 OF 4

18TH STREET

4178-006-023
4178-006-024
4178-006-021
4178-006-002
4178-006-004
4178-006-005
4178-006-008
4178-006-007
4178-006-008
4178-005-001
4178-005-002
4178-005-003
4178-005-004
4178-005-005
4178-005-006

17TH PLACE

4178-006-019	4178-006-020
4178-006-016	
4178-006-015	
4178-006-018	
4178-006-012	
4178-006-011	
4178-006-010	
4178-006-009	
4178-005-018	
4178-005-017	
4178-005-016	
4178-005-015	
4178-005-020	
4178-005-019	

17TH STREET

4178-004-001	4178-004-002
4178-004-003	
4178-004-004	
4178-004-005	
4178-004-008	
4178-004-007	
4178-004-008	
4178-004-009	
4178-004-010	
4178-003-001	
4178-003-002	
4178-003-003	4178-003-004
4178-003-005	
4178-003-006	
4178-003-007	4178-003-008

16TH PLACE

4178-004-025	4178-004-026
4178-004-020	
4178-004-024	
4178-004-023	
4178-004-015	
4178-004-014	
4178-004-013	
4178-004-019	
4178-004-011	
4178-003-020	
4178-003-019	
4178-003-018	
4178-003-017	
4178-003-022	4178-003-021
4178-003-018	

16TH STREET

SEE SHEET 4 OF 4

OCEAN DRIVE

4178-005-007
4178-005-008
4178-005-009
4178-005-010
4178-005-011
4178-005-012

4178-003-008
4178-003-023
4178-003-012
4178-003-013
