



Agenda Item #: \_\_\_\_\_

# 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:** October 4, 2005

**SUBJECT:** Presentation of the Underground Utility Assessment Districts 05-2, 05-4 and 05-6 and Consideration of Resolutions to Initiate District Formation Proceedings

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### **RECOMMENDATION:**

Staff recommends that the City Council adopt the following resolutions to initiate District Formation proceedings:

- a) Resolution No. 5998 establishing the proposed boundary maps
- b) Resolution No. 5999 approving the Resolution of Intention
- c) Resolution No. 6000 approving the Engineer's Reports and setting a public hearing for the special City Council Meeting of November 21, 2005

### **FISCAL IMPLICATION:**

There are no fiscal implications for the adoption of the subject Resolutions. The City Council has previously approved funding for Assessment Engineering services as well as Southern California Edison (SCE), Verizon and Adelphia engineering services for Underground Utility Assessment Districts 05-2, 05-4 and 05-6.

Verizon, SCE and Adelphia have developed and revised cost estimates for the work on the Districts 05-2, 05-4 and 05-6. The following total costs would be carried by the Districts if they are approved by the property owners in each District:

	District 05-2	District 05-4	District 05-6
<b>Linear Feet of Trench</b>	13,700	14,000	11,000
<b>Total Undergrounding Costs</b>	\$8,103,771	\$7,420,574	\$6,652,236
<b>Number of Assessable Parcels</b>	194	167	304

If the Districts are approved by the property owners via the mailed ballot vote, the City will be reimbursed for its costs, including Assessment Engineering fees, utility design fees and staff time. If the Districts are not approved, the City will not recoup the funds it has expended to bring the Districts forward.

**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. Using the design plans, the utility companies have recently provided cost estimates for undergrounding utilities, and those costs are included in the Engineer’s Report (Attachment E) and as a summary in the table above.

**DISCUSSION:**

The next steps in process are to adopt the subject Resolutions (Attachments A-C) and initiate voting procedures for potential formation of the districts. The following will generally be accomplished through adoption of the Resolutions:

- **Adopt Resolution Establishing The Proposed Boundary Map:**  
This action formally establishes and approves the boundaries of the proposed Assessment Districts.
- **Adopt Resolution Of Intention:**  
This Jurisdictional Resolution is required under the “1913 Act” proceedings, declaring intent to finance improvements through the levy of assessments and the issuance of bonds.
- **Adopt Resolution Passing On Engineer’s Report And Setting Public Hearing:**  
The action provides preliminary approval of the Engineer’s Report and sets the date, time, and place for a Public Hearing to count the votes and potentially form the districts.

Pursuant to the provisions of the “Municipal Improvement Act of 1913”, the Engineer’s Report consists of the following:

- Plans
- Specifications
- Cost Estimate

- Assessment Roll
- Assessment Diagram
- Valuation Information

Upon setting a date for the Public Hearing, a notice identifying the proposed assessment, the Proposition 218 ballot, and a notice of Public Hearing will be mailed to each affected property owner in each District. The Public Hearing is scheduled to be held upon the expiration of a 45-day period from the mailing of the notice of proposed assessment. At the Public Hearing, scheduled for November 21, 2005, the City Council will hear public testimony either in support for or against the proposed Districts. Mailed ballot votes will be tabulated during the meeting to determine the percentage of property owners in favor of the project. If at least 50 % of the weighted returned ballots are in favor of the Assessment District, the District may proceed with its formation and construction may commence. The value of each vote returned is weighted according to the proportional financial obligation of the affected parcel. This means that, proportionately, ballots with higher assessment values have more voting power than ballots with lesser assessment values.

Should one or more of the Districts and assessments be approved, the property owners are given an opportunity to pay their assessment during a cash collection period, which will commence upon voter approval of the district(s) and end on Friday, December 30, 2005. During this same time, the utilities will prepare bid packages and solicit bids for construction on the open market. Final bids are anticipated to be provided approximately 7 weeks after approval of the district(s). Upon receipt of open market bids, the City will determine whether sufficient funds have been collected to proceed with District Formation and construction. If open market bids and associated costs are more than the assessments collected, the City Council may elect to cancel the project, in which case the assessments will not be imposed. However, if the bids are lower than the assessments authorized, the City will immediately sell bonds representing the unpaid balance of the 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 life of the bonds (typically 20 years) to pay for the debt service on the bonds and administrative costs relating to the Districts.

Individual property owner assessments are available from the Preliminary Engineer's Reports which is attached to this report and available on file with the Public Works Department. Property owners will be notified of their individual assessment amounts via mail within two days of City Council's approval of the preliminary Engineer's Reports. The Public Works Department will also host a Public Meeting during the 45-day mailed ballot period to discuss individual assessments with property owners. This meeting is planned for October 20, at 6:30 pm at the Joslyn Center Auditorium. Property owners may review their individual assessments and ask questions regarding the election or other aspects of the project at that time.

Individual property owner assessments ranges include (for full assessments):

District 2: \$33,482.48 to \$57,963.69

District 4: \$37,393.89 to \$67,632.04

District 6: \$17,100.87 to \$29,087.75

If the Districts are approved by the property owners via the mailed ballot vote, the City will be reimbursed for its costs, including Assessment Engineering fees, utility design fees, and staff time. 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 will also be responsible for the additional costs associated with work on private property to complete their respective service connection conversions to the new underground system.

**SUMMARY:**

- Through the adoption of the project Resolutions the City Council will be initiating the Underground Utility Assessment District process for the property owner votes on the formation of Districts 05-2, 05-4, and 05-6.
- The Public Hearing for the vote will be set for the City Council Meeting of November 21, 2005.
- Notices and ballots will be sent to each affected property owner in the Districts on October 6, 2005. In addition, a Public Meeting will be held on October 20, 2005 by the Public Works Department to address assessment calculations and associated costs.

Attachments: A. Resolution No. 5998  
B. Resolution No. 5999  
C. Resolution No. 6000  
D. GIS Map  
E. Engineer's Report  
F. Sample Ballot and Procedures  
G. Sample Notice of Proposed Assessment and Public Hearing

Cc: Robert V. Wadden, City Attorney  
Bruce Moe, Director of Finance

RESOLUTION NO. 5998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MANHATTAN BEACH, CALIFORNIA, APPROVING BOUNDARY  
MAPS FOR UNDERGROUND UTILITY ASSESSMENT DISTRICT  
NOS. 05-2, 05-4 AND 05-6

WHEREAS, petitions signed by at least sixty percent (60%) of the owners within the proposed Underground Utility Assessment District Nos. 05-2, 05-4 and 05-6 (respectively, "UUAD 05-2," "UUAD 05-4" and "UUAD 05-6," and collectively, the "Assessment Districts") have been filed with the City of Manhattan Beach (the "City") for the formation of the Assessment Districts pursuant to the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (the "1913 Act") and Chapter 7.28 of the City's Municipal Code; and

WHEREAS, funding for the preliminary engineering and design of such Assessment Districts was approved by the City for UUAD 05-2 and UUAD 05-4 on February 15, 2000 and for UUAD 05-6 on May 2, 2000; and

WHEREAS, there has been filed with the City Clerk proposed boundary maps entitled "Boundary Map, Proposed Boundaries of Underground Utility Assessment District No. 05-2, City of Manhattan Beach, County of Los Angeles, State of California," "Boundary Map, Proposed Boundaries of Underground Utility Assessment District No. 05-4, City of Manhattan Beach, County of Los Angeles, State of California" and "Boundary Map, Proposed Boundaries of Underground Utility Assessment District No. 05-6, City of Manhattan Beach, County of Los Angeles, State of California," which maps show the areas to be assessed within the respective proposed Assessment Districts; and

WHEREAS, the City Council of the City (the "City Council") wishes to establish said maps as the maps of the proposed boundaries for the Assessment Districts (the "Boundary Maps").

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City hereby approves the Boundary Maps and adopts the boundaries shown on the Boundary Maps as describing the extent of the territory included within each proposed Assessment District to be known as "City of Manhattan Beach Underground Utility Assessment District No. 05-2," "City of Manhattan Beach Underground Utility Assessment District No. 05-4," and "City of Manhattan Beach Underground Utility Assessment District No. 05-6," respectively. The Boundary Maps are now on file in the office of the City Clerk and open to public inspection. The office of the City Clerk is located at 1400 Highland Avenue, Manhattan Beach, California 90266.

SECTION 2. The City Council finds and determines that the Boundary Maps contain the matters and are in the forms prescribed by Section 3110 of the California Streets and Highways Code.

SECTION 3. The City Council directs the City Clerk to certify the adoption of this Resolution on the face of the Boundary Maps and to file a copy of each Boundary Map with the Los Angeles County Recorder for placement in the Book of Maps of Assessment and Community Facilities Districts.

SECTION 4. This Resolution shall take effect immediately.

SECTION 5. 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 6. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

PASSED, APPROVED and ADOPTED this 4<sup>th</sup> day of October, 2005.

Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 5999

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DECLARING ITS INTENTION TO ORDER IMPROVEMENTS FOR PROPOSED UNDERGROUND UTILITY ASSESSMENT DISTRICT NOS. 05-2, 05-4 AND 05-6 PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913, AND IN ACCORDANCE WITH ARTICLE XIID OF THE CALIFORNIA CONSTITUTION AND THE CITY MUNICIPAL CODE

WHEREAS, under the authority of the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (as amended, the "1913 Act") and Section 7.28 of its Municipal Code (as amended, the "Code"), the City of Manhattan Beach (the "City") intends to order public improvements consisting generally of the conversion of existing overhead and above-ground utility facilities to underground facilities, together with appurtenant work and improvements (collectively, the "Underground Projects") within or immediately adjacent to the proposed boundaries of three assessment districts; and

WHEREAS, the City Council of the City (the "City Council") finds that the land specially benefited by the Underground Project is the land shown within the proposed boundaries shown on the three (3) Boundary Maps previously approved by the City Council and on file with the City Clerk (the "Boundary Maps").

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that the public interest, necessity and convenience require formation of the proposed assessment districts to finance the Underground Projects and declares its intention to order such improvements pursuant to the 1913 Act, including the provisions of Sections 5896.1 through 5896.17, inclusive of the Streets and Highways Code, as incorporated into the 1913 Act by Section 10102.1 thereof, Article XIID of the California Constitution and the Code.

SECTION 2. The districts of land to be benefited by the Underground Projects, and to be specially assessed to pay the costs and expenses of such improvements, including incidental expenses, shall be referred to as "City of Manhattan Beach Underground Utility Assessment District No. 05-2," "City of Manhattan Beach Underground Utility Assessment District No. 05-4" and "City of Manhattan Beach Underground Utility Assessment District No. 05-6" (respectively, "UUAD05-2," UUAD 05-4" and UUAD 05-6" and collectively, the "Assessment Districts").

SECTION 3. The improvements of the Underground Projects generally consist of the conversion of existing overhead and above-ground utility facilities to underground facilities, together with appurtenant work and improvements within or immediately adjacent to the proposed boundaries of the Assessment Districts.

SECTION 4. In connection with such assessment district proceedings, the City Council hereby appoints and designates Hall & Foreman, Inc., with an engineer registered pursuant to the Professional Engineers Act (Chapter 7, commencing with Section 670, of Division 3 of the Business and Professions Code), as the Assessment Engineer, appoints Hawkins Delafield & Wood LLP as bond counsel and disclosure counsel for the purposes of such proceedings and rendering an approving opinion regarding the validity of the proceedings and any improvement bonds issued to represent unpaid assessments, appoints Gardener, Underwood & Bacon LLC, as the Financial Advisor and appoints UBS Financial Services Inc. as the underwriter for the purpose of such proceedings.

SECTION 5. The City Council hereby appoints and designates the City Engineer of the City to perform the duties and functions of the Superintendent of Streets in connection with such proceedings.

SECTION 6. The proposed Underground Projects are hereby referred to the Assessment Engineer to make and file with the City Clerk of the City Council one or more report in

writing in accordance with Article XIID, Section 4 of the California Constitution and Section 10204 of the 1913 Act (the "Engineer's Report").

SECTION 7. The City Council hereby determines that it is in the public interest and more economical to do work on private property to eliminate any disparity in level or size between the proposed Underground Project and private property than to adjust the work on public property to eliminate such disparity.

SECTION 8. The City Council hereby determines that the public interest will not be served by allowing owners of assessable lands to enter into a contract for the Underground Projects as otherwise permitted in Section 20485 of the Public Contract Code.

SECTION 9. The City Council intends pursuant to Section 10204(f) of the 1913 Act to provide for an annual assessment upon each of the parcels of land in the proposed Assessment Districts to pay various costs and expenses incurred upon time to time by the City and not otherwise reimbursed to the City which result from the administration and collection of assessment installments or from administration or registration of the improvement bonds and the various funds and accounts pertaining thereto, subject to the limitation on the amount of such annual assessment as shall be prescribed in the Engineer's Report to be prepared.

SECTION 10. Provision is hereby made for the issuance of improvement bonds, in one or more series, pursuant to the Improvement Bond Act of 1915, Division 10 of the California Streets and Highways Code, commencing with Section 8500 (as amended, the "1915 Act").

SECTION 11. Notice is hereby given that serial bonds or term bonds or both to represent unpaid assessments, and to bear interest at the rate of not to exceed twelve percent (12%) per annum, payable semiannually, shall be issued hereunder in one or more series in the manner provided by the 1915 Act and the last installment of bonds shall mature a maximum of 39 years from the second day of September next succeeding 12 months from their date.

SECTION 12. Pursuant to Section 8769 of the 1915 Act, the City Council hereby determines and declares that the City will not obligate itself to advance available funds from the City treasury to cure any deficiency which may occur in the bond redemption fund.

SECTION 13. The City Council hereby determines that the principal amount of bonds maturing or becoming subject to mandatory prior redemption in each year shall be other than an amount equal to an even annual proportion of the aggregate principal amount of the bonds, and the amount of principal maturing or becoming subject to mandatory prior redemption in each year plus the amount of interest payable in that year shall be an aggregate amount that is substantially equal each year, except for the moneys falling due on the first maturity or mandatory prior redemption date of the bonds which shall be adjusted to reflect the amount of interest earned from the date when the bonds bear interest to the date when the first interest is payable on the bonds.

SECTION 14. With respect to the procedures for collection of assessments and the advance retirement of bonds in connection with the proposed Assessment District, the City Council proposes to proceed under the provisions of Part 11.1 of the 1915 Act.

SECTION 15. The City Council hereby designates the Finance Director, or the designated agent of the Finance Director, to collect and receive the assessments.

SECTION 16. Any surplus moneys remaining in the improvement fund after the completion of the proposed Underground Projects and the payment of all claims from the improvement fund shall be disposed of in accordance with California Streets and Highways Code Section 10427.

SECTION 17. The City Council hereby declares its intention to enter into an agreement with any other public agency, regulated public utility or mutual water company pursuant to Chapter 2 of the 1913 Act (commencing with Section 10100) if any of the works, acquisitions or improvements of the Underground Project are to be owned, managed or controlled by any other public agency, regulated public utility or mutual water company.



SECTION 18. This Resolution shall take effect immediately.

SECTION 19. 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 20. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

PASSED, APPROVED and ADOPTED this 4<sup>th</sup> day of October, 2005.

Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION NO. 6000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, PRELIMINARILY APPROVING A REPORT OF THE ENGINEER IN CONNECTION WITH PROPOSED UNDERGROUND UTILITY ASSESSMENT DISTRICT NOS. 05-2, 05-4 AND 05-6 AND SETTING A TIME AND PLACE FOR HEARING PROTESTS

WHEREAS, at the direction of the City Council (the "City Council") of the City of Manhattan Beach (the "City") by resolution adopted on September 20, 2005, Hall & Foreman, Inc., as Assessment Engineer (the "Assessment Engineer") for improvement proceedings in the Underground Utility Assessment District Nos. 05-2, 05-4 and 05-6 (respectively, "UUAD 05-2," "UUAD 05-4" and "UUAD 05-6" and collectively, the "Assessment Districts"), has filed with the City Clerk for each Assessment District the report (collectively, the "Engineer's Reports") described in Section 10204 of the Municipal Improvement Act of 1913 (Division 12 of the Streets and Highways Code, commencing with Section 10000) (as amended, the "1913 Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for the City Council to preliminarily approve the Engineer's Reports and to schedule a public hearing of protests respecting the Engineer's Reports.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The Engineer's Reports have been considered by the City Council, and each Engineer's Report is hereby preliminarily approved as filed. Said Engineer's Reports shall stand as the reports for the purpose of all subsequent proceedings under the 1913 Act and Article XIID, except that they may be confirmed, modified or corrected as provided in the 1913 Act.

SECTION 2. The City Council hereby appoints November 21, 2005, at 6:30 p.m., or as soon thereafter as the matters may be heard, in the Council Chambers, 1400 Highland Avenue, Manhattan Beach, California 90266, as the time and place for hearing protests to the proposed public improvements, the proposed levy of assessments, the amount of the individual assessments, and related matters as set forth in the Engineer's Reports, and any interested person may appear and object to said public improvements, or to the extent of the Assessment Districts or to said proposed assessments.

SECTION 3. The City Clerk is hereby directed to give notice of such hearing by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753 of the California Government Code, and upon the completion of the mailing of said notices and assessment ballots, the City Clerk is hereby directed to file with the City Council an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

SECTION 4. The City Council hereby designates the Assessment Engineer, telephone number (714) 665-4539, to answer inquiries regarding the assessment proceedings.