4178-003-014

THE STRAND

NOT TO SCALE

**BOUNDARY MAP
PROPOSED BOUNDARIES OF
UNDERGROUND UTILITY ASSESSMENT DISTRICT
NO. 05-6
CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE
CITY CLERK OF THE CITY OF
MANHATTAN BEACH THIS _____
DAY OF _____ 2005

FILED THIS _____ DAY OF _____, 2005, AT THE HOUR OF _____
IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS, AT PAGE _____, IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,
REFERENCE IS MADE TO THE MAPS OF THE LOS ANGELES
COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4178
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BOOK 4179 PAGES 1, 26, AND 30
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

CITY CLERK

COUNTY RECORDER
COUNTY OF LOS ANGELES

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY
ASSESSMENT DISTRICT NO. 05-6, CITY OF MANHATTAN
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF
THE CITY OF MANHATTAN BEACH, AT A MEETING
THEREOF, HELD ON THE _____ DAY OF _____ 2005, BY
ITS RESOLUTION NO. _____

CITY CLERK

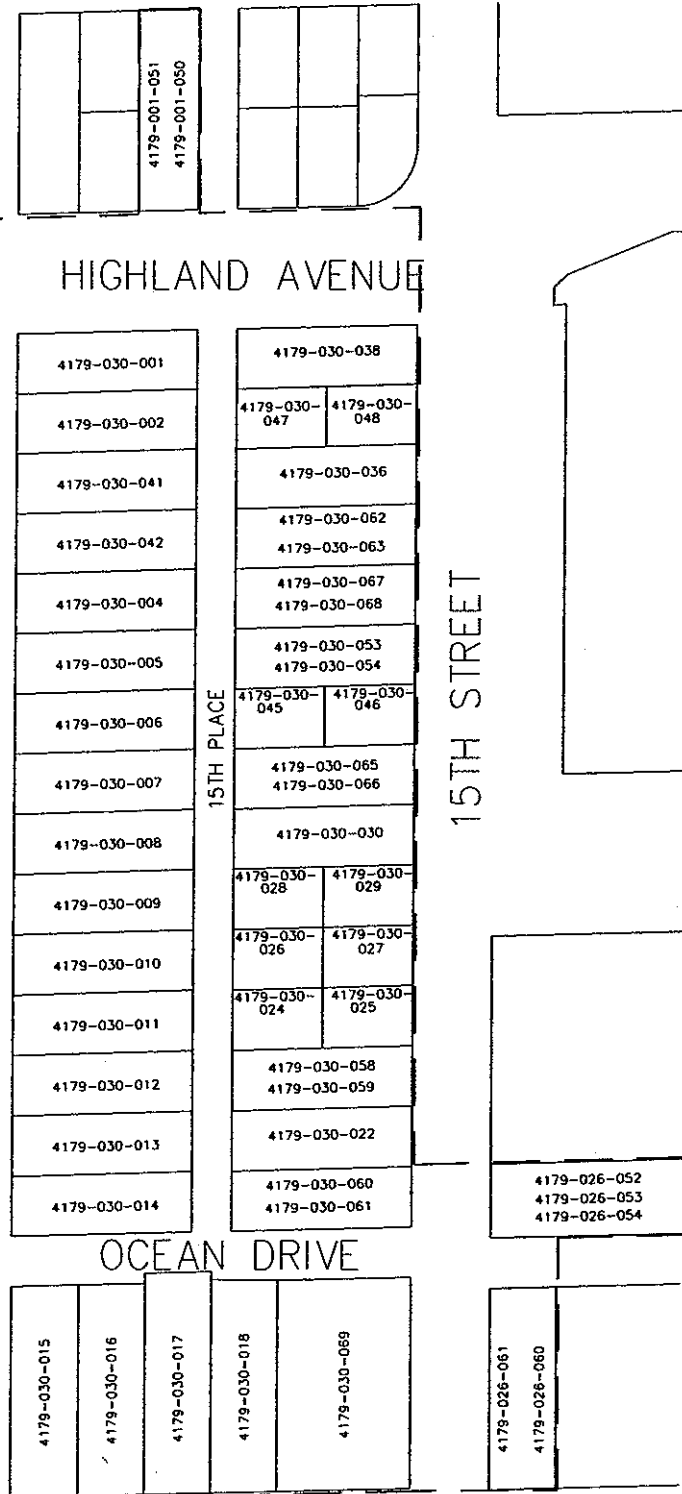
LEGEND:
——— DISTRICT BOUNDARY
4179-030-009 PARCEL NUMBER