SECTION 5. This Resolution shall take effect immediately.

SECTION 6. 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 7. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

PASSED, APPROVED and ADOPTED this 4<sup>th</sup> day of October, 2005.

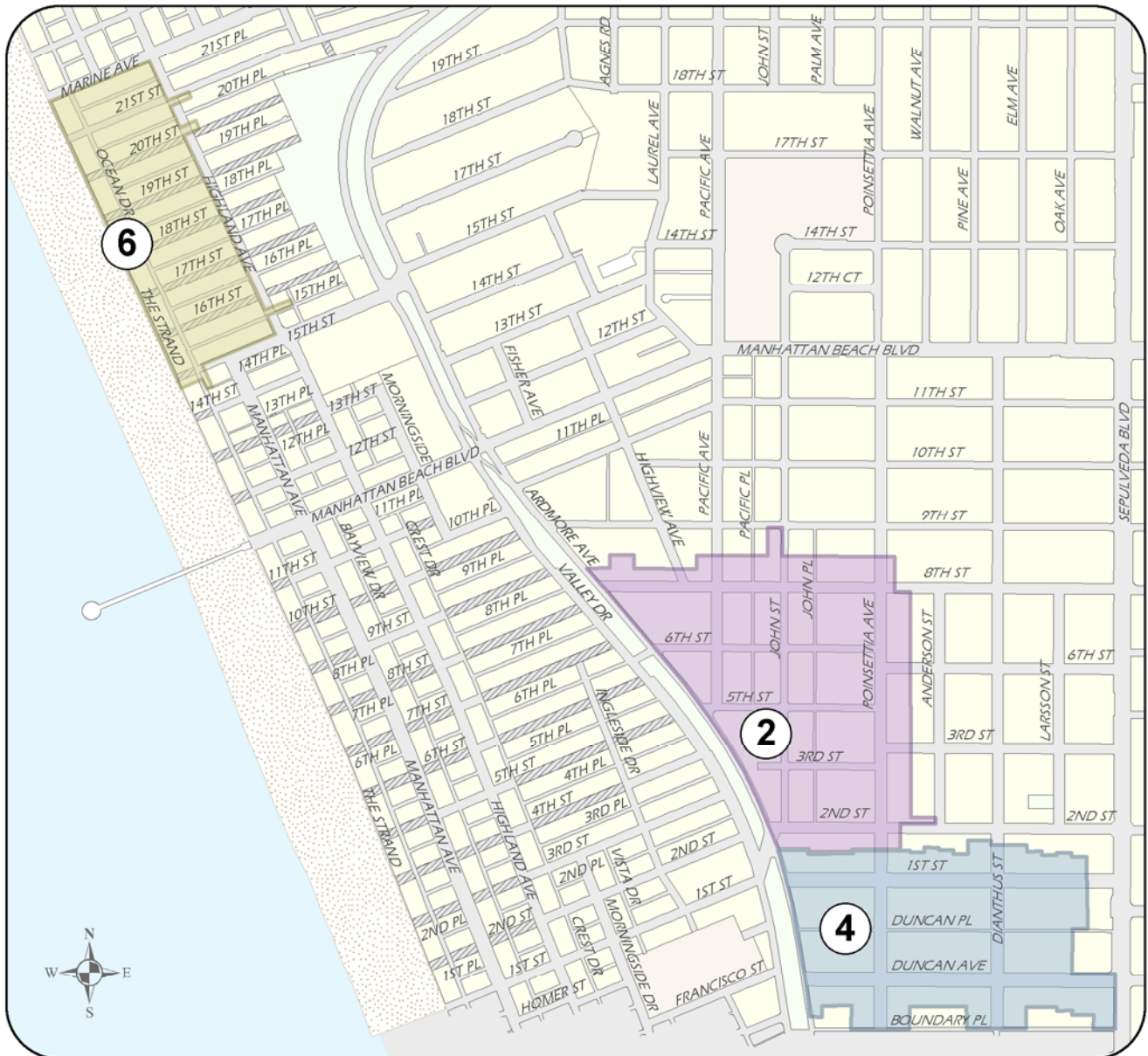
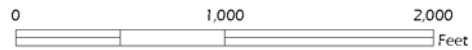
Ayes:  
Noes:  
Absent:  
Abstain:

\_\_\_\_\_  
Mayor, City of Manhattan Beach, California

ATTEST:

\_\_\_\_\_  
City Clerk

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



# CITY OF MANHATTAN BEACH

1400 Highland Avenue  
Manhattan Beach, CA 90266

## PRELIMINARY ENGINEER'S REPORT

### UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-2

*Prepared by:*



Engineering • Surveying • Planning • Landscape Architecture

420 Exchange, Suite 100  
Irvine, California 92602

October 4, 2005

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
INTRODUCTION AND CERTIFICATIONS .....	1
PART I Plans and Specifications .....	4
PART II Cost Estimate .....	5
PART III Assessment Roll and Method of Assessment Spread.....	6
Exhibit "A" .....	10
Definition .....	10
Special Benefit .....	11
Method of Apportionment.....	11
Exception .....	12
IRS Tax Component.....	13
Incidental Bond Costs .....	13
PART IV Annual Administrative Assessment.....	15
PART V Boundary Map and Diagram of Assessment District.....	16
PART VI Description of Facilities .....	17
Right-of-Way Certificate.....	18
Certification of Completion of Environmental Proceedings .....	19

### LIST OF TABLES

Table 1 Cost Estimate .....	5
Table 2 Summary of Costs and Expenses.....	7
Table 3 Debt Limit Information.....	9
Table 4 Conversion to an Upgraded Underground Utility System .....	12
Table 5 Conversion to Aesthetic View Enhancement to the Neighborhood Area .....	13
Table 6 Assessment Summary.....	14

### LIST OF APPENDICES

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

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 2<sup>nd</sup> Street to 9<sup>th</sup> 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 October 4, 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 9<sup>th</sup> 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	
<b>DESIGN COSTS</b>			
SCE Design Engineering	\$ 40,000.00	\$	-
Verizon Design Engineering	\$ 15,000.00	\$	-
Adelphia Design Engineering	\$ 13,401.00	\$	-
<b>Total Design Costs:</b>	<b>\$ 68,401.00</b>	<b>\$</b>	<b>-</b>
<b>CONSTRUCTION COSTS</b>			
SCE Structures	\$ 2,123,771.00	\$	-
SCE Cable	\$ 454,071.00	\$	-
Verizon Structures	\$ 2,438,050.00	\$	-
Verizon Cable	\$ 662,187.00	\$	-
Adelphia Structures	\$ 754,896.00	\$	-
Adelphia Cable	\$ 176,165.00	\$	-
<b>Total Construction Costs:</b>	<b>\$ 6,609,140.00</b>	<b>\$</b>	<b>-</b>
<b>PROJECT CONTINGENCY</b>			
<b>Total Project Contingency Costs:</b>	<b>\$ 330,457.00</b>	<b>\$</b>	<b>-</b>
<b>INCIDENTAL EXPENSES</b>			
City Administration / Inspection	\$ 48,407.00	\$	-
Bond Printing, Registration & Servicing	\$ 3,000.00	\$	-
Printing, Advertising, Notices	\$ 500.00	\$	-
S&P Rating Agency Fee	\$ 5,334.00	\$	-
Trustee	\$ 2,000.00	\$	-
Bond & Disclosure Counsel	\$ 23,334.00	\$	-
Financial Advisor	\$ 18,334.00	\$	-
Assessment Engineer	\$ 14,004.00	\$	-
Contingency	\$ 1,000.00	\$	-
<b>Total Incidental Expenses:</b>	<b>\$ 115,913.00</b>	<b>\$</b>	<b>-</b>
<b>BOND COSTS</b>			
Underwriter's Discount	\$ 103,328.00	\$	-
Bond Reserve (20 year)	\$ 646,294.00	\$	-
Capitalized Interest	\$ 230,238.00	\$	-
<b>Total Bond Costs:</b>	<b>\$ 979,860.00</b>	<b>\$</b>	<b>-</b>
<b>DISTRICT FORMATION AMOUNT TO ASSESSMENT:</b>			
	<b>\$ 8,103,771.00</b>	<b>\$</b>	<b>-</b>
<b>Notes:</b>			
Number of Assessable Parcels	194		
Estimated Acreage of District	43.5		

Source: SCE, Verizon, and Adelphia costs provided by City of Manhattan Beach (September 26, 2005)  
Source: Underwriter's Discount, Bond Reserve, Bond & Disclosure Counsel, Financial provided by Gardner, Underwood & Bacon, LLC (September 26, 2005)

### 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:

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

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.*

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

<b>Table 3</b>	
<b>City of Manhattan Beach AD 05-2</b>	
<b>Debt Limit Information<sup>1</sup></b>	
<b>Description</b>	<b>Amount</b>
Estimated Balance to Assessment	\$ 8,103,771.00
Unpaid Special Assessments <sup>2</sup>	\$ -
<b>TOTAL</b>	<b>\$ 8,103,771.00</b>
True Value of Parcels <sup>3</sup>	\$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:

<b>Table 4</b> <b>City of Manhattan Beach AD 05-2</b> <b>Conversion to an Upgraded Underground Utility System</b>	
<b>Parcel Description</b>	<b>Benefit Factor</b>
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:

<b>Table 5</b> <b>City of Manhattan Beach AD 05-2</b> <b>Conversion to Neighborhood Enhancement</b>			
<b>Zoning Designation</b>	<b>Lot Description</b>	<b>Lot Area (SF)</b>	<b>Benefit Factor</b>
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)	77	1	\$ 21,241.87	\$ 1,635,623.99	77	0.75	\$ 18,360.91	\$ 1,413,790.07	\$ 3,049,414.06	\$ 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	5	%	Varies	\$ 37,173.29	5	%	Varies	\$ 49,207.27	\$ 86,380.56	Varies	
<b>Totals</b>	<b>194</b>			<b>\$ 4,051,886.72</b>	<b>194</b>			<b>\$ 4,051,886.04</b>	<b>\$ 8,103,772.76</b>		

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 9<sup>th</sup> 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 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.

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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	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcels Receive Partial Utility Undergrounding
1	4169-001-001	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 115,404.00	2.23	
2	4169-001-002	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 1,629,755.00	31.44	
3	4169-001-003	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 126,980.00	2.45	
4	4169-001-004	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 125,645.00	2.42	
5	4169-001-005	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 301,336.00	5.81	
6	4169-001-006	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 699,344.00	20.89	
7	4169-001-007	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 195,604.00	4.28	
8	4169-001-008	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 2,393,873.00	52.36	
9	4169-001-009	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 568,937.00	12.44	
10	4169-001-010	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 556,923.00	14.06	
11	4169-001-011	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 83,082.00	2.10	
12	4169-001-012	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 77,046.00	1.95	
13	4169-001-013	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 457,060.00	11.54	
14	4169-001-014	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 161,870.00	4.09	
15	4169-001-015	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 1,711,364.00	51.11	
16	4169-001-016	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 2,769,258.00	82.71	
17	4169-002-001	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 186,725.00	3.60	
18	4169-002-002	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 3,387,303.00	65.34	
19	4169-002-003	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 1,615,711.00	48.26	
20	4169-002-004	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,545,655.00	64.28	
21	4169-002-005	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 1,486,470.00	32.51	
22	4169-002-007	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 100,852.00	1.95	
23	4169-002-008	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 2,979,609.00	57.47	
24	4169-002-009	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 1,518,854.00	33.22	
25	4169-002-010	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 5,558,881.00	95.90	
26	4169-003-001	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 1,222,404.00	21.09	
27	4169-003-002	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 101,706.00	1.75	
28	4169-003-003	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 81,190.00	2.05	
29	4169-003-004	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 762,003.00	19.24	
30	4169-003-005	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 87,164.00	2.20	
31	4169-003-006	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 74,293.00	1.88	
32	4169-003-011	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 3,614,370.00	69.72	
33	4169-003-012	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 147,237.00	2.84	
34	4169-003-013	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 80,670.00	2.04	
35	4169-003-014	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 163,210.00	4.12	
36	4169-003-015	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 2,933,384.00	50.61	
37	4169-003-016	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 3,769,076.00	65.02	
38	4169-003-017	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 2,293,597.00	39.57	
39	4169-003-018	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 2,900,000.00	55.94	
40	4169-003-019	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 686,597.00	13.24	
41	4169-004-029	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 88,604.00	2.24	
42	4169-004-032	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,298,803.00	32.80	
43	4169-004-033	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 213,647.00	6.38	
44	4169-004-034	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 425,298.00	12.70	
45	4169-004-035	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 69,459.00	2.07	
46	4169-004-036	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 199,624.00	5.04	
47	4169-004-037	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 92,397.00	2.76	
48	4169-004-038	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 86,532.00	2.18	
49	4169-004-039	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 635,592.00	18.98	
50	4169-004-040	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 862,668.00	21.78	
51	4169-007-012	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 811,724.00	24.24	
52	4169-007-013	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 255,914.00	7.64	
53	4169-007-014	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,961,297.00	49.52	
54	4169-007-015	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,701,512.00	68.22	
55	4169-007-017	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,750,409.00	69.45	
56	4169-007-018	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 937,426.00	23.67	
57	4169-007-019	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 683,533.00	20.41	
58	4169-007-020	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 583,357.00	17.42	
59	4169-007-048	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 838,989.00	16.18	
60	4169-008-001	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 658,450.00	19.67	
61	4169-008-002	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 108,088.00	2.73	
62	4169-008-003	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 3,124,325.00	68.33	
63	4169-008-004	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 2,642,865.00	57.80	
64	4169-008-005	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 81,531.00	2.06	
65	4169-008-006	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,228,747.00	56.28	
66	4169-008-007	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,099,536.00	53.01	
67	4169-008-008	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 995,334.00	29.73	
68	4169-008-009	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 718,629.00	21.46	
69	4169-008-010	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 2,111,595.00	46.18	
70	4169-008-011	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,896,499.00	73.14	
71	4169-008-012	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,914,516.00	73.59	
72	4169-008-013	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 2,955,160.00	64.63	
73	4169-008-014	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,648,108.00	41.62	
74	4169-008-015	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,713,415.00	43.27	
75	4169-008-016	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 3,147,864.00	54.31	
76	4169-008-017	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 647,256.00	11.17	
77	4169-008-018	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 998,106.00	25.20	
78	4169-008-019	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 75,666.00	1.91	
79	4169-009-003	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 108,772.00	3.25	
80	4169-009-004	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 2,225,630.00	66.47	

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

ASMT NO.	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcels Receive Partial Utility Undergrounding
81	4169-009-005	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 3,049,897.00	91.09	
82	4169-009-006	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 889,287.00	22.46	
83	4169-009-007	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 177,763.00	3.07	
84	4169-009-008	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 172,023.00	2.97	
85	4169-009-009	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 120,334.00	2.08	
86	4169-009-010	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 372,001.00	7.18	
87	4169-009-011	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 1,656,527.00	31.95	
88	4169-009-012	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 1,174,119.00	35.07	
89	4169-009-013	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 2,898,681.00	86.57	
90	4169-009-014	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 603,586.00	18.03	
91	4169-009-015	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 220,759.00	6.59	
92	4169-009-016	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 342,799.00	10.24	
93	4169-009-017	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 535,297.00	15.99	
94	4169-009-018	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 67,736.00	2.02	
95	4169-009-019	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 123,505.00	2.38	
96	4169-009-020	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 268,363.00	8.02	
97	4169-009-021	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 1,143,454.00	22.06	
98	4169-010-001	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 84,461.00	2.52	
99	4169-010-002	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 164,325.00	4.91	
100	4169-010-003	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 176,422.00	5.27	
101	4169-010-004	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 723,357.00	21.60	
102	4169-010-005	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 463,832.00	13.85	
103	4169-010-006	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 83,085.00	2.48	
104	4169-010-007	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 2,470,757.00	54.04	
105	4169-010-008	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 94,636.00	2.07	
106	4169-010-009	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 839,535.00	18.36	
107	4169-010-010	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 1,044,118.00	22.84	
108	4169-010-011	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,415,000.00	35.73	
109	4169-010-012	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,059,343.00	52.00	
110	4169-010-014	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 900,955.00	19.70	
111	4169-010-015	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 96,364.00	2.43	
112	4169-010-016	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 697,268.00	20.82	
113	4169-010-017	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 423,841.00	10.70	
114	4169-010-018	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 899,238.00	19.67	
115	4169-010-019	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 886,434.00	22.38	
116	4169-011-001	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 104,985.00	2.65	
117	4169-011-002	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,563,407.00	39.48	
118	4169-011-003	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 612,030.00	15.45	
119	4169-011-004	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 134,990.00	3.41	
120	4169-011-005	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 95,842.00	2.42	
121	4169-011-006	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 774,297.00	19.55	
122	4169-011-007	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,108,298.00	27.59	
123	4169-011-008	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 471,615.00	11.91	
124	4169-011-009	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 2,870,322.00	55.37	
125	4169-011-010	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 669,252.00	12.91	
126	4169-011-011	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 1,687,433.00	32.55	
127	4169-011-014	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 1,886,487.00	32.55	
128	4169-011-015	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 944,680.00	23.85	
129	4169-011-016	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,997,747.00	50.44	
130	4169-011-017	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,705,654.00	43.07	
131	4169-011-018	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 176,225.00	4.45	
132	4169-011-019	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,119,648.00	53.52	
133	4169-011-020	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 61,033.00	2.05	
134	4169-011-021	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 1,821,495.00	35.13	
135	4169-012-001	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 1,615,078.00	27.86	
136	4169-012-002	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 954,607.00	24.10	
137	4169-012-003	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 711,298.00	17.96	
138	4169-012-004	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,156,742.00	54.46	
139	4169-012-005	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 80,497.00	2.03	
140	4169-012-006	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 988,646.00	24.96	
141	4169-012-007	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,510,615.00	38.14	
142	4169-012-008	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 1,293,203.00	38.62	
143	4169-012-009	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 2,041,719.00	60.96	
144	4169-012-010	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 597,032.00	17.83	
145	4169-012-011	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 83,256.00	2.49	
146	4169-012-012	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 3,636,651.00	70.15	
147	4169-012-013	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 85,841.00	2.56	
148	4169-012-014	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 88,069.00	2.63	
149	4169-012-015	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 266,400.00	4.60	
150	4169-012-016	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 888,011.00	22.42	
151	4169-012-017	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 79,460.00	2.01	
152	4169-012-018	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 547,215.00	13.82	
153	4169-012-019	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,577,452.00	39.83	
154	4169-012-020	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 195,209.00	4.93	
155	4169-012-021	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 92,881.00	2.35	
156	4169-013-001	RS	0.14	\$ 2,973.87	0.07	\$ 1,713.69	\$ 4,687.56	\$ 429,667.00	91.66	Adelphia Only
157	4169-013-006	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 119,471.00	2.30	
158	4169-013-009	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 88,773.00	2.24	
159	4169-013-010	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 1,363,781.00	23.53	
160	4169-013-013	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,434,559.00	36.22	

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

ASMT NO.	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcels Receive Partial Utility Undergrounding
161	4169-013-014	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 1,815,000.00	54.21	
162	4169-013-035	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 113,089.00	3.38	
163	4169-013-036	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 128,459.00	3.84	
164	4169-016-015	RS	0.53	\$ 11,258.19	0.53	\$ 12,975.05	\$ 24,233.24	\$ 80,670.00	3.33	Edison/Adelphia Only
165	4169-017-007	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 117,052.00	2.96	
166	4169-017-008	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 79,120.00	1.73	
167	4169-017-012	RS	1	\$ 21,241.87	0.50	\$ 12,240.61	\$ 33,482.48	\$ 117,422.00	3.51	
168	4169-017-013	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,141,701.00	28.83	
169	4169-017-016	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 1,050,095.00	22.97	
170	4169-017-017	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 344,971.00	7.54	
171	4169-017-020	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 2,078,086.00	45.45	
172	4170-039-013	RS	0.14	\$ 2,973.87	0.11	\$ 2,692.94	\$ 5,666.81	\$ 134,130.00	23.67	Adelphia Only
173	4170-040-011	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 3,500,000.00	67.51	
174	4170-040-012	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 3,085,000.00	59.51	
175	4170-040-013	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 770,961.00	19.47	
176	4170-040-014	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 636,794.00	16.08	
177	4170-040-015	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 84,940.00	2.14	
178	4170-040-016	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 2,185,047.00	55.17	
179	4170-040-017	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,098,331.00	27.73	
180	4170-040-018	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,273,337.00	32.15	
181	4170-040-019	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 1,018,262.00	25.71	
182	4170-040-020	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 511,874.00	12.93	
183	4170-041-001	RS	0.47	\$ 9,983.68	0.59	\$ 14,443.92	\$ 24,427.60	\$ 3,467,267.00	141.94	Verizon Only
184	4170-041-007	RS	0.47	\$ 9,983.68	0.71	\$ 17,381.67	\$ 27,365.35	\$ 1,799,235.00	65.75	Verizon Only
185	4170-041-008	RS	1	\$ 21,241.87	1.50	\$ 36,721.82	\$ 57,963.69	\$ 3,579,809.00	61.76	
186	4170-041-009	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 106,541.00	2.06	
187	4170-041-018	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 647,031.00	16.34	
188	4170-041-019	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 244,131.00	4.71	
189	4170-041-021	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 2,120,191.00	40.90	
190	4170-042-001	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 1,850,473.00	40.47	
191	4170-042-002	RS	1	\$ 21,241.87	1.00	\$ 24,481.22	\$ 45,723.09	\$ 1,982,885.00	43.37	
192	4170-042-014	RS	1	\$ 21,241.87	0.75	\$ 18,360.91	\$ 39,602.78	\$ 77,224.00	1.95	
193	4170-042-015	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 96,362.00	1.86	
194	4170-042-016	RS	1	\$ 21,241.87	1.25	\$ 30,601.52	\$ 51,843.39	\$ 664,983.00	12.83	
<b>Total</b>	<b>194</b>		<b>190.75</b>	<b>\$ 4,051,886.72</b>	<b>165.51</b>	<b>\$ 4,051,886.04</b>	<b>\$ 8,103,772.76</b>	<b>\$ 208,958,469.00</b>		
			Cost Estimate	\$ 4,051,885.50		\$ 4,051,885.50	\$ 8,103,771.00			
			Difference	\$ 1.22		\$ 0.54	\$ 1.76			

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

\_\_\_\_\_  
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  
4170-042-014 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 \_\_\_\_\_  
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RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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\_\_\_\_\_  
COUNTY RECORDER  
COUNTY OF LOS ANGELES

\_\_\_\_\_  
CITY CLERK

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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. \_\_\_\_\_

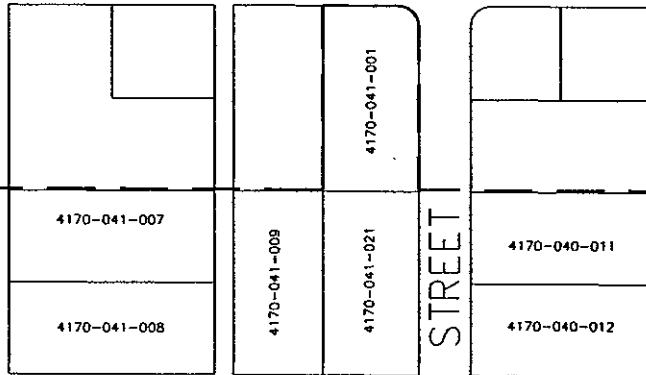
\_\_\_\_\_  
CITY CLERK

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

SEE SHEET 1 OF 5

PACIFIC AVENUE

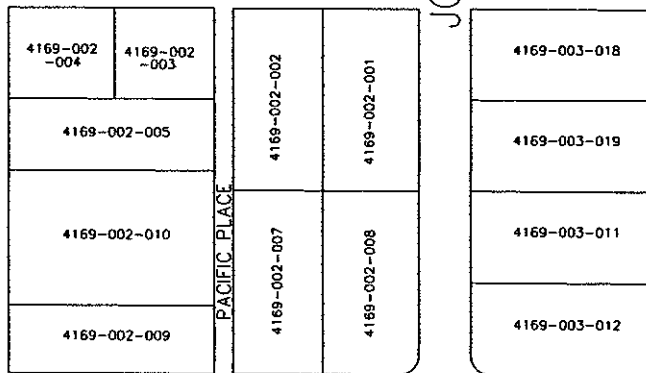
9TH STREET



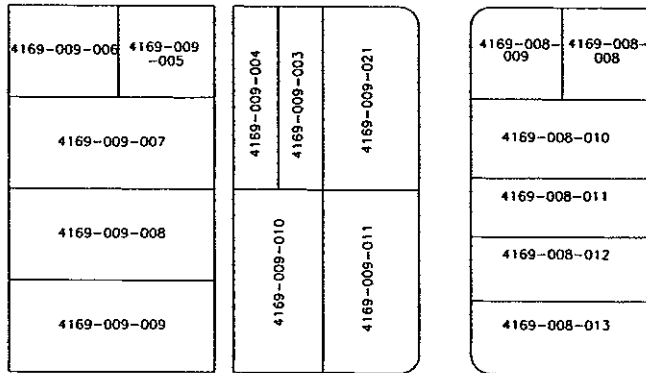
JOHN STREET

JOHN PLACE

8TH STREET



6TH STREET



5TH STREET

SEE SHEET 3 OF 5



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  
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RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:  
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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

CITY CLERK

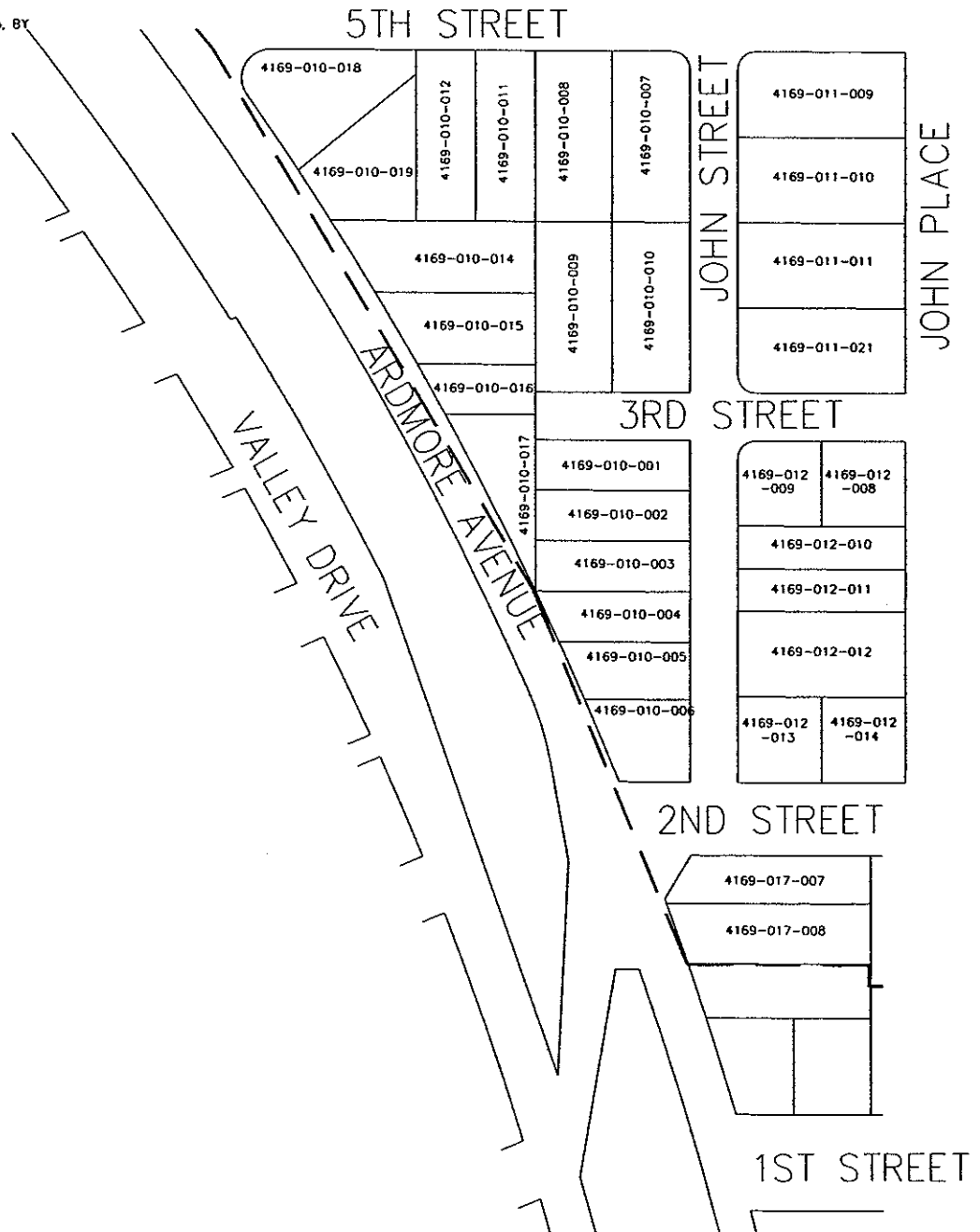
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING  
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY  
ASSESSMENT DISTRICT NO. 05-2, CITY OF MANHATTAN  
BEACH, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF  
THE CITY OF MANHATTAN BEACH, AT A MEETING  
THEREOF, HELD ON THE \_\_\_\_\_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

**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

\_\_\_\_\_  
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

SEE SHEET 4 OF 5

JOHN PLACE

5TH STREET

4169-011-008	4169-011-007	4169-011-006	4169-011-005	4169-011-004	4169-011-003	4169-011-002	4169-011-001
4169-011-014		4169-011-015	4169-011-016	4169-011-017	4169-011-018	4169-011-020	4169-011-019

3RD STREET

4169-012-007	4169-012-006	4169-012-005	4169-012-004	4169-012-003	4169-012-002	4169-012-001
4169-012-015	4169-012-016	4169-012-017	4169-012-018	4169-012-019	4169-012-020	4169-012-021

2ND STREET

4169-017-020	4169-017-016	4169-017-017	4169-017-012
			4169-017-013

1ST STREET

POINSETTIA AVENUE

4169-007-048
4169-007-017
4169-007-018
4169-007-019
4169-007-020

4169-013-008
4169-013-009
4169-013-010
4169-013-036
4169-013-035
4169-013-013
4169-013-014
4169-013-001

ANDERSON STREET

4169-016-015
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NOT TO SCALE

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

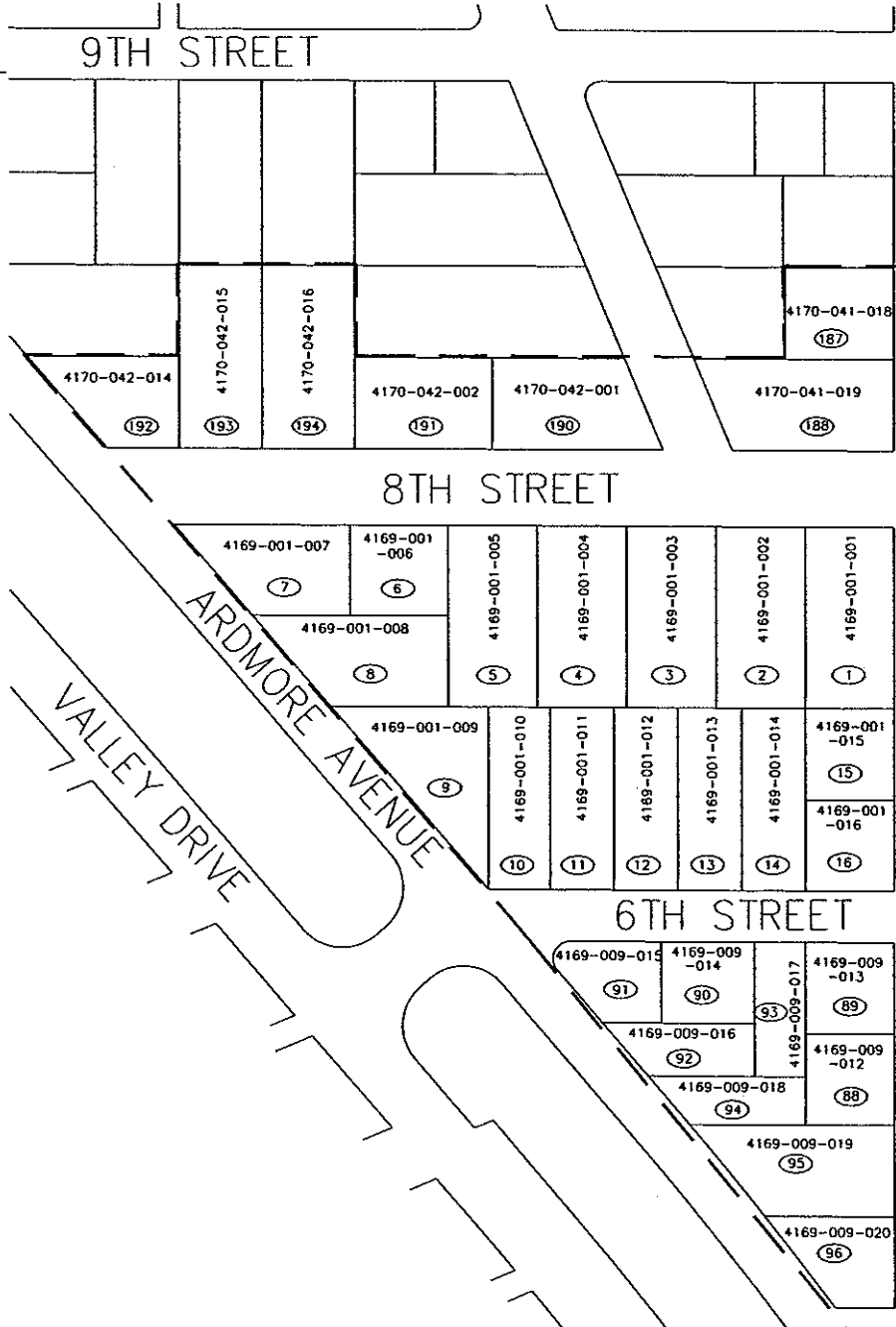
\_\_\_\_\_  
 COUNTY RECORDER  
 COUNTY OF LOS ANGELES

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  
 (192) ASSESSOR PARCEL NUMBER