SEE SHEET 3 OF 4

16TH STREET

15TH PLACE

15TH STREET



NOT TO SCALE

THE STRAND

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APPENDIX "C"
ASSESSMENT DIAGRAM

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-6

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
1	4178-003-001	\$ 23,094.31	\$23,094.31	\$1,935,472.00	83.81
2	4178-003-002	\$ 23,094.31	\$23,094.31	\$1,801,700.00	78.01
3	4178-003-003	\$ 23,094.31	\$23,094.31	\$218,572.00	9.46
4	4178-003-004	\$ 23,094.31	\$23,094.31	\$321,318.00	13.91
5	4178-003-005	\$ 23,094.31	\$23,094.31	\$1,155,825.00	50.05
6	4178-003-006	\$ 23,094.31	\$23,094.31	\$1,483,753.00	64.25
7	4178-003-007	\$ 23,094.31	\$23,094.31	\$106,190.00	4.60
8	4178-003-008	\$ 23,094.31	\$23,094.31	\$472,556.00	20.46
9	4178-003-009	\$ 23,094.31	\$23,094.31	\$540,190.00	23.39
10	4178-003-012	\$ 23,094.31	\$23,094.31	\$234,147.00	10.14
11	4178-003-013	\$ 23,094.31	\$23,094.31	\$238,357.00	10.32
12	4178-003-014	\$ 23,094.31	\$23,094.31	\$1,644,861.00	71.22
13	4178-003-016	\$ 23,094.31	\$23,094.31	\$141,892.00	6.14
14	4178-003-017	\$ 23,094.31	\$23,094.31	\$2,597,608.00	112.48
15	4178-003-018	\$ 23,094.31	\$23,094.31	\$206,233.00	8.93
16	4178-003-019	\$ 23,094.31	\$23,094.31	\$692,831.00	30.00
17	4178-003-020	\$ 23,094.31	\$23,094.31	\$170,515.00	7.38
18	4178-003-021	\$ 17,100.87	\$17,100.87	\$1,142,947.00	66.84
19	4178-003-022	\$ 17,100.87	\$17,100.87	\$70,591.00	4.13
20	4178-003-023	\$ 29,087.75	\$29,087.75	\$4,898,409.00	168.40
21	4178-004-001	\$ 23,094.31	\$23,094.31	\$882,000.00	38.19
22	4178-004-002	\$ 23,094.31	\$23,094.31	\$97,744.00	4.23
23	4178-004-003	\$ 23,094.31	\$23,094.31	\$189,540.00	8.21
24	4178-004-004	\$ 23,094.31	\$23,094.31	\$1,671,797.00	72.39
25	4178-004-005	\$ 23,094.31	\$23,094.31	\$2,181,990.00	94.48
26	4178-004-006	\$ 23,094.31	\$23,094.31	\$651,303.00	28.20
27	4178-004-007	\$ 23,094.31	\$23,094.31	\$1,260,082.00	54.56
28	4178-004-008	\$ 23,094.31	\$23,094.31	\$101,362.00	4.39
29	4178-004-009	\$ 23,094.31	\$23,094.31	\$2,440,943.00	105.69
30	4178-004-010	\$ 23,094.31	\$23,094.31	\$559,557.00	24.23
31	4178-004-011	\$ 23,094.31	\$23,094.31	\$854,884.00	37.02
32	4178-004-013	\$ 23,094.31	\$23,094.31	\$678,150.00	29.36
33	4178-004-014	\$ 23,094.31	\$23,094.31	\$166,547.00	7.21
34	4178-004-015	\$ 23,094.31	\$23,094.31	\$1,091,236.00	47.25
35	4178-004-019	\$ 23,094.31	\$23,094.31	\$2,149,862.00	93.09
36	4178-004-020	\$ 23,094.31	\$23,094.31	\$1,038,558.00	44.97
37	4178-004-023	\$ 23,094.31	\$23,094.31	\$1,141,597.00	49.43
38	4178-004-024	\$ 23,094.31	\$23,094.31	\$1,403,833.00	60.79
39	4178-004-025	\$ 17,100.87	\$17,100.87	\$268,254.00	15.69
40	4178-004-026	\$ 17,100.87	\$17,100.87	\$441,026.00	25.79
41	4178-005-001	\$ 23,094.31	\$23,094.31	\$438,683.00	19.00
42	4178-005-002	\$ 23,094.31	\$23,094.31	\$129,472.00	5.61
43	4178-005-003	\$ 23,094.31	\$23,094.31	\$238,936.00	10.35
44	4178-005-004	\$ 23,094.31	\$23,094.31	\$1,403,274.00	60.76
45	4178-005-005	\$ 23,094.31	\$23,094.31	\$677,462.00	29.33
46	4178-005-006	\$ 23,094.31	\$23,094.31	\$848,531.00	36.74
47	4178-005-007	\$ 23,094.31	\$23,094.31	\$421,760.00	18.26
48	4178-005-008	\$ 23,094.31	\$23,094.31	\$499,674.00	21.64
49	4178-005-009	\$ 23,094.31	\$23,094.31	\$3,600,000.00	155.88
50	4178-005-010	\$ 23,094.31	\$23,094.31	\$1,240,713.00	53.72
51	4178-005-011	\$ 23,094.31	\$23,094.31	\$409,056.00	17.71
52	4178-005-012	\$ 23,094.31	\$23,094.31	\$775,002.00	33.56
53	4178-005-015	\$ 23,094.31	\$23,094.31	\$497,238.00	21.53
54	4178-005-016	\$ 23,094.31	\$23,094.31	\$662,814.00	28.70
55	4178-005-017	\$ 23,094.31	\$23,094.31	\$1,764,223.00	76.39
56	4178-005-018	\$ 23,094.31	\$23,094.31	\$1,587,800.00	68.75
57	4178-005-019	\$ 23,094.31	\$23,094.31	\$202,049.00	8.75
58	4178-005-020	\$ 23,094.31	\$23,094.31	\$464,307.00	20.10