NOT TO SCALE

PACIFIC AVENUE  
 SEE SHEET 2 OF 5

File No. 4169-009-015, 4169-009-014, 4169-009-017, 4169-009-013, 4169-009-012, 4169-009-018, 4169-009-019, 4169-009-020

**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

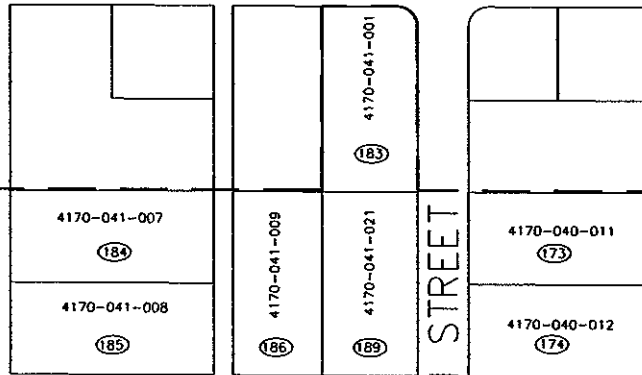
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS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

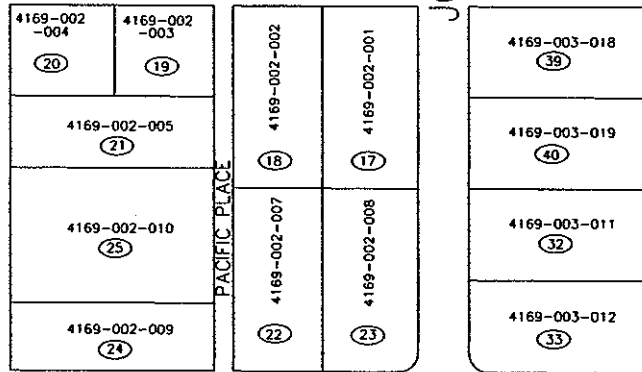
SEE SHEET 1 OF 5

PACIFIC AVENUE

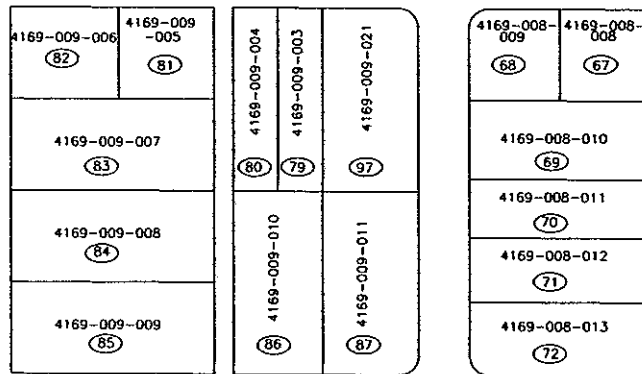
9TH STREET



8TH STREET



6TH STREET



5TH STREET

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  
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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 \_\_\_\_\_  
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 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  
 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
- (30) ASSESSOR PARCEL NUMBER

SEE SHEET 2 OF 5  
 JOHN PLACE

POINSETTIA AVENUE

ANDERSON STREET

9TH STREET

4170-040-013 (175)	4170-040-014 (176)	4170-040-015 (177)	4170-040-016 (178)	4170-040-018 (180)	4170-040-017 (179)	4170-040-019 (181)	4170-040-020 (182)

4170-039-013  
(172)

8TH STREET

4169-003-013 (34)	4169-003-014 (35)	4169-003-015 (36)	4169-003-016 (37)	4169-003-017 (38)	4169-003-006 (31)	4169-003-005 (30)
					4169-003-004 (29)	4169-003-003 (28)
					4169-003-002 (27)	4169-003-001 (26)

41 (41)	4169-004-029
50 (50)	4169-004-040
42 (42)	4169-004-032
43 (43)	4169-004-033
44 (44)	4169-004-034
45 (45)	4169-004-035
46 (46)	4169-004-036
47 (47)	4169-004-037
48 (48)	4169-004-038
49 (49)	4169-004-039

6TH STREET

4169-008-014 (73)	4169-008-015 (74)	4169-008-016 (75)	4169-008-017 (76)	4169-008-018 (77)	4169-008-019 (78)	4169-008-007 (66)	4169-008-006 (65)
						4169-008-005 (64)	4169-008-004 (63)
						4169-008-003 (62)	4169-008-002 (61)

51 (51)	4169-007-012
52 (52)	4169-007-013
53 (53)	4169-007-014
54 (54)	4169-007-015

5TH STREET

NOT TO SCALE

SHEET 3 OF 5

Produced Pursuant to C.A.T.R. No. 163 (Public Information Act) and C.A.T.R. No. 164 (Public Access Act)

**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 \_\_\_\_\_  
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RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:  
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BOOK 4170 PAGES 39, 40, 41, AND 42  
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
COUNTY RECORDER  
COUNTY OF LOS ANGELES

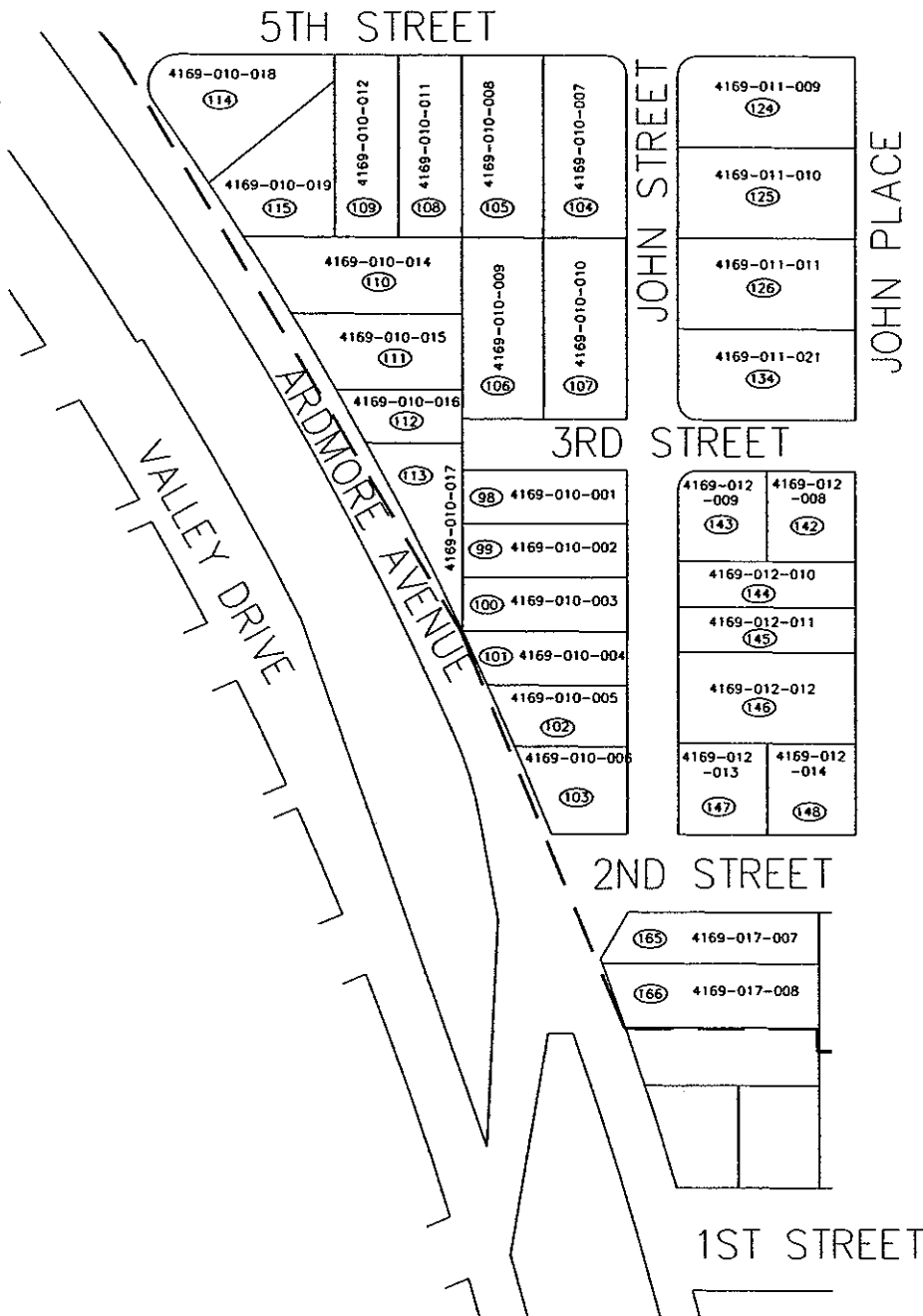
ASSESSMENT DIAGRAM

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  
4169-010-015 PARCEL NUMBER  
⑪ ASSESSOR PARCEL NUMBER



SEE SHEET 5 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

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  
4169-012-007 PARCEL NUMBER  
①41 ASSESSOR PARCEL NUMBER

SEE SHEET 4 OF 5

JOHN PLACE

POINSETTIA AVENUE

ANDERSON STREET

5TH STREET

4169-011-008 ①23	4169-011-007 ①22	4169-011-006 ①21	4169-011-005 ①20	4169-011-004 ①19	4169-011-003 ①18	4169-011-002 ①17	4169-011-001 ①16
4169-011-014 ①27		4169-011-015 ①28	4169-011-016 ①29	4169-011-017 ①30	4169-011-018 ①31	4169-011-020 ①33	4169-011-019 ①32

⑤9	4169-007-048
⑤5	4169-007-017
⑤6	4169-007-018
⑤7	4169-007-019
⑤8	4169-007-020

3RD STREET

4169-012-007 ①41	4169-012-006 ①40	4169-012-005 ①39	4169-012-004 ①38	4169-012-003 ①37	4169-012-002 ①36	4169-012-001 ①35
4169-012-015 ①49	4169-012-016 ①50	4169-012-017 ①51	4169-012-018 ①52	4169-012-019 ①53	4169-012-020 ①54	4169-012-021 ①55

①57	4169-013-008
①58	4169-013-009
①59	4169-013-010
①63	4169-013-036
①62	4169-013-035
①60	4169-013-013
①61	4169-013-014
①56	4169-013-001

2ND STREET

4169-017-020 ①71	4169-017-016 ①69	4169-017-017 ①70	①67 4169-017-012
			①68 4169-017-013

4169-016-015 ①64
---------------------

1ST STREET



NOT TO SCALE



# CITY OF MANHATTAN BEACH

1400 Highland Avenue  
Manhattan Beach, CA 90266

## PRELIMINARY ENGINEER'S REPORT

### UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-4

*Prepared by:*



420 Exchange, Suite 100  
Irvine, California 92602

October 4, 2005

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
INTRODUCTION AND CERTIFICATIONS.....	1
PART I Plans and Specifications.....	4
PART II Cost Estimate .....	5
PART III Assessment Roll and Method of Assessment Spread.....	6
Exhibit "A" .....	10
Definition .....	10
Special Benefit .....	11
Method of Apportionment .....	11
Exception .....	12
Residential Single Family (RS).....	13
Residential Medium Density (RM) .....	13
General Commercial (CG).....	13
Public / Utility.....	13
Exception .....	13
IRS Tax Component.....	13
Incidental Bond Costs .....	13
PART IV Annual Administrative Assessment.....	15
PART V Boundary Map and Diagram of Assessment District .....	16
PART VI Description of Facilities .....	17
Right-of-Way Certificate.....	18
Certification of Completion of Environmental Proceedings .....	19

### LIST OF TABLES

Table 1 Cost Estimate .....	5
Table 2 Summary of Costs and Expenses.....	7
Table 3 Debt Limit Information.....	9
Table 4 Conversion to an Upgraded Underground Utility System .....	12
Table 5 Conversion to Aesthetic View Enhancement to the Neighborhood Area .....	14
Table 6 Assessment Summary.....	15

### LIST OF APPENDICES

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

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 2<sup>nd</sup> 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 October 4, 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 2<sup>nd</sup> 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

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

Source: SCE, Verizon, and Adelphia costs provided by City of Manhattan Beach (September 26, 2005)  
Source: Underwriter's Discount, Bond Reserve, Bond & Disclosure Counsel, Financial provided by Gardner, Underwood & Bacon, LLC (September 26, 2005)

### 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:

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

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

<b>Table 3</b>	
<b>City of Manhattan Beach AD 05-4</b>	
<b>Debt Limit Information<sup>1</sup></b>	
<b>Description</b>	<b>Amount</b>
Estimated Balance to Assessment	\$ 7,420,574.00
Unpaid Special Assessments <sup>2</sup>	\$ -
<b>TOTAL</b>	<b>\$ 7,420,574.00</b>
True Value of Parcels <sup>3</sup>	\$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:

<b>Parcel Description</b>	<b>Benefit Factor</b>
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 zero to 7,500 sf (zero up to a full lot) will be assigned a benefit factor of 1.0; and a parcel with a duplex with lot area greater than 7,500 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 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:

<b>Table 5</b> <b>City of Manhattan Beach AD 05-4</b> <b>Conversion to Aesthetic View Enhancement of the Neighborhood Area</b>			
<b>Zoning Designation</b>	<b>Lot Description</b>	<b>Lot Area (SF)</b>	<b>Benefit Factor</b>
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	0 - Full Lot	0 - 7,500	1
Residential (RM) Duplex	Greater than Full Lot	> 7,501	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  
Preliminary Engineer's Report for  
Underground Utility Assessment District No.05-4

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	\$ 400,919.58	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	1	\$ 30,241.16	\$ 30,241.16	\$ 52,514.47	\$ 52,514.47
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
<b>Totals</b>	<b>168</b>			<b>\$ 3,710,287.98</b>	<b>168</b>			<b>\$ 3,710,287.88</b>	<b>\$ 7,420,575.86</b>	

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 2<sup>nd</sup> 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 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.

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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	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcel Receiving Partial Utility Undergrounding
1	4169-015-004	RM	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 85,674.00	1.63	
2	4169-015-005	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,583,693.00	42.35	
3	4169-015-006	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 215,048.00	5.75	
4	4169-015-011	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 706,407.00	13.45	
5	4169-015-016	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 88,083.00	1.47	
6	4169-015-017	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 1,278,354.00	21.28	
7	4169-015-020	RS	1	\$ 22,273.31	1.5	\$ 45,361.73	\$ 67,635.04	\$ 4,181,639.00	61.83	
8	4169-016-002	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,143,479.00	25.44	
9	4169-016-003	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,197,382.00	26.64	
10	4169-016-004	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 3,142,523.00	52.31	
11	4169-016-005	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 227,423.00	6.08	
12	4169-016-006	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,287,291.00	34.43	
13	4169-016-010	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 77,391.00	1.29	
14	4169-016-011	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 3,300,000.00	54.93	
15	4169-016-014	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 1,171,072.00	22.30	
16	4169-016-017	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 767,909.00	12.78	
17	4169-016-018	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 599,648.00	13.34	
18	4169-017-009	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 75,669.00	1.68	
19	4169-017-010	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,112,814.00	29.76	
20	4169-017-011	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 795,397.00	21.27	
21	4169-017-018	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 730,253.00	13.91	
22	4169-017-019	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 366,165.00	6.97	
23	4169-017-021	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 177,340.00	3.38	
24	4169-017-022	RS	1	\$ 22,273.31	1.5	\$ 45,361.73	\$ 67,635.04		0.00	
25	4169-018-002	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,608,842.00	35.79	
26	4169-018-003	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,502,537.00	33.42	
27	4169-018-004	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,748,669.00	38.90	
28	4169-018-005	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 73,774.00	1.97	
29	4169-018-006	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 84,634.00	1.88	
30	4169-018-007	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 64,115.00	1.71	
31	4169-018-008	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 104,975.00	2.34	
32	4169-018-009	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 637,900.00	17.06	
33	4169-018-010	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 639,530.00	17.10	
34	4169-018-011	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 821,451.00	21.97	
35	4169-018-012	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 1,341,238.00	22.33	
36	4169-018-013	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 73,774.00	1.97	
37	4169-018-014	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 800,000.00	21.39	
38	4169-018-015	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 934,485.00	24.99	
39	4169-018-019	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 3,039,003.00	57.87	
40	4169-018-020	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 2,643,947.00	58.81	
41	4169-019-001	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 70,324.00	1.56	
42	4169-019-002	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,026,099.00	22.83	
43	4169-019-003	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,466,392.00	32.62	
44	4169-019-004	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 3,276,565.00	54.54	
45	4169-019-005	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 43,609.00	1.17	
46	4169-019-006	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 969,737.00	25.93	
47	4169-019-007	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,944,777.00	52.01	
48	4169-019-008	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 121,538.00	2.31	
49	4169-019-009	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,551,500.00	41.49	
50	4169-019-010	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,079,290.00	28.86	
51	4169-019-011	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 806,986.00	21.58	
52	4169-019-012	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 558,190.00	14.93	
53	4169-019-013	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 109,967.00	2.09	
54	4169-019-014	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 77,053.00	2.06	
55	4169-019-015	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 104,640.00	2.80	
56	4169-020-001	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 2,727,576.00	45.40	
57	4169-020-002	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 94,809.00	2.11	
58	4169-020-003	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,285,000.00	28.58	
59	4169-020-004	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 141,717.00	3.15	
60	4169-020-010	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,620,439.00	36.05	
61	4169-020-011	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 158,032.00	3.52	
62	4169-020-012	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,226,862.00	27.29	
63	4169-020-013	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 727,978.00	19.47	
64	4169-020-014	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 660,543.00	17.66	
65	4169-020-015	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 1,177,533.00	22.42	
66	4169-020-016	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 198,042.00	3.77	
67	4169-020-019	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 3,783,570.00	62.98	
68	4169-020-020	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 243,251.00	4.63	
69	4169-020-021	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 107,398.00	1.79	
70	4169-020-022	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 126,194.00	2.40	
71	4169-020-023	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 1,889,071.00	31.45	
72	4169-020-024	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 1,449,485.00	27.60	
73	4169-021-002	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 101,535.00	2.26	
74	4169-021-003	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,430,449.00	31.82	
75	4169-021-005	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,210,168.00	32.36	
76	4169-021-006	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,557,525.00	41.65	
77	4169-021-007	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,298,803.00	34.73	
78	4169-021-008	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 99,152.00	2.65	
79	4169-021-009	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 870,426.00	23.28	
80	4169-021-010	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 71,706.00	1.92	
81	4169-021-012	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 686,168.00	18.35	
82	4169-021-013	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 74,286.00	1.99	
83	4169-021-014	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 67,299.00	1.80	



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

ASMT. NO	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcel Receiving Partial Utility Undergrounding
84	4169-021-015	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 79,635.00	1.52	
85	4169-021-016	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,910,005.00	51.08	
86	4169-021-017	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 79,120.00	2.12	
87	4169-021-018	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,640,061.00	36.48	
88	4169-021-019	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 700,294.00	15.58	
89	4169-021-020	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 74,979.00	1.67	
90	4169-021-021	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 73,253.00	1.96	
91	4169-021-022	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 97,761.00	2.61	
92	4169-021-023	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,059,398.00	28.33	
93	4169-021-024	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 1,468,922.00	27.97	
94	4169-021-026	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 2,501,287.00	47.63	
95	4169-021-800	UTILITY	1	\$ 22,273.31	0	\$ -	\$ 22,273.31		0.00	Public / Utility
96	4169-022-005	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,226,861.00	27.29	
97	4169-022-006	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,796,933.00	39.97	
98	4169-022-007	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,386,663.00	30.85	
99	4169-022-008	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 810,764.00	21.68	
100	4169-022-009	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 76,380.00	2.04	
101	4169-022-010	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 242,376.00	4.62	
102	4169-022-011	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 993,912.00	26.58	
103	4169-022-012	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 78,087.00	1.74	
104	4169-022-013	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 330,559.00	7.35	
105	4169-022-014	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 3,216,035.00	53.53	
106	4169-022-015	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 2,431,361.00	54.09	
107	4169-022-016	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,616,866.00	35.97	
108	4169-022-017	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,048,159.00	23.32	
109	4169-022-020	RM	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 763,684.00	20.42	
110	4169-022-021	RM	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 503,283.00	13.46	
111	4169-022-022	RM	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 716,713.00	19.17	
112	4169-022-023	RM	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 805,357.00	21.54	
113	4169-023-003	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,283,523.00	34.32	
114	4169-023-004	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 59,634.00	1.59	
115	4169-023-005	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 569,375.00	15.23	
116	4169-023-006	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,026,336.00	27.45	
117	4169-023-007	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 123,614.00	2.06	
118	4169-023-008	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 854,663.00	22.86	
119	4169-023-009	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 321,439.00	8.60	
120	4169-023-010	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 336,150.00	8.99	
121	4169-023-011	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 69,292.00	1.85	
122	4169-023-013	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,139,974.00	25.36	
123	4169-023-014	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 78,254.00	1.74	
124	4169-023-015	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 270,786.00	6.02	
125	4169-023-017	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 78,083.00	2.09	
126	4169-023-020	RS	1	\$ 22,273.31	1.5	\$ 45,361.73	\$ 67,635.04	\$ 4,721,231.00	69.80	
127	4169-024-001	CG	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47		0.00	
128	4169-024-002	CG	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47		0.00	
129	4169-024-004	RM	1	\$ 22,273.31	1.5	\$ 45,361.73	\$ 67,635.04	\$ 107,924.00	1.60	
130	4169-024-006	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 3,026,857.00	50.38	
131	4169-024-009	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,731,738.00	46.31	
132	4169-024-011	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 269,316.00	7.20	
133	4169-024-013	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 906,726.00	24.25	
134	4169-024-015	RS	0	\$ -	0	\$ -	\$ -	\$ 118,137.00	#DIV/0!	Exempt (Sliver Parcel)
135	4169-024-016	RS	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 1,052,820.00	20.05	
136	4169-024-017	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 2,384,603.00	53.05	
137	4169-024-018	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 850,602.00	18.92	
138	4169-024-019	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 914,524.00	20.34	
139	4169-024-021	CG	1	\$ 22,273.31	1	\$ 30,241.16	\$ 52,514.47	\$ 1,356,107.00	25.82	
140	4169-024-022	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 932,083.00	24.93	
141	4169-025-001	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 1,700,364.00	28.30	
142	4169-025-002	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 120,505.00	2.68	
143	4169-025-003	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 361,971.00	8.05	
144	4169-025-004	RS	0.58	\$ 12,918.52	0.44	\$ 13,306.11	\$ 26,224.63	\$ 439,882.00	16.77	Verizon/Adelphia Only
145	4169-025-007	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 816,063.00	21.82	
146	4169-025-008	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 621,872.00	16.63	
147	4169-025-013	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 930,148.00	24.87	
148	4169-025-015	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 84,294.00	2.25	
149	4169-025-016	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 73,774.00	1.97	
150	4169-025-019	RS	1	\$ 22,273.31	1.25	\$ 37,801.45	\$ 60,074.76	\$ 882,001.00	14.68	
151	4169-025-020	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 928,492.00	20.65	
152	4169-025-021	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,262,278.00	28.08	
153	4169-025-022	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 893,363.00	19.87	
154	4169-025-023	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 713,147.00	19.07	
155	4169-025-024	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 1,725,000.00	46.13	
156	4169-025-025	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 494,436.00	13.22	
157	4169-026-001	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 1,726,802.00	38.41	
158	4169-026-002	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 895,613.00	19.92	

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

ASMT. NO	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcel Receiving Partial Utility Undergrounding
159	4169-026-003	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 571,465.00	12.71	
160	4169-026-004	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 778,974.00	17.33	
161	4169-026-005	RS	1	\$ 22,273.31	0.75	\$ 22,680.87	\$ 44,954.18	\$ 816,587.00	18.16	
162	4169-026-006	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 151,463.00	4.05	
163	4169-026-008	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 887,032.00	23.72	
164	4169-026-010	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 62,391.00	1.67	
165	4169-026-012	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 914,527.00	24.46	
166	4169-026-014	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 497,748.00	13.31	
167	4169-026-015	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 96,087.00	2.57	
168	4169-026-016	RS	1	\$ 22,273.31	0.5	\$ 15,120.58	\$ 37,393.89	\$ 280,267.00	7.49	
	<b>168</b>		<b>166.58</b>	<b>\$ 3,710,287.98</b>	<b>122.69</b>	<b>\$ 3,710,287.88</b>	<b>\$ 7,420,575.86</b>	<b>\$ 150,760,217.00</b>		
			Cost Estimate	\$ 3,710,287.00		\$ 3,710,287.00	\$ 7,420,574.00			
			Difference	\$ 0.98		\$ 0.88	\$ 1.86			

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.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
COUNTY RECORDER  
COUNTY OF LOS ANGELES

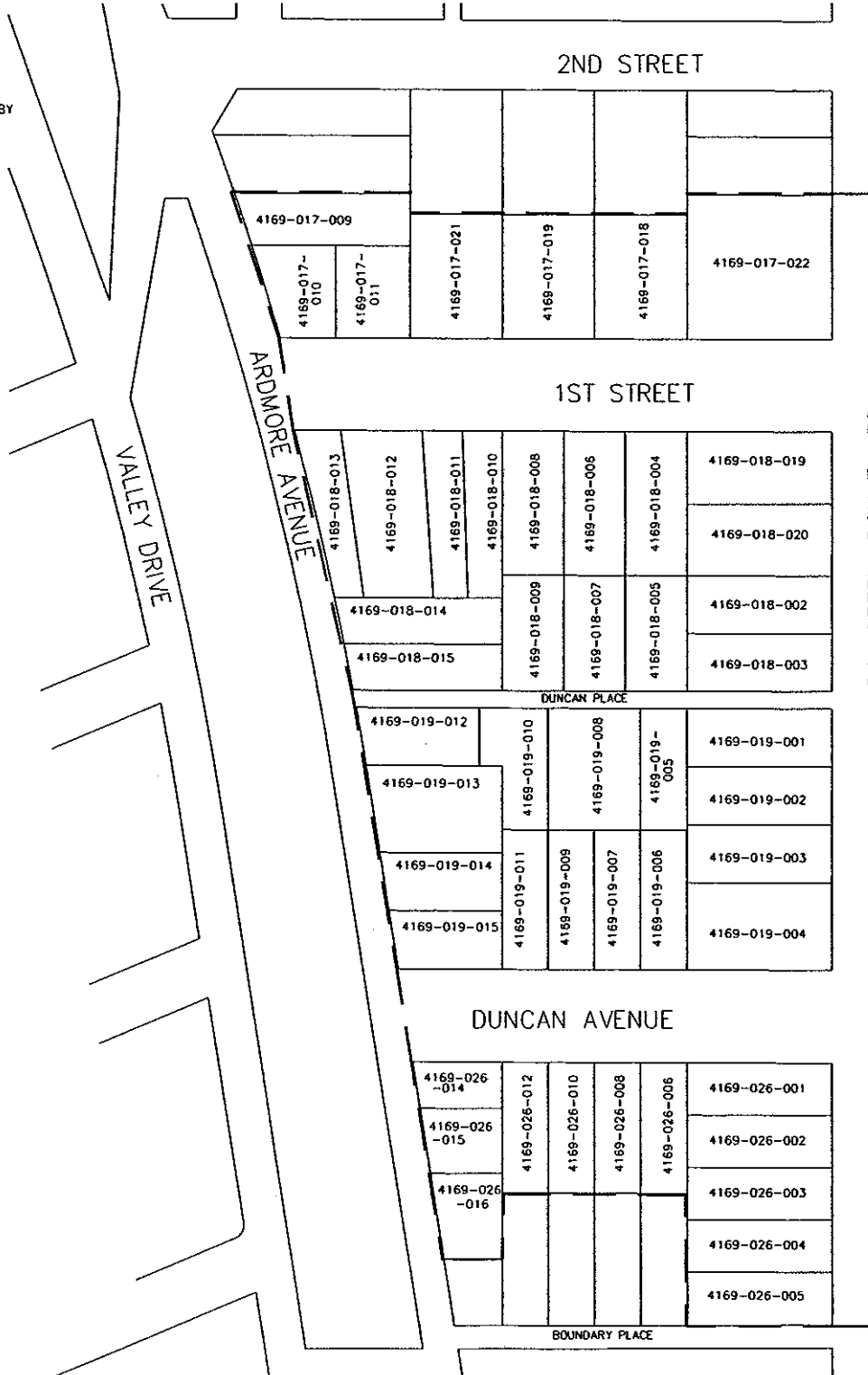
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING  
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY  
ASSESSMENT DISTRICT NO. 05-4, CITY OF MANHATTAN  
BEACH, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF  
THE CITY OF MANHATTAN BEACH, AT A MEETING  
THEREOF, HELD ON THE \_\_\_\_\_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

\_\_\_\_\_  
CITY CLERK

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



NOT TO SCALE



POINSETTIA BOULEVARD

SEE 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  
DISTRICTS, AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE COUNTY  
RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NOTE:  
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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

2ND STREET

4169-016-018	4169-016-017	4169-016-014	4169-016-011	4169-016-010	4169-016-006	4169-016-005	4169-016-002	4169-016-003	4169-016-004
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1ST STREET


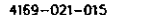
4169-020-013	4169-020-014	4169-020-021	4169-020-019	4169-020-015	4169-020-023	4169-020-001
4169-020-010	4169-020-011	4169-020-022	4169-020-020	4169-020-016	4169-020-024	4169-020-002
4169-020-012	4169-020-022	4169-020-020	4169-020-016	4169-020-024	4169-020-003	4169-020-004

SEE SHEET 1 OF 3

POINSETTIA BOULEVARD

DIANTHUS STREET

SEE SHEET 3 OF 3

LEGEND:  
 DISTRICT BOUNDARY  
 PARCEL NUMBER

DUNCAN PLACE

4169-021-018	4169-021-015	4169-021-013	4169-021-023	4169-021-009	4169-021-007	4169-021-005	4169-021-026
4169-021-019	4169-021-017	4169-021-014	4169-021-012	4169-021-010	4169-021-008	4169-021-006	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	4169-021-017	4169-021-016	4169-021-010	4169-021-008	4169-021-006	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	4169-025-016	4169-025-015	4169-025-025	4169-025-013	4169-025-023	4169-025-024	4169-025-008	4169-025-007	4169-025-002
4169-025-021									4169-025-003
4169-025-022									4169-025-004

BOUNDARY PLACE



NOT TO SCALE

**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  
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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

**2ND STREET**

4169-015-016	4169-015-020	4169-015-011	4169-015-006	4169-015-005	4169-015-004
4169-015-017					

**1ST STREET**

4169-022-014	4169-022-013	4169-022-012	4169-022-009	4169-022-008	4169-022-007	4169-022-006	4169-022-020 4169-022-021 4169-022-022 4169-022-023
4169-022-015							
4169-022-016	4169-022-010	4169-022-005					
4169-022-017			4169-022-011				



**DUNCAN PLACE**

4169-023-013	4169-023-010	4169-023-009	4169-023-017	4169-023-008	4169-023-004	4169-023-003	4169-023-023-006 4169-023-005
4169-023-014							
4169-023-015	4169-023-011	4169-023-007					
4169-023-020			4169-023-006 4169-023-005				

**DUNCAN AVENUE**

4169-024-016	4169-024-013	4169-024-011	4169-024-009	4169-024-022	4169-024-006	4169-024-004	4169-024-021	4169-024-001
4169-024-017								
4169-024-018	4169-024-015	4169-024-002						
4169-024-019			4169-024-002					

BOUNDARY PLACE

**LEGEND:**  
 DISTRICT BOUNDARY  
 PARCEL NUMBER

**SEE SHEET 2 OF 3**

DIANTHUS STREET

SEPULVEDA BOULEVARD



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 \_\_\_\_\_  
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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\_\_\_\_\_  
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.

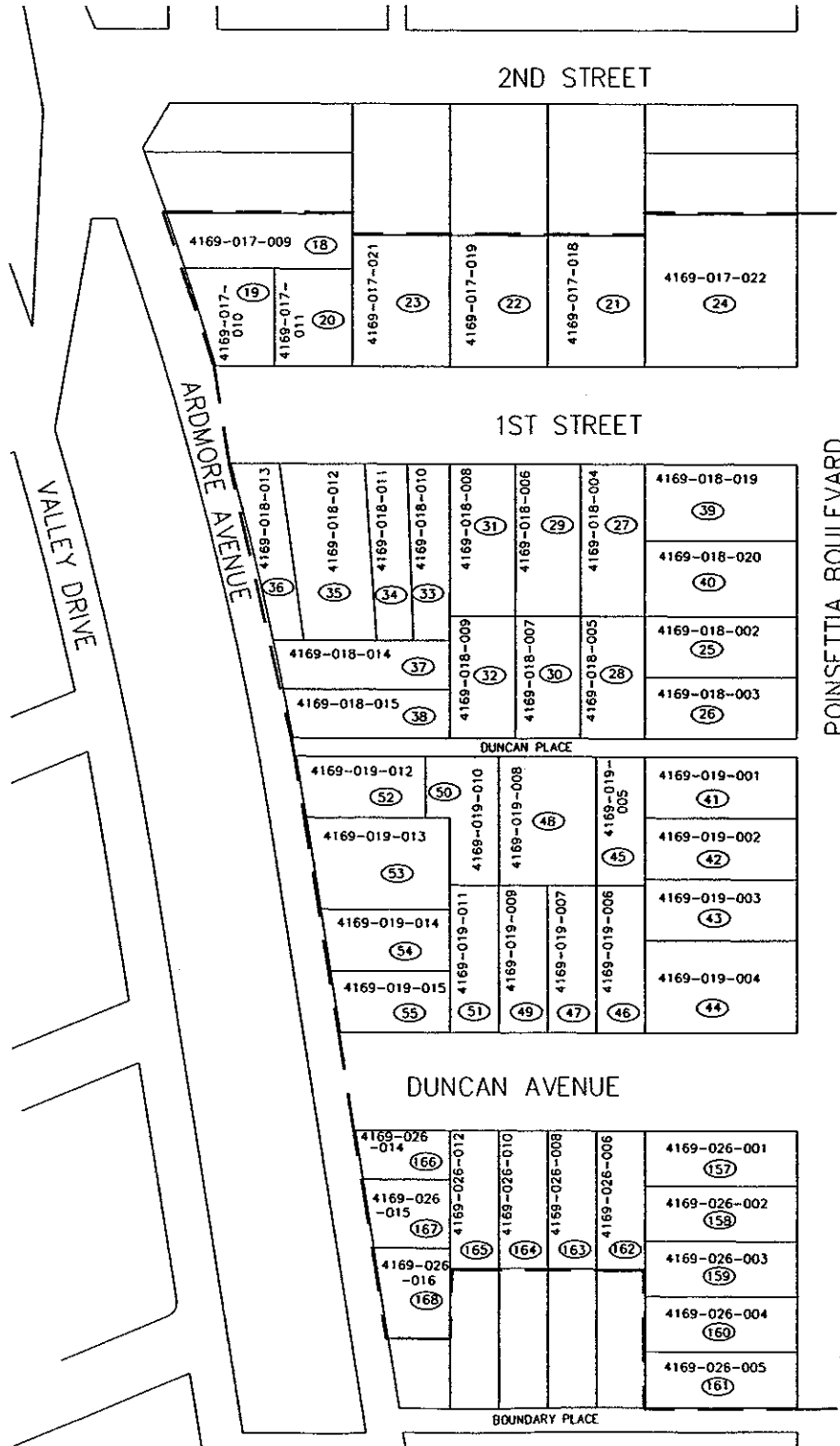
\_\_\_\_\_  
SUPERINTENDENT OF STREETS

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  
PARCEL NUMBER  
⑤2  
ASSESSOR PARCEL NUMBER



NOT TO SCALE



POINSETTIA BOULEVARD  
SEE 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.