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-6

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
59	4178-006-002	\$ 23,094.31	\$23,094.31	\$187,071.00	8.10
60	4178-006-004	\$ 29,087.75	\$29,087.75	\$312,366.00	10.74
61	4178-006-005	\$ 23,094.31	\$23,094.31	\$947,879.00	41.04
62	4178-006-006	\$ 23,094.31	\$23,094.31	\$176,379.00	7.64
63	4178-006-007	\$ 23,094.31	\$23,094.31	\$79,136.00	3.43
64	4178-006-008	\$ 23,094.31	\$23,094.31	\$104,813.00	4.54
65	4178-006-009	\$ 23,094.31	\$23,094.31	\$1,040,818.00	45.07
66	4178-006-010	\$ 23,094.31	\$23,094.31	\$847,116.00	36.68
67	4178-006-011	\$ 23,094.31	\$23,094.31	\$457,688.00	19.82
68	4178-006-012	\$ 29,087.75	\$29,087.75	\$1,106,835.00	38.05
69	4178-006-015	\$ 23,094.31	\$23,094.31	\$240,051.00	10.39
70	4178-006-016	\$ 23,094.31	\$23,094.31	\$819,051.00	35.47
71	4178-006-018	\$ 23,094.31	\$23,094.31	\$588,830.00	25.50
72	4178-006-019	\$ 23,094.31	\$23,094.31	\$271,434.00	11.75
73	4178-006-020	\$ 23,094.31	\$23,094.31	\$838,507.00	36.31
74	4178-006-021	\$ 23,094.31	\$23,094.31	\$1,557,525.00	67.44
75	4178-006-023	\$ 17,100.87	\$17,100.87	\$747,071.00	43.69
76	4178-006-024	\$ 17,100.87	\$17,100.87	\$572,761.00	33.49
77	4178-007-001	\$ 23,094.31	\$23,094.31	\$146,890.00	6.36
78	4178-007-002	\$ 23,094.31	\$23,094.31	\$966,148.00	41.83
79	4178-007-003	\$ 23,094.31	\$23,094.31	\$760,884.00	32.95
80	4178-007-004	\$ 23,094.31	\$23,094.31	\$1,533,450.00	66.40
81	4178-007-007	\$ 23,094.31	\$23,094.31	\$1,125,946.00	48.75
82	4178-007-008	\$ 23,094.31	\$23,094.31	\$180,350.00	7.81
83	4178-007-009	\$ 23,094.31	\$23,094.31	\$67,742.00	2.93
84	4178-007-010	\$ 23,094.31	\$23,094.31	\$2,456,110.00	106.35
85	4178-007-011	\$ 23,094.31	\$23,094.31	\$3,709,384.00	160.62
86	4178-007-012	\$ 23,094.31	\$23,094.31	\$2,594,446.00	112.34
87	4178-007-013	\$ 23,094.31	\$23,094.31	\$1,026,101.00	44.43
88	4178-007-014	\$ 23,094.31	\$23,094.31	\$557,579.00	24.14
89	4178-007-015	\$ 23,094.31	\$23,094.31	\$4,120,556.00	178.42
90	4178-007-016	\$ 23,094.31	\$23,094.31	\$416,173.00	18.02
91	4178-007-017	\$ 23,094.31	\$23,094.31	\$416,173.00	18.02
92	4178-007-018	\$ 23,094.31	\$23,094.31	\$187,968.00	8.14
93	4178-007-019	\$ 23,094.31	\$23,094.31	\$1,067,551.00	46.23
94	4178-007-022	\$ 29,087.75	\$29,087.75	\$238,874.00	8.21
95	4178-007-023	\$ 29,087.75	\$29,087.75	\$1,517,871.00	52.18
96	4178-007-024	\$ 23,094.31	\$23,094.31	\$1,680,805.00	72.78
97	4178-008-001	\$ 23,094.31	\$23,094.31	\$94,985.00	4.11
98	4178-008-002	\$ 23,094.31	\$23,094.31	\$588,201.00	25.47
99	4178-008-003	\$ 23,094.31	\$23,094.31	\$487,423.00	21.11
100	4178-008-004	\$ 23,094.31	\$23,094.31	\$2,225,630.00	96.37
101	4178-008-005	\$ 23,094.31	\$23,094.31	\$2,181,990.00	94.48
102	4178-008-006	\$ 23,094.31	\$23,094.31	\$2,437,595.00	105.55
103	4178-008-007	\$ 23,094.31	\$23,094.31	\$141,905.00	6.14
104	4178-008-008	\$ 23,094.31	\$23,094.31	\$152,755.00	6.61
105	4178-008-009	\$ 23,094.31	\$23,094.31	\$119,987.00	5.20
106	4178-008-010	\$ 23,094.31	\$23,094.31	\$175,686.00	7.61
107	4178-008-011	\$ 23,094.31	\$23,094.31	\$209,365.00	9.07
108	4178-008-012	\$ 23,094.31	\$23,094.31	\$1,299,655.00	56.28
109	4178-008-013	\$ 23,094.31	\$23,094.31	\$222,210.00	9.62
110	4178-008-017	\$ 23,094.31	\$23,094.31	\$90,672.00	3.93
111	4178-008-018	\$ 23,094.31	\$23,094.31	\$110,845.00	4.80
112	4178-008-019	\$ 23,094.31	\$23,094.31	\$1,139,799.00	49.35
113	4178-008-020	\$ 23,094.31	\$23,094.31	\$290,852.00	12.59
114	4178-008-021	\$ 23,094.31	\$23,094.31	\$792,588.00	34.32
115	4178-009-001	\$ 23,094.31	\$23,094.31	\$1,583,864.00	68.58
116	4178-009-002	\$ 23,094.31	\$23,094.31	\$1,489,187.00	64.48