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 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 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.

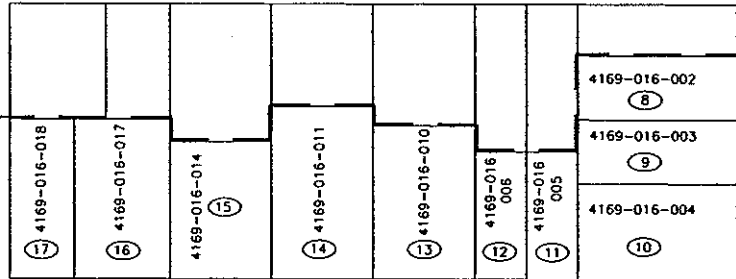
\_\_\_\_\_  
SUPERINTENDENT OF STREETS

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 RECORDS 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.

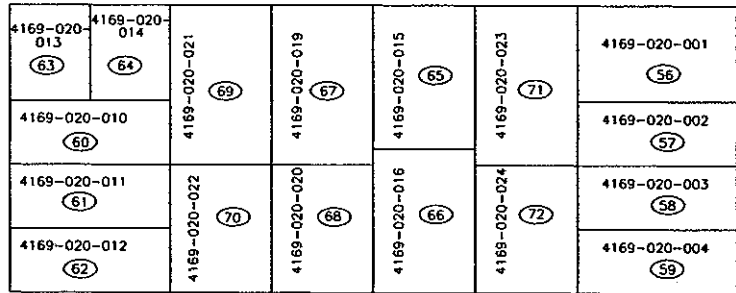
LEGEND:

- DISTRICT BOUNDARY
- 4169-020-011 PARCEL NUMBER
- (62) ASSESSOR PARCEL NUMBER

2ND STREET



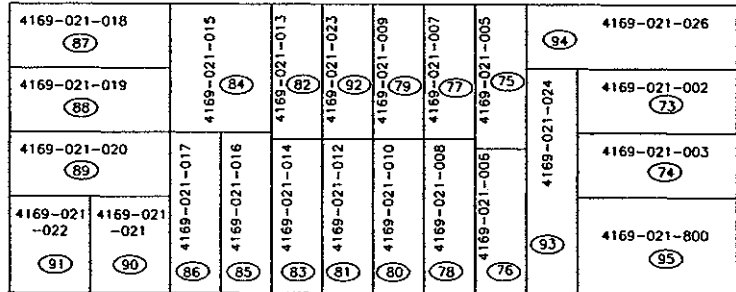
1ST STREET



SEE SHEET 1 OF 3

POINSETTIA BOULEVARD

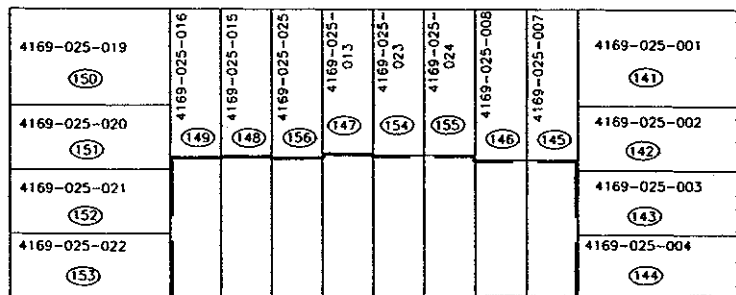
DUNCAN PLACE



DIANTHUS STREET

SEE SHEET 3 OF 3

DUNCAN AVENUE



BOUNDARY PLACE



NOT TO SCALE

**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.

NOTE:  
ASSESSOR PARCELS WITHIN DISTRICT BOUNDARY:  
FOR PARTICULARS OF LINES AND DIMENSIONS OF PARCELS,  
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COUNTY ASSESSOR AND PARCEL MAPS FILED IN BOOK 4169  
PAGES 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, AND 30,  
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

\_\_\_\_\_  
CITY CLERK

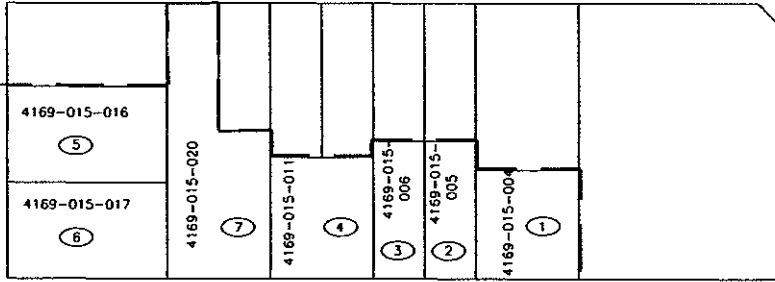
\_\_\_\_\_  
COUNTY RECORDER  
COUNTY OF LOS ANGELES

ASSESSMENT DIAGRAM

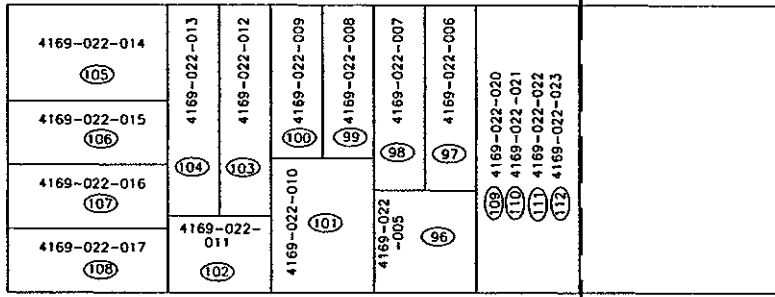
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF  
MANHATTAN BEACH, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

\_\_\_\_\_  
SUPERINTENDENT OF STREETS

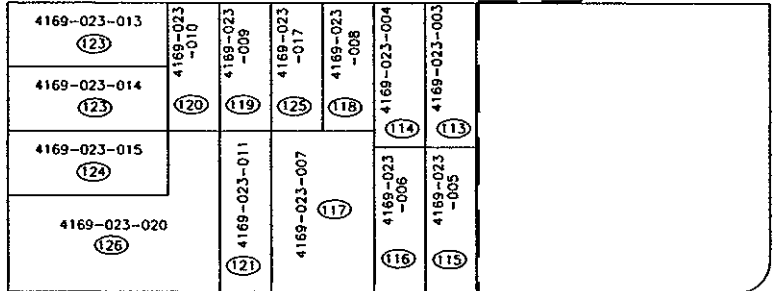
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF  
MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN  
ON THIS ASSESSMENT DIAGRAM ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE  
RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF 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.



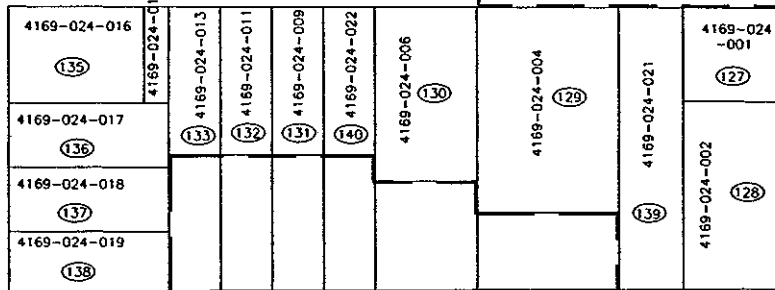
1ST STREET



DUNCAN PLACE



DUNCAN AVENUE



BOUNDARY PLACE

LEGEND:  
 \_\_\_\_\_ DISTRICT BOUNDARY  
 4169-022-011 PARCEL NUMBER  
 (107) ASSESSOR PARCEL NUMBER

SEE SHEET 2 OF 3

DIANTHUS STREET

SEPULVEDA BOULEVARD



NOT TO SCALE

# CITY OF MANHATTAN BEACH

1400 Highland Avenue  
Manhattan Beach, CA 90266

## PRELIMINARY ENGINEER'S REPORT

### UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 05-6

*Prepared by:*



420 Exchange, Suite 100  
Irvine, California 92602

October 4, 2005

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
INTRODUCTION AND CERTIFICATIONS .....	1
PART I Plans and Specifications .....	4
PART II Cost Estimate .....	5
PART III Assessment Roll and Method of Assessment Spread.....	6
Exhibit "A" .....	10
Definition .....	10
Special Benefit .....	11
Method of Apportionment .....	11
Exception .....	12
Residential Medium Family (RM) .....	13
Residential High Density (RH) .....	13
Local Commercial (CL).....	13
Exception .....	14
IRS Tax Component.....	14
Incidental Bond Costs .....	14
PART IV Annual Administrative Assessment.....	16
PART V Boundary Map and Diagram of Assessment District.....	17
PART VI Description of Facilities .....	18
Right-of-Way Certificate.....	19
Certification of Completion of Environmental Proceedings .....	20

### LIST OF TABLES

Table 1 Cost Estimate .....	5
Table 2 Summary of Costs and Expenses.....	7
Table 3 Debt Limit Information.....	9
Table 4 Conversion to an Upgraded Underground Utility System .....	12
Table 5 Conversion to Aesthetic View Enhancement to the Neighborhood Area .....	13
Table 6 Assessment Summary.....	15

### LIST OF APPENDICES

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 Stand and Highland Avenue, from Marine Avenue to 15<sup>th</sup> 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 October 4, 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 Stand and Highland Avenue, from Marine Avenue to 15<sup>th</sup> 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	
<b>DESIGN COSTS</b>			
SCE Design Engineering	\$ 40,000.00	\$	-
Verizon Design Engineering	\$ 15,000.00	\$	-
Adelphia Design Engineering	\$ 9,518.00	\$	-
<b>Total Design Costs:</b>	<b>\$ 64,518.00</b>	<b>\$</b>	<b>-</b>
<b>CONSTRUCTION COSTS</b>			
SCE Structures	\$ 1,617,916.00	\$	-
SCE Cable	\$ 690,430.00	\$	-
Verizon Structures	\$ 2,119,100.00	\$	-
Verizon Cable	\$ 553,618.00	\$	-
Adelphia Structures	\$ 323,734.00	\$	-
Adelphia Cable	\$ 92,458.00	\$	-
<b>Total Construction Costs:</b>	<b>\$ 5,397,256.00</b>	<b>\$</b>	<b>-</b>
<b>PROJECT CONTINGENCY</b>	<b>\$ 269,863.00</b>	<b>\$</b>	<b>-</b>
<b>Total Project Contingency Costs:</b>	<b>\$ 269,863.00</b>	<b>\$</b>	<b>-</b>
<b>INCIDENTAL EXPENSES</b>			
City Administration / Inspection	\$ 48,407.00	\$	-
Bond Printing, Registration & Servicing	\$ 3,000.00	\$	-
Printing, Advertising, Notices	\$ 500.00	\$	-
S & P Rating Agency Fee	\$ 5,334.00	\$	-
Trustee	\$ 2,000.00	\$	-
Bond & Disclosure Counsel	\$ 23,334.00	\$	-
Financial Advisor	\$ 18,334.00	\$	-
Assessment Engineer	\$ 14,004.00	\$	-
Contingency	\$ 1,000.00	\$	-
<b>Total Incidental Expenses:</b>	<b>\$ 115,913.00</b>	<b>\$</b>	<b>-</b>
<b>BOND COSTS</b>			
Underwriter's Discount	\$ 84,832.00	\$	-
Bond Reserve (20 year)	\$ 530,855.00	\$	-
Capitalized Interest	\$ 188,999.00	\$	-
<b>Total Bond Costs:</b>	<b>\$ 804,686.00</b>	<b>\$</b>	<b>-</b>
<b>DISTRICT FORMATION AMOUNT TO ASSESSMENT:</b>	<b>\$ 6,652,236.00</b>	<b>\$</b>	<b>-</b>
Notes: Number of Assessable Parcels			304
Estimated Acreage of District			23

Source: SCE, Verizon, and Adelphia costs provided by City of Manhattan Beach (September 26, 2005)  
Source: Underwriter's Discount, Bond Reserve, Bond & Disclosure Counsel, Financial provided by Gardner, Underwood & Bacon, LLC (September 26, 2005)

### 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:

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

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

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

---

<b>Table 3 City of Manhattan Beach AD 05-6 Debt Limit Information<sup>1</sup></b>	
<b>Description</b>	<b>Amount</b>
Estimated Balance to Assessment	\$ 6,652,236.00
Unpaid Special Assessments <sup>2</sup>	\$ -
<b>TOTAL</b>	<b>\$ 6,652,236.00</b>
True Value of Parcels <sup>3</sup>	\$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:

<b>Residential Type</b>	<b>Benefit Factor</b>
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 a benefit factor of 1.0.

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

<b>Table 5 City of Manhattan Beach AD 05-6 Benefit Factors</b>		
<b>Residential Type</b>	<b>Allowable Dwelling Units</b>	<b>Aesthetic View Enhancement of the Neighborhood Area Benefit Factor</b>
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  
Preliminary 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 Sliver 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 Stand and Highland Avenue, from Marine Avenue to 15<sup>th</sup> 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 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.

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CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA



APPENDIX "A"  
ASSESSMENT ROLL

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

ASMT. NO	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcels Receive Partial Utility Undergrounding
1	4178-003-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,935,472.00	83.81	
2	4178-003-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,801,700.00	78.01	
3	4178-003-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$218,572.00	9.46	
4	4178-003-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$321,318.00	13.91	
5	4178-003-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,155,825.00	50.05	
6	4178-003-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,483,753.00	64.25	
7	4178-003-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$106,190.00	4.60	
8	4178-003-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$472,556.00	20.46	
9	4178-003-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$540,190.00	23.39	
10	4178-003-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$234,147.00	10.14	
11	4178-003-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$238,357.00	10.32	
12	4178-003-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,644,861.00	71.22	
13	4178-003-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$141,892.00	6.14	
14	4178-003-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,597,608.00	112.48	
15	4178-003-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$206,233.00	8.93	
16	4178-003-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$692,831.00	30.00	
17	4178-003-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$170,515.00	7.38	
18	4178-003-021	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,142,947.00	66.84	
19	4178-003-022	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$70,591.00	4.13	
20	4178-003-023	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$4,898,409.00	168.40	
21	4178-004-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$882,000.00	38.19	
22	4178-004-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$97,744.00	4.23	
23	4178-004-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$189,540.00	8.21	
24	4178-004-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,671,797.00	72.39	
25	4178-004-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,181,990.00	94.48	
26	4178-004-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$651,303.00	28.20	
27	4178-004-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,260,082.00	54.56	
28	4178-004-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$101,382.00	4.39	
29	4178-004-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,440,943.00	105.69	
30	4178-004-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$559,557.00	24.23	
31	4178-004-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$854,884.00	37.02	
32	4178-004-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$678,150.00	29.36	
33	4178-004-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$166,547.00	7.21	
34	4178-004-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,091,236.00	47.25	
35	4178-004-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,149,862.00	93.09	
36	4178-004-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,038,558.00	44.97	
37	4178-004-023	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,141,597.00	49.43	
38	4178-004-024	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,403,833.00	60.79	
39	4178-004-025	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$268,254.00	15.69	
40	4178-004-026	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$441,026.00	25.79	
41	4178-005-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$438,683.00	19.00	
42	4178-005-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$129,472.00	5.61	
43	4178-005-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$238,936.00	10.35	
44	4178-005-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,403,274.00	60.76	
45	4178-005-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$677,462.00	29.33	
46	4178-005-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$848,531.00	36.74	
47	4178-005-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$421,760.00	18.26	
48	4178-005-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$499,674.00	21.64	
49	4178-005-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$3,600,000.00	155.88	
50	4178-005-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,240,713.00	53.72	
51	4178-005-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$409,056.00	17.71	
52	4178-005-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$775,002.00	33.56	
53	4178-005-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$497,238.00	21.53	
54	4178-005-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$662,814.00	28.70	
55	4178-005-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,764,223.00	76.39	
56	4178-005-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,587,800.00	68.75	
57	4178-005-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$202,049.00	8.75	
58	4178-005-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$464,307.00	20.10	
59	4178-006-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$187,071.00	8.10	
60	4178-006-004	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$312,366.00	10.74	
61	4178-006-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$947,879.00	41.04	
62	4178-006-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$176,379.00	7.64	
63	4178-006-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$79,136.00	3.43	
64	4178-006-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$104,813.00	4.54	
65	4178-006-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,040,818.00	45.07	
66	4178-006-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$847,116.00	36.68	
67	4178-006-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$457,688.00	19.82	
68	4178-006-012	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$1,106,835.00	38.05	
69	4178-006-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$240,051.00	10.39	
70	4178-006-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$819,051.00	35.47	
71	4178-006-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$588,830.00	25.50	
72	4178-006-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$271,434.00	11.75	
73	4178-006-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$838,507.00	36.31	
74	4178-006-021	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,557,625.00	67.44	
75	4178-006-023	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$747,071.00	43.69	
76	4178-006-024	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$572,761.00	33.49	
77	4178-007-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$146,890.00	6.36	
78	4178-007-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$966,148.00	41.83	
79	4178-007-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$760,884.00	32.95	
80	4178-007-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,533,450.00	66.40	
81	4178-007-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,125,946.00	48.75	
82	4178-007-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$180,350.00	7.81	
83	4178-007-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$67,742.00	2.93	
84	4178-007-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,456,110.00	106.35	
85	4178-007-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$3,709,384.00	160.62	
86	4178-007-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,594,446.00	112.34	