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-6

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
117	4178-009-003	\$ 23,094.31	\$23,094.31	\$763,741.00	33.07
118	4178-009-004	\$ 23,094.31	\$23,094.31	\$1,820,000.00	78.81
119	4178-009-007	\$ 23,094.31	\$23,094.31	\$815,296.00	35.30
120	4178-009-008	\$ 23,094.31	\$23,094.31	\$6,218,574.00	269.27
121	4178-009-009	\$ 23,094.31	\$23,094.31	\$2,283,552.00	98.88
122	4178-009-010	\$ 23,094.31	\$23,094.31	\$676,258.00	29.28
123	4178-009-011	\$ 23,094.31	\$23,094.31	\$216,446.00	9.37
124	4178-009-012	\$ 23,094.31	\$23,094.31	\$3,600,000.00	155.88
125	4178-009-013	\$ 23,094.31	\$23,094.31	\$675,467.00	29.25
126	4178-009-014	\$ 23,094.31	\$23,094.31	\$784,268.00	33.96
127	4178-009-015	\$ 23,094.31	\$23,094.31	\$820,032.00	35.51
128	4178-009-016	\$ 23,094.31	\$23,094.31	\$748,604.00	32.42
129	4178-009-017	\$ 23,094.31	\$23,094.31	\$107,496.00	4.65
130	4178-009-018	\$ 23,094.31	\$23,094.31	\$230,374.00	9.98
131	4178-009-019	\$ 23,094.31	\$23,094.31	\$246,754.00	10.68
132	4178-009-020	\$ 23,094.31	\$23,094.31	\$524,600.00	22.72
133	4178-009-021	\$ 23,094.31	\$23,094.31	\$1,514,997.00	65.60
134	4178-009-022	\$ 23,094.31	\$23,094.31	\$83,771.00	3.63
135	4178-009-023	\$ 23,094.31	\$23,094.31	\$1,096,090.00	47.46
136	4178-010-003	\$ 23,094.31	\$23,094.31	\$1,610,516.00	69.74
137	4178-010-004	\$ 23,094.31	\$23,094.31	\$1,022,908.00	44.29
138	4178-010-005	\$ 23,094.31	\$23,094.31	\$1,859,072.00	80.50
139	4178-010-006	\$ 23,094.31	\$23,094.31	\$615,840.00	26.67
140	4178-010-007	\$ 23,094.31	\$23,094.31	\$895,273.00	38.77
141	4178-010-008	\$ 23,094.31	\$23,094.31	\$1,575,881.00	68.24
142	4178-010-009	\$ 23,094.31	\$23,094.31	\$2,343,042.00	101.46
143	4178-010-010	\$ 23,094.31	\$23,094.31	\$1,000,000.00	43.30
144	4178-010-012	\$ 23,094.31	\$23,094.31	\$488,493.00	21.15
145	4178-010-013	\$ 23,094.31	\$23,094.31	\$2,452,957.00	106.21
146	4178-010-014	\$ 23,094.31	\$23,094.31	\$464,308.00	20.10
147	4178-010-015	\$ 23,094.31	\$23,094.31	\$1,074,599.00	46.53
148	4178-010-016	\$ 23,094.31	\$23,094.31	\$463,969.00	20.09
149	4178-010-017	\$ 23,094.31	\$23,094.31	\$1,960,674.00	84.90
150	4178-010-018	\$ 23,094.31	\$23,094.31	\$376,013.00	16.28
151	4178-010-019	\$ 23,094.31	\$23,094.31	\$119,296.00	5.17
152	4178-010-020	\$ 23,094.31	\$23,094.31	\$173,966.00	7.53
153	4178-010-021	\$ 23,094.31	\$23,094.31	\$103,781.00	4.49
154	4178-010-022	\$ 23,094.31	\$23,094.31	\$1,755,982.00	76.04
155	4178-011-002	\$ 23,094.31	\$23,094.31	\$156,095.00	6.76
156	4178-011-004	\$ 23,094.31	\$23,094.31	\$343,594.00	14.88
157	4178-011-006	\$ 23,094.31	\$23,094.31	\$171,206.00	7.41
158	4178-011-007	\$ 23,094.31	\$23,094.31	\$305,583.00	13.23
159	4178-011-008	\$ 23,094.31	\$23,094.31	\$453,684.00	19.64
160	4178-011-011	\$ 23,094.31	\$23,094.31	\$1,703,536.00	73.76
161	4178-011-012	\$ 23,094.31	\$23,094.31	\$240,702.00	10.42
162	4178-011-013	\$ 23,094.31	\$23,094.31	\$663,476.00	28.73
163	4178-011-014	\$ 23,094.31	\$23,094.31	\$135,160.00	5.85
164	4178-011-015	\$ 23,094.31	\$23,094.31	\$129,472.00	5.61
165	4178-011-016	\$ 23,094.31	\$23,094.31	\$1,682,213.00	72.84
166	4178-011-017	\$ 23,094.31	\$23,094.31	\$2,351,218.00	101.81
167	4178-011-018	\$ 23,094.31	\$23,094.31	\$1,454,660.00	62.99
168	4178-011-020	\$ 17,100.87	\$17,100.87	\$396,377.00	23.18
169	4178-011-021	\$ 17,100.87	\$17,100.87	\$265,007.00	15.50
170	4178-011-022	\$ 29,087.75	\$29,087.75	\$6,726,108.00	231.24
171	4178-011-023	\$ 17,100.87	\$17,100.87	\$1,197,600.00	70.03
172	4178-011-024	\$ 17,100.87	\$17,100.87	\$1,069,603.00	62.55
173	4178-011-026	\$ 17,100.87	\$17,100.87	\$1,385,000.00	80.99
174	4178-011-027	\$ 17,100.87	\$17,100.87	\$1,262,437.00	73.82

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-6

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
175	4178-012-001	\$ 23,094.31	\$23,094.31	\$211,222.00	9.15
176	4178-012-002	\$ 23,094.31	\$23,094.31	\$477,301.00	20.67
177	4178-012-003	\$ 23,094.31	\$23,094.31	\$197,214.00	8.54
178	4178-012-006	\$ 23,094.31	\$23,094.31	\$678,120.00	29.36
179	4178-012-007	\$ 23,094.31	\$23,094.31	\$134,406.00	5.82
180	4178-012-008	\$ 23,094.31	\$23,094.31	\$272,374.00	11.79
181	4178-012-010	\$ 23,094.31	\$23,094.31	\$102,057.00	4.42
182	4178-012-012	\$ 23,094.31	\$23,094.31	\$730,271.00	31.62
183	4178-012-013	\$ 23,094.31	\$23,094.31	\$116,712.00	5.05
184	4178-012-014	\$ 23,094.31	\$23,094.31	\$295,964.00	12.82
185	4178-012-015	\$ 23,094.31	\$23,094.31	\$166,810.00	7.22
186	4178-012-016	\$ 29,087.75	\$29,087.75	\$685,364.00	23.56
187	4178-012-017	\$ 29,087.75	\$29,087.75	\$165,171.00	5.68
188	4178-012-018	\$ 23,094.31	\$23,094.31	\$247,893.00	10.73
189	4178-012-019	\$ 23,094.31	\$23,094.31	\$146,547.00	6.35
190	4178-012-020	\$ 23,094.31	\$23,094.31	\$210,902.00	9.13
191	4178-012-021	\$ 23,094.31	\$23,094.31	\$754,345.00	32.66
192	4178-012-022	\$ 23,094.31	\$23,094.31	\$551,317.00	23.87
193	4178-012-025	\$ 23,094.31	\$23,094.31	\$137,058.00	5.93
194	4178-012-027	\$ 17,100.87	\$17,100.87	\$321,437.00	18.80
195	4178-012-028	\$ 17,100.87	\$17,100.87	\$320,605.00	18.75
196	4178-012-029	\$ 17,100.87	\$17,100.87	\$858,456.00	50.20
197	4178-012-030	\$ 17,100.87	\$17,100.87	\$476,218.00	27.85
198	4178-013-003	\$ 23,094.31	\$23,094.31	\$262,379.00	11.36
199	4178-013-004	\$ 23,094.31	\$23,094.31	\$341,747.00	14.80
200	4178-013-005	\$ 23,094.31	\$23,094.31	\$758,908.00	32.86
201	4178-013-007	\$ 23,094.31	\$23,094.31	\$534,468.00	23.14
202	4178-013-009	\$ 29,087.75	\$29,087.75	\$1,571,555.00	54.03
203	4178-013-010	\$ 23,094.31	\$23,094.31	\$2,147,517.00	92.99
204	4178-013-011	\$ 23,094.31	\$23,094.31	\$334,185.00	14.47
205	4178-013-012	\$ 23,094.31	\$23,094.31	\$1,431,913.00	62.00
206	4178-013-013	\$ 23,094.31	\$23,094.31	\$706,422.00	30.59
207	4178-013-014	\$ 23,094.31	\$23,094.31	\$1,216,147.00	52.66
208	4178-013-016	\$ 23,094.31	\$23,094.31	\$866,708.00	37.53
209	4178-013-018	\$ 23,094.31	\$23,094.31	\$223,436.00	9.67
210	4178-013-020	\$ 23,094.31	\$23,094.31	\$314,363.00	13.61
211	4178-013-021	\$ 23,094.31	\$23,094.31	\$682,508.00	29.55
212	4178-013-022	\$ 23,094.31	\$23,094.31	\$117,228.00	5.08
213	4178-013-023	\$ 23,094.31	\$23,094.31	\$411,231.00	17.81
214	4178-013-024	\$ 23,094.31	\$23,094.31	\$274,963.00	11.91
215	4178-013-029	\$ 23,094.31	\$23,094.31	\$454,480.00	19.68
216	4178-013-030	\$ 23,094.31	\$23,094.31	\$520,396.00	22.53
217	4178-013-031	\$ 23,094.31	\$23,094.31	\$881,606.00	38.17
218	4178-013-032	\$ 23,094.31	\$23,094.31	\$312,064.00	13.51
219	4178-013-033	\$ 23,094.31	\$23,094.31	\$196,042.00	8.49
220	4178-013-036	\$ 23,094.31	\$23,094.31	\$315,474.00	13.66
221	4178-013-037	\$ 23,094.31	\$23,094.31	\$368,054.00	15.94
222	4178-013-042	\$ 23,094.31	\$23,094.31	\$501,549.00	21.72
223	4178-013-043	\$ 23,094.31	\$23,094.31	\$1,241,656.00	53.76
224	4178-013-049	\$ 23,094.31	\$23,094.31	\$108,612.00	4.70
225	4178-013-050	\$ 23,094.31	\$23,094.31	\$294,291.00	12.74
226	4178-013-051	\$ -	\$0.00		#DIV/0!
227	4178-013-054	\$ 17,100.87	\$17,100.87	\$306,004.00	17.89
228	4178-013-055	\$ 17,100.87	\$17,100.87	\$755,000.00	44.15
229	4178-013-056	\$ 17,100.87	\$17,100.87	\$913,645.00	53.43
230	4178-013-057	\$ 17,100.87	\$17,100.87	\$101,750.00	5.95
231	4178-013-059	\$ 17,100.87	\$17,100.87	\$561,241.00	32.82
232	4178-013-060	\$ 17,100.87	\$17,100.87	\$875,000.00	51.17