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

ASMT. NO	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcels Receive Partial Utility Undergrounding
87	4178-007-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,026,101.00	44.43	
88	4178-007-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$557,579.00	24.14	
89	4178-007-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$4,120,556.00	178.42	
90	4178-007-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$416,173.00	18.02	
91	4178-007-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$416,173.00	18.02	
92	4178-007-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$187,968.00	8.14	
93	4178-007-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,067,551.00	46.23	
94	4178-007-022	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$238,874.00	8.21	
95	4178-007-023	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$1,517,871.00	52.18	
96	4178-007-024	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,680,805.00	72.78	
97	4178-008-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$94,985.00	4.11	
98	4178-008-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$588,201.00	25.47	
99	4178-008-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$487,423.00	21.11	
100	4178-008-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,225,630.00	96.37	
101	4178-008-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,181,990.00	94.48	
102	4178-008-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,437,595.00	105.55	
103	4178-008-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$141,905.00	6.14	
104	4178-008-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$152,755.00	6.61	
105	4178-008-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$419,987.00	5.20	
106	4178-008-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$175,686.00	7.61	
107	4178-008-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$209,365.00	9.07	
108	4178-008-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,299,655.00	56.28	
109	4178-008-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$222,210.00	9.62	
110	4178-008-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$90,672.00	3.93	
111	4178-008-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$110,845.00	4.80	
112	4178-008-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,139,799.00	49.35	
113	4178-008-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$290,852.00	12.59	
114	4178-008-021	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$792,588.00	34.32	
115	4178-009-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,583,864.00	68.58	
116	4178-009-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,489,187.00	64.48	
117	4178-009-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$763,741.00	33.07	
118	4178-009-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,820,000.00	78.81	
119	4178-009-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$815,296.00	35.30	
120	4178-009-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$6,218,574.00	269.27	
121	4178-009-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,283,552.00	98.88	
122	4178-009-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$676,258.00	29.28	
123	4178-009-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$216,446.00	9.37	
124	4178-009-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$3,600,000.00	155.88	
125	4178-009-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$675,467.00	29.25	
126	4178-009-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$784,268.00	33.96	
127	4178-009-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$820,032.00	35.51	
128	4178-009-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$748,604.00	32.42	
129	4178-009-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$107,496.00	4.65	
130	4178-009-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$230,374.00	9.98	
131	4178-009-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$246,754.00	10.68	
132	4178-009-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$524,600.00	22.72	
133	4178-009-021	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,514,997.00	65.60	
134	4178-009-022	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$83,771.00	3.63	
135	4178-009-023	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,096,090.00	47.46	
136	4178-010-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,610,516.00	69.74	
137	4178-010-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,022,908.00	44.29	
138	4178-010-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,859,072.00	80.50	
139	4178-010-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$615,840.00	26.67	
140	4178-010-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$895,273.00	38.77	
141	4178-010-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,575,881.00	68.24	
142	4178-010-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,343,042.00	101.46	
143	4178-010-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,000,000.00	43.30	
144	4178-010-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$488,493.00	21.15	
145	4178-010-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,452,957.00	106.21	
146	4178-010-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$464,308.00	20.10	
147	4178-010-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,074,599.00	46.53	
148	4178-010-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$463,969.00	20.09	
149	4178-010-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,960,674.00	84.90	
150	4178-010-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$376,013.00	16.28	
151	4178-010-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$119,296.00	5.17	
152	4178-010-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$173,966.00	7.53	
153	4178-010-021	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$103,781.00	4.49	
154	4178-010-022	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,755,982.00	76.04	
155	4178-011-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$156,095.00	6.76	
156	4178-011-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$343,594.00	14.88	
157	4178-011-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$171,206.00	7.41	
158	4178-011-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$305,583.00	13.23	
159	4178-011-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$453,684.00	19.64	
160	4178-011-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,703,536.00	73.76	
161	4178-011-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$240,702.00	10.42	
162	4178-011-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$663,476.00	28.73	
163	4178-011-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$135,160.00	5.85	
164	4178-011-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$129,472.00	5.61	
165	4178-011-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,682,213.00	72.84	
166	4178-011-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,351,218.00	101.81	
167	4178-011-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,454,660.00	62.99	
168	4178-011-020	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$396,377.00	23.18	
169	4178-011-021	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$265,007.00	15.50	
170	4178-011-022	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$6,726,108.00	231.24	
171	4178-011-023	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,197,600.00	70.03	
172	4178-011-024	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,069,603.00	62.55	

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

ASMT. NO	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcels Receive Partial Utility Undergrounding
173	4178-011-026	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,385,000.00	80.99	
174	4178-011-027	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,262,437.00	73.82	
175	4178-012-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$211,222.00	9.15	
176	4178-012-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$477,301.00	20.87	
177	4178-012-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$197,214.00	8.54	
178	4178-012-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$678,120.00	29.36	
179	4178-012-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$134,406.00	5.82	
180	4178-012-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$272,374.00	11.79	
181	4178-012-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$102,057.00	4.42	
182	4178-012-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$730,271.00	31.62	
183	4178-012-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$116,712.00	5.05	
184	4178-012-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$295,964.00	12.82	
185	4178-012-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$166,810.00	7.22	
186	4178-012-016	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$685,364.00	23.56	
187	4178-012-017	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$165,171.00	5.68	
188	4178-012-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$247,893.00	10.73	
189	4178-012-019	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$146,547.00	6.35	
190	4178-012-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$210,902.00	9.13	
191	4178-012-021	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$754,345.00	32.66	
192	4178-012-022	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$551,317.00	23.87	
193	4178-012-025	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$137,058.00	5.93	
194	4178-012-027	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$321,437.00	18.80	
195	4178-012-028	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$320,605.00	18.75	
196	4178-012-029	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$858,456.00	50.20	
197	4178-012-030	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$476,218.00	27.85	
198	4178-013-003	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$262,379.00	11.36	
199	4178-013-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$341,747.00	14.80	
200	4178-013-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$758,908.00	32.86	
201	4178-013-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$534,468.00	23.14	
202	4178-013-009	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$1,571,555.00	54.03	
203	4178-013-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,147,517.00	92.99	
204	4178-013-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$334,185.00	14.47	
205	4178-013-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,431,913.00	62.00	
206	4178-013-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$706,422.00	30.59	
207	4178-013-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,216,147.00	52.66	
208	4178-013-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$866,708.00	37.53	
209	4178-013-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$223,436.00	9.67	
210	4178-013-020	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$314,363.00	13.61	
211	4178-013-021	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$682,508.00	29.55	
212	4178-013-022	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$117,228.00	5.08	
213	4178-013-023	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$411,231.00	17.81	
214	4178-013-024	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$274,963.00	11.91	
215	4178-013-029	CL	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$454,480.00	19.68	
216	4178-013-030	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$520,396.00	22.53	
217	4178-013-031	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$881,606.00	38.17	
218	4178-013-032	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$312,064.00	13.51	
219	4178-013-033	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$196,042.00	8.49	
220	4178-013-036	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$315,474.00	13.66	
221	4178-013-037	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$368,054.00	15.94	
222	4178-013-042	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$501,549.00	21.72	
223	4178-013-043	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,241,656.00	53.76	
224	4178-013-049	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$108,612.00	4.70	
225	4178-013-050	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$294,291.00	12.74	
226	4178-013-051	RM	0	\$ -	0.00	\$ -	\$ -		#DIV/0!	Silver Lot
227	4178-013-054	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$306,004.00	17.89	
228	4178-013-055	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$755,000.00	44.15	
229	4178-013-056	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$913,645.00	53.43	
230	4178-013-057	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$101,750.00	5.95	
231	4178-013-059	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$561,241.00	32.82	
232	4178-013-060	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$875,000.00	51.17	
233	4178-013-062	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$908,500.00	53.13	
234	4178-013-063	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$562,343.00	32.88	
235	4178-013-065	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$918,864.00	53.73	
236	4178-013-066	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,044,136.00	61.06	
237	4178-013-068	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$945,529.00	55.29	
238	4178-013-069	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,030,000.00	60.23	
239	4178-013-071	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$909,677.00	53.19	
240	4178-013-072	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$826,980.00	48.36	
241	4178-013-074	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$415,016.00	24.27	
242	4178-013-075	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$424,362.00	24.82	
243	4178-013-077	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,168,923.00	68.35	
244	4178-013-078	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,064,509.00	62.25	
245	4178-013-080	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$753,015.00	44.03	
246	4178-013-081	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,252,964.00	73.27	
247	4178-013-083	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,350,756.00	78.99	
248	4178-013-084	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,207,123.00	70.59	
249	4178-013-085	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31		0.00	
250	4178-013-086	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87		0.00	
251	4178-017-009	RM	0.93	\$ 10,329.91	0.93	\$ 11,147.80	\$ 21,477.71	\$727,739.00	33.88	SCE & VERIZON ONLY
252	4178-017-021	RM	0.51	\$ 5,664.79	0.51	\$ 6,113.31	\$ 11,778.10	\$493,624.00	41.91	SCE & ADELPHIA ONLY
253	4179-001-050	RM	0.43	\$ 4,776.20	0.22	\$ 2,637.12	\$ 7,413.32	\$967,735.00	130.54	SCE ONLY
254	4179-001-051	RM	0.43	\$ 4,776.20	0.22	\$ 2,637.12	\$ 7,413.32	\$879,653.00	118.66	SCE ONLY
255	4179-026-052	RH	0.43	\$ 4,776.20	0.22	\$ 2,637.12	\$ 7,413.32	\$930,000.00	125.45	SCE ONLY
256	4179-026-053	RH	0.43	\$ 4,776.20	0.22	\$ 2,637.12	\$ 7,413.32	\$452,479.00	61.04	SCE ONLY
257	4179-026-054	RH	0.43	\$ 4,776.20	0.22	\$ 2,637.12	\$ 7,413.32	\$752,474.00	101.50	SCE ONLY
258	4179-026-060	RH	0.43	\$ 4,776.20	0.22	\$ 2,637.12	\$ 7,413.32	\$1,403,837.00	189.37	SCE ONLY

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

ASMT. NO	APN	Zoning	Upgraded Utility System (Benefit Factor) Per Parcel	Upgraded Utility System (50% ASMT)	Neighborhood Enhancement (Benefit Factor) Per Parcel	Neighborhood Enhancement (50% ASMT)	Total Underground Utility District Formation Assessment	Total Value	Value to Lien Ratio	Parcels Receive Partial Utility Undergrounding
259	4179-026-061	RH	0.43	\$ 4,776.20	0.22	\$ 2,637.12	\$ 7,413.32	\$797,980.00	107.64	SCE ONLY
260	4179-030-001	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,273,547.00	55.15	
261	4179-030-002	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$750,892.00	32.51	
262	4179-030-004	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$508,649.00	22.02	
263	4179-030-005	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$154,305.00	6.68	
264	4179-030-006	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,108,043.00	47.98	
265	4179-030-007	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$540,621.00	23.41	
266	4179-030-008	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$220,833.00	9.56	
267	4179-030-009	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$367,024.00	15.89	
268	4179-030-010	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$188,954.00	8.18	
269	4179-030-011	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,933,659.00	83.73	
270	4179-030-012	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,355,000.00	101.97	
271	4179-030-013	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$407,162.00	17.63	
272	4179-030-014	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,285,283.00	55.65	
273	4179-030-015	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$318,921.00	13.81	
274	4179-030-016	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$3,450,000.00	149.39	
275	4179-030-017	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,135,099.00	49.15	
276	4179-030-018	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,562,898.00	67.67	
277	4179-030-022	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,655,000.00	71.66	
278	4179-030-024	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$583,749.00	25.28	
279	4179-030-025	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,048,163.00	45.39	
280	4179-030-026	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$343,290.00	14.86	
281	4179-030-027	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,178,267.00	51.02	
282	4179-030-028	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$918,866.00	39.79	
283	4179-030-029	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$330,787.00	14.32	
284	4179-030-030	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$698,509.00	30.25	
285	4179-030-036	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,246,851.00	53.99	
286	4179-030-038	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$821,363.00	35.57	
287	4179-030-041	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$2,295,000.00	99.38	
288	4179-030-042	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$1,139,800.00	49.35	
289	4179-030-045	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$104,644.00	4.53	
290	4179-030-046	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$118,084.00	5.11	
291	4179-030-047	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$342,440.00	14.83	
292	4179-030-048	RM	1	\$ 11,107.43	1.00	\$ 11,986.88	\$ 23,094.31	\$157,435.00	6.82	
293	4179-030-053	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$634,309.00	37.09	
294	4179-030-054	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$689,687.00	40.33	
295	4179-030-058	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$836,200.00	48.90	
296	4179-030-059	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$742,146.00	43.40	
297	4179-030-060	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$349,398.00	20.43	
298	4179-030-061	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$319,296.00	18.67	
299	4179-030-062	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$417,031.00	24.39	
300	4179-030-063	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$490,221.00	28.67	
301	4179-030-065	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,059,416.00	61.95	
302	4179-030-066	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$1,039,000.00	60.76	
303	4179-030-067	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$128,831.00	7.53	
304	4179-030-068	RM	1	\$ 11,107.43	0.50	\$ 5,993.44	\$ 17,100.87	\$382,540.00	22.37	
305	4179-030-069	RM	1	\$ 11,107.43	1.50	\$ 17,980.32	\$ 29,087.75	\$7,945,501.00	273.16	
	305	305	299.45	\$ 3,326,119.95	277.48	\$ 3,326,119.51	\$ 6,652,239.46	\$269,307,611.00		
				\$ 3,326,118.00		\$ 3,326,118.00				
				\$ 3,326,118.00		\$ 3,326,118.00				
			Cost Est	\$ 6,652,238.00			\$ (3.46)			

**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  
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.

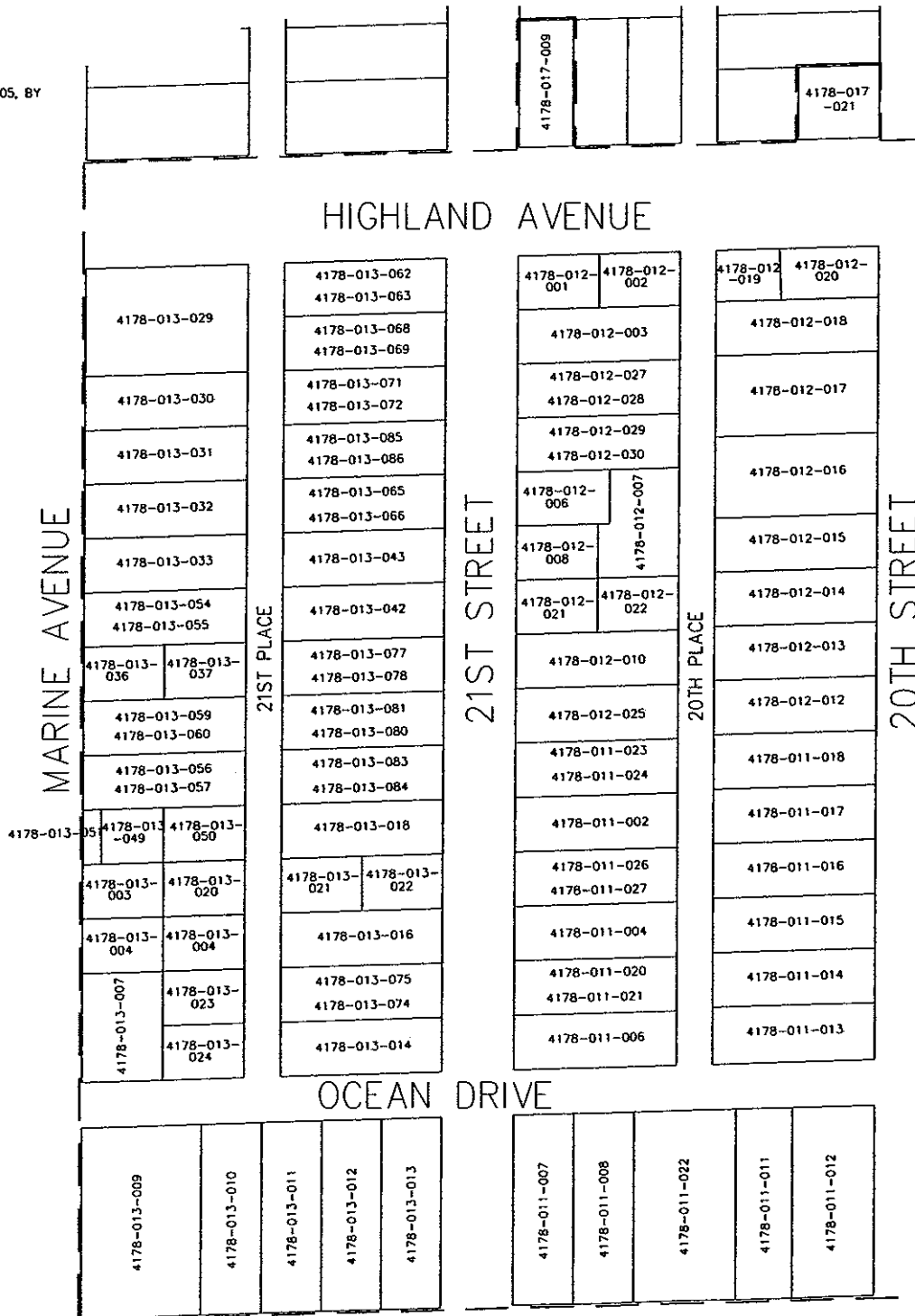
\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
COUNTY RECORDER  
COUNTY OF LOS ANGELES