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-6

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
233	4178-013-062	\$ 17,100.87	\$17,100.87	\$908,500.00	53.13
234	4178-013-063	\$ 17,100.87	\$17,100.87	\$562,343.00	32.88
235	4178-013-065	\$ 17,100.87	\$17,100.87	\$918,864.00	53.73
236	4178-013-066	\$ 17,100.87	\$17,100.87	\$1,044,136.00	61.06
237	4178-013-068	\$ 17,100.87	\$17,100.87	\$945,529.00	55.29
238	4178-013-069	\$ 17,100.87	\$17,100.87	\$1,030,000.00	60.23
239	4178-013-071	\$ 17,100.87	\$17,100.87	\$909,677.00	53.19
240	4178-013-072	\$ 17,100.87	\$17,100.87	\$826,980.00	48.36
241	4178-013-074	\$ 17,100.87	\$17,100.87	\$415,016.00	24.27
242	4178-013-075	\$ 17,100.87	\$17,100.87	\$424,362.00	24.82
243	4178-013-077	\$ 17,100.87	\$17,100.87	\$1,168,923.00	68.35
244	4178-013-078	\$ 17,100.87	\$17,100.87	\$1,064,509.00	62.25
245	4178-013-080	\$ 17,100.87	\$17,100.87	\$753,015.00	44.03
246	4178-013-081	\$ 17,100.87	\$17,100.87	\$1,252,964.00	73.27
247	4178-013-083	\$ 17,100.87	\$17,100.87	\$1,350,756.00	78.99
248	4178-013-084	\$ 17,100.87	\$17,100.87	\$1,207,123.00	70.59
249	4178-013-085	\$ 23,094.31	\$23,094.31		0.00
250	4178-013-086	\$ 17,100.87	\$17,100.87		0.00
251	4178-017-009	\$ 21,477.71	\$21,477.71	\$727,739.00	33.88
252	4178-017-021	\$ 11,778.10	\$11,778.10	\$493,624.00	41.91
253	4179-001-050	\$ 7,413.32	\$7,413.32	\$967,735.00	130.54
254	4179-001-051	\$ 7,413.32	\$7,413.32	\$879,653.00	118.66
255	4179-026-052	\$ 7,413.32	\$7,413.32	\$930,000.00	125.45
256	4179-026-053	\$ 7,413.32	\$7,413.32	\$452,479.00	61.04
257	4179-026-054	\$ 7,413.32	\$7,413.32	\$752,474.00	101.50
258	4179-026-060	\$ 7,413.32	\$7,413.32	\$1,403,837.00	189.37
259	4179-026-061	\$ 7,413.32	\$7,413.32	\$797,980.00	107.64
260	4179-030-001	\$ 23,094.31	\$23,094.31	\$1,273,547.00	55.15
261	4179-030-002	\$ 23,094.31	\$23,094.31	\$750,892.00	32.51
262	4179-030-004	\$ 23,094.31	\$23,094.31	\$508,649.00	22.02
263	4179-030-005	\$ 23,094.31	\$23,094.31	\$154,305.00	6.68
264	4179-030-006	\$ 23,094.31	\$23,094.31	\$1,108,043.00	47.98
265	4179-030-007	\$ 23,094.31	\$23,094.31	\$540,621.00	23.41
266	4179-030-008	\$ 23,094.31	\$23,094.31	\$220,833.00	9.56
267	4179-030-009	\$ 23,094.31	\$23,094.31	\$367,024.00	15.89
268	4179-030-010	\$ 23,094.31	\$23,094.31	\$188,954.00	8.18
269	4179-030-011	\$ 23,094.31	\$23,094.31	\$1,933,659.00	83.73
270	4179-030-012	\$ 23,094.31	\$23,094.31	\$2,355,000.00	101.97
271	4179-030-013	\$ 23,094.31	\$23,094.31	\$407,162.00	17.63
272	4179-030-014	\$ 23,094.31	\$23,094.31	\$1,285,283.00	55.65
273	4179-030-015	\$ 23,094.31	\$23,094.31	\$318,921.00	13.81
274	4179-030-016	\$ 23,094.31	\$23,094.31	\$3,450,000.00	149.39
275	4179-030-017	\$ 23,094.31	\$23,094.31	\$1,135,099.00	49.15
276	4179-030-018	\$ 23,094.31	\$23,094.31	\$1,562,898.00	67.67
277	4179-030-022	\$ 23,094.31	\$23,094.31	\$1,655,000.00	71.66
278	4179-030-024	\$ 23,094.31	\$23,094.31	\$583,749.00	25.28
279	4179-030-025	\$ 23,094.31	\$23,094.31	\$1,048,163.00	45.39
280	4179-030-026	\$ 23,094.31	\$23,094.31	\$343,290.00	14.86
281	4179-030-027	\$ 23,094.31	\$23,094.31	\$1,178,267.00	51.02
282	4179-030-028	\$ 23,094.31	\$23,094.31	\$918,866.00	39.79
283	4179-030-029	\$ 23,094.31	\$23,094.31	\$330,787.00	14.32
284	4179-030-030	\$ 23,094.31	\$23,094.31	\$698,509.00	30.25
285	4179-030-036	\$ 23,094.31	\$23,094.31	\$1,246,851.00	53.99
286	4179-030-038	\$ 23,094.31	\$23,094.31	\$821,363.00	35.57
287	4179-030-041	\$ 23,094.31	\$23,094.31	\$2,295,000.00	99.38
288	4179-030-042	\$ 23,094.31	\$23,094.31	\$1,139,800.00	49.35
289	4179-030-045	\$ 23,094.31	\$23,094.31	\$104,644.00	4.53
290	4179-030-046	\$ 23,094.31	\$23,094.31	\$118,084.00	5.11

CITY OF MANHATTAN BEACH
UTILITY UNDERGROUND ASSESSMENT DISTRICT NO. 05-6

ASMT. NO	APN	Preliminary Total Underground Utility District Formation Assessment	Final Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio
291	4179-030-047	\$ 23,094.31	\$23,094.31	\$342,440.00	14.83
292	4179-030-048	\$ 23,094.31	\$23,094.31	\$157,435.00	6.82
293	4179-030-053	\$ 17,100.87	\$17,100.87	\$634,309.00	37.09
294	4179-030-054	\$ 17,100.87	\$17,100.87	\$689,687.00	40.33
295	4179-030-058	\$ 17,100.87	\$17,100.87	\$836,200.00	48.90
296	4179-030-059	\$ 17,100.87	\$17,100.87	\$742,146.00	43.40
297	4179-030-060	\$ 17,100.87	\$17,100.87	\$349,398.00	20.43
298	4179-030-061	\$ 17,100.87	\$17,100.87	\$319,296.00	18.67
299	4179-030-062	\$ 17,100.87	\$17,100.87	\$417,031.00	24.39
300	4179-030-063	\$ 17,100.87	\$17,100.87	\$490,221.00	28.67
301	4179-030-065	\$ 17,100.87	\$17,100.87	\$1,059,416.00	61.95
302	4179-030-066	\$ 17,100.87	\$17,100.87	\$1,039,000.00	60.76
303	4179-030-067	\$ 17,100.87	\$17,100.87	\$128,831.00	7.53
304	4179-030-068	\$ 17,100.87	\$17,100.87	\$382,540.00	22.37
305	4179-030-069	\$ 29,087.75	\$29,087.75	\$7,945,501.00	273.16
Total	305	\$ 6,652,239.46	\$6,652,239.46	\$269,307,611.00	