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

**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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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  
4178-010-010 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

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

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

THE STRAND



NOT TO SCALE

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**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

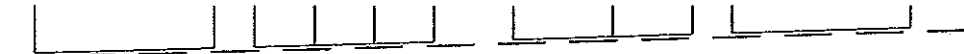
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT THE HOUR OF \_\_\_\_\_  
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NOTE:  
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COUNTY RECORDER  
COUNTY OF LOS ANGELES

\_\_\_\_\_  
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. \_\_\_\_\_



**HIGHLAND AVENUE**

\_\_\_\_\_  
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
4178-006-006
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	
4178-004-006	
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
4178-003-016

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

4178-003-009
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

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\_\_\_\_\_  
CITY CLERK

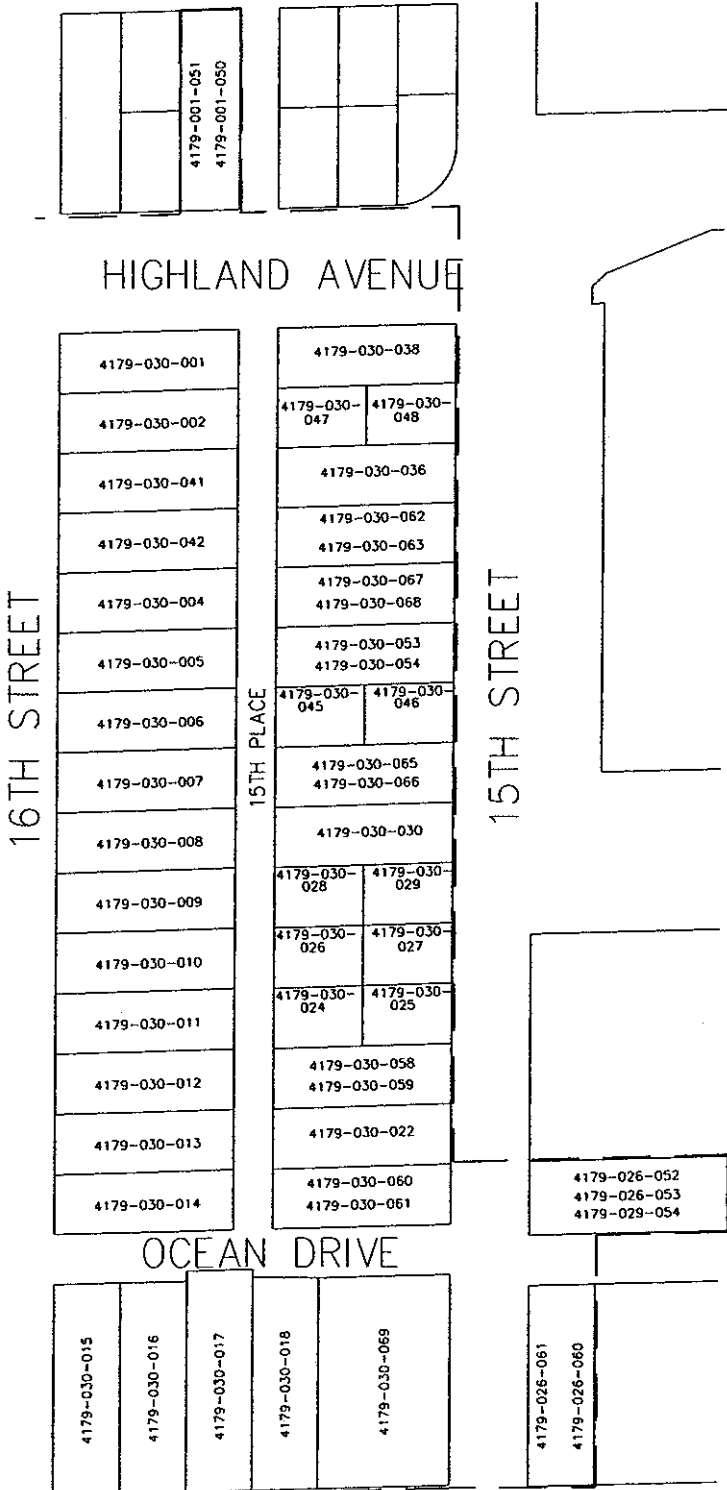
\_\_\_\_\_  
COUNTY RECORDER  
COUNTY OF LOS ANGELES

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING  
PROPOSED BOUNDARIES OF UNDERGROUND UTILITY  
ASSESSMENT DISTRICT NO. 05-6, 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



NOT TO SCALE

THE STRAND

Revision: 03/05/05 Utility Interconnection AD 05-RVF Public Resources Map (04-1102000)-6 Item

APPENDIX "C"  
ASSESSMENT DIAGRAM

**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 \_\_\_\_\_

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  
②18 ASSESSOR PARCEL NUMBER

MARINE AVENUE

21ST PLACE

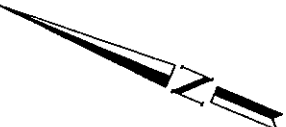
21ST STREET

20TH PLACE

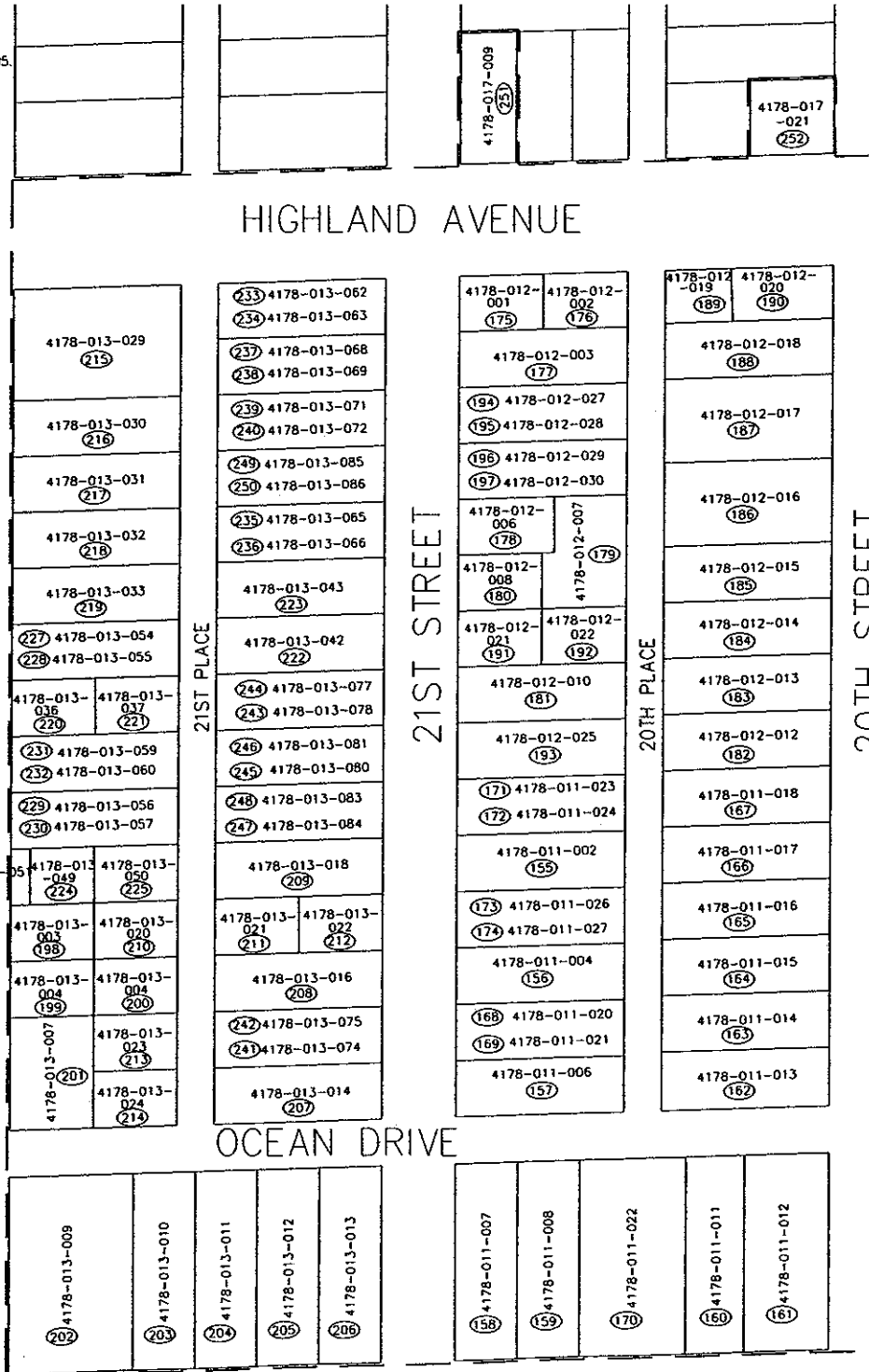
20TH STREET  
SEE SHEET 2 OF 4

OCEAN DRIVE

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

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 PARCEL NUMBER  
 (142) ASSESSOR PARCEL NUMBER

SEE SHEET 1 OF 4  
 20TH STREET

4178-010-022 (154)
4178-010-003 (136)
4178-010-004 (137)
4178-010-005 (138)
4178-010-006 (139)
4178-010-007 (140)
4178-010-008 (141)
4178-010-009 (142)
4178-010-010 (143)
4178-009-001 (115)
4178-009-002 (116)
4178-009-003 (117)
4178-009-004 (118)
4178-009-023 (135)
4178-009-007 (119)

19TH PLACE

4178-010-018 (150)	4178-010-019 (151)
4178-010-017 (149)	
4178-010-016 (148)	
4178-010-015 (147)	
4178-010-014 (146)	
4178-010-013 (145)	
4178-010-012 (144)	
4178-010-021 (153)	
4178-010-020 (152)	
4178-009-022 (134)	
4178-009-021 (133)	
4178-009-020 (132)	
4178-009-018 (130)	4178-009-019 (131)
4178-009-016 (128)	4178-009-017 (129)
4178-009-014 (126)	4178-009-015 (127)

19TH STREET

4178-008-001 (97)	4178-008-002 (98)
4178-008-003 (99)	
4178-008-004 (100)	
4178-008-005 (101)	
4178-008-006 (102)	
4178-008-007 (103)	
4178-008-008 (104)	
4178-008-009 (105)	
4178-007-001 (77)	
4178-007-002 (78)	
4178-007-003 (79)	
4178-007-004 (80)	
4178-007-024 (96)	
4178-007-007 (81)	
4178-007-008 (82)	4178-007-009 (83)

18TH PLACE

4178-008-017 (110)	4178-008-018 (111)
4178-008-019 (112)	
4178-008-021 (114)	
4178-008-020 (113)	
4178-008-013 (109)	
4178-008-012 (108)	
4178-008-011 (107)	
4178-008-010 (106)	
4178-007-022 (94)	
4178-007-023 (95)	
4178-007-019 (93)	
4178-007-018 (92)	
4178-007-017 (91)	
4178-007-016 (90)	

18TH STREET

SEE SHEET 3 OF 4

OCEAN DRIVE

4178-009-008 (120)
4178-009-009 (121)
4178-009-010 (122)
4178-009-011 (123)
4178-009-012 (124)
4178-009-013 (125)

4178-007-010 (84)
4178-007-011 (85)
4178-007-012 (86)
4178-007-013 (87)
4178-007-014 (88)
4178-007-015 (89)

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

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.

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

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  
⑥3 ASSESSOR PARCEL NUMBER

SEE SHEET 2 OF 4

18TH STREET

⑦5 4178-006-023
⑦6 4178-006-024
4178-006-021 ⑦4
4178-006-002 ⑤9
4178-006-004 ⑥0
4178-006-005 ⑥1
4178-006-006 ⑥2
4178-006-007 ⑥3
4178-006-008 ⑥4
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

4178-006-019 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 ⑤6	
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 ③6		
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 ①9	4178-003-021 ①8	4178-003-016 ①3

16TH STREET

SEE SHEET 4 OF 4

OCEAN DRIVE

④7 4178-005-007
④8 4178-005-008
④9 4178-005-009
⑤0 4178-005-010
⑤1 4178-005-011
⑤2 4178-005-012

⑨ 4178-003-009
⑩ 4178-003-023
⑪ 4178-003-012
⑫ 4178-003-013
⑬ 4178-003-014

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.

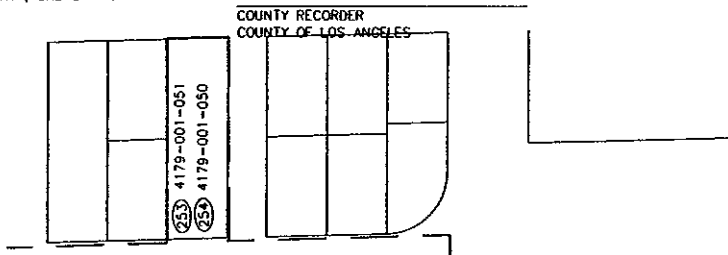
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT THE HOUR OF \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

\_\_\_\_\_  
CITY CLERK

ASSESSMENT DIAGRAM

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

\_\_\_\_\_  
SUPERINTENDENT OF STREETS

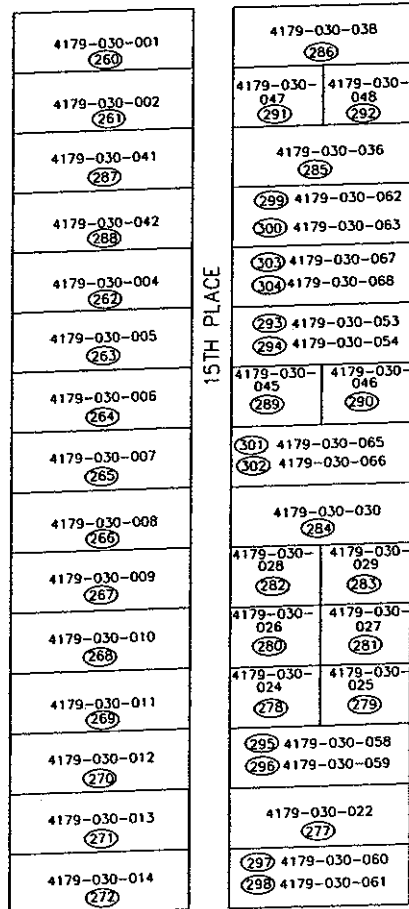


AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS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

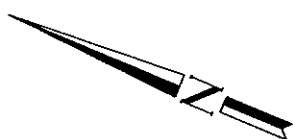
**LEGEND:**  
 \_\_\_\_\_ DISTRICT BOUNDARY  
 4179-030-007 PARCEL NUMBER  
 (265) ASSESSOR PARCEL NUMBER

SEE SHEET 3 OF 4

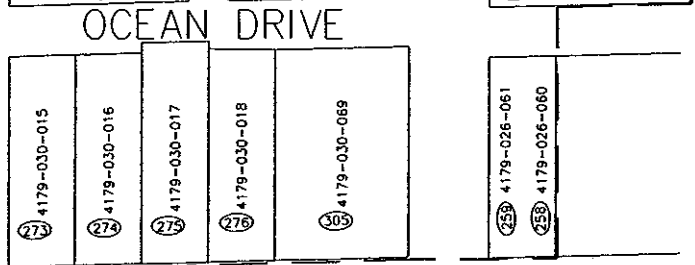
16TH STREET



15TH STREET



NOT TO SCALE



THE STRAND



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.



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.



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 21<sup>st</sup>, 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.**

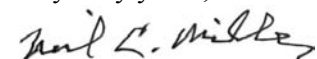
In order for your assessment ballot to be tabulated, it must be completed as described on the official ballot and **RECEIVED** either by mail, or in person, at the address of the City Clerk, on or prior to 5:00 p.m. on November 21, 2005 or at the Public Hearing to be held on November 21, 2005 at the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