

Resolution No. 2004-135

A RESOLUTION OF THE LODI CITY COUNCIL MAKING PRELIMINARY DETERMINATION TO ANNEX LEGACY ESTATES I, LEGACY ESTATES II AND KIRST ESTATES (ZONE 5) AND TO ANNEX THE VILLAS (ZONE 6) TO A MAINTENANCE ASSESSMENT DISTRICT, TO FORM ZONES 5 AND 6, TO LEVY AN ANNUAL ASSESSMENT FOR COSTS INCURRED AND PRELIMINARY APPROVAL OF ENGINEER'S REPORT

LEGACY ESTATES I, LEGACY ESTATES II, AND KIRST ESTATES ZONE 5
AND THE VILLAS ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(Landscaping and Lighting Act of 1972)

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. The City Council proposes to annex territories to an existing assessment district, to form two zones and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highways Code, Section 22500, et seq.) (the "Act").
2. The improvements to be installed and/or maintained in the territories to be annexed are generally described in Exhibit A (Legacy Estates I, Legacy Estates II, and Kirst Estates) and Exhibit B (The Villas) attached hereto and incorporated herein as though set out in full.
3. The territories to be annexed shall be known as follows:
 - A. Legacy Estates I, Legacy Estates II, and Kirst Estates Zone 5, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territories to be annexed, Legacy Estates I, Legacy Estates II, and Kirst Estates, are residential areas comprising approximately 223 lots in all, west of Mills Avenue, north of Harney Lane, east of Lower Sacramento Road, and south of Century Boulevard in the City of Lodi, California.
 - B. The Villas Zone 6, Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 (Landscaping and Lighting Act of 1972), City of Lodi, San Joaquin County, California. The territory to be annexed, The Villas, is a residential area comprising approximately 80 lots, south of Schaeffer Drive, west of Cherokee Lane, and north of Harney Lane in the City of Lodi, California.
4. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, is hereby directed to prepare and file a report in accordance with Article 4 (commencing with Section 22565 of Chapter 1 of Streets & Highways Code).

5. Thompson-Hysell Engineering, a division of The Keith Companies, Inc., designated engineer, in accordance with the Council's directive herein, has filed with the City Clerk the Report required by Section 22585 of the Act, which Report is hereby preliminarily approved.

Dated: July 7, 2004

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I hereby certify that Resolution No. 2004-135 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 7, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Hitchcock

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

EXHIBIT 1

DESCRIPTION OF AREAS TO BE MAINTAINED

LEGACY ESTATES I, LEGACY ESTATES II AND KIRST ESTATES

ZONE 5

- A. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 10-24 of Legacy Estates I, approximately 950 linear feet.
- B. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the west side of Mills Avenue from the project's southern boundary on Mills Avenue to the intersection of Wyndham Way, approximately 590 linear feet.
- C. A masonry wall and a 9.5-foot wide landscaping area, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 69-77 of Legacy Estates II, approximately 525 linear feet.
- D. Street parkway trees located within the public street within the District Zone 5 boundary.
- E. Public park land area 2.18 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1,000 persons served.

THE VILLAS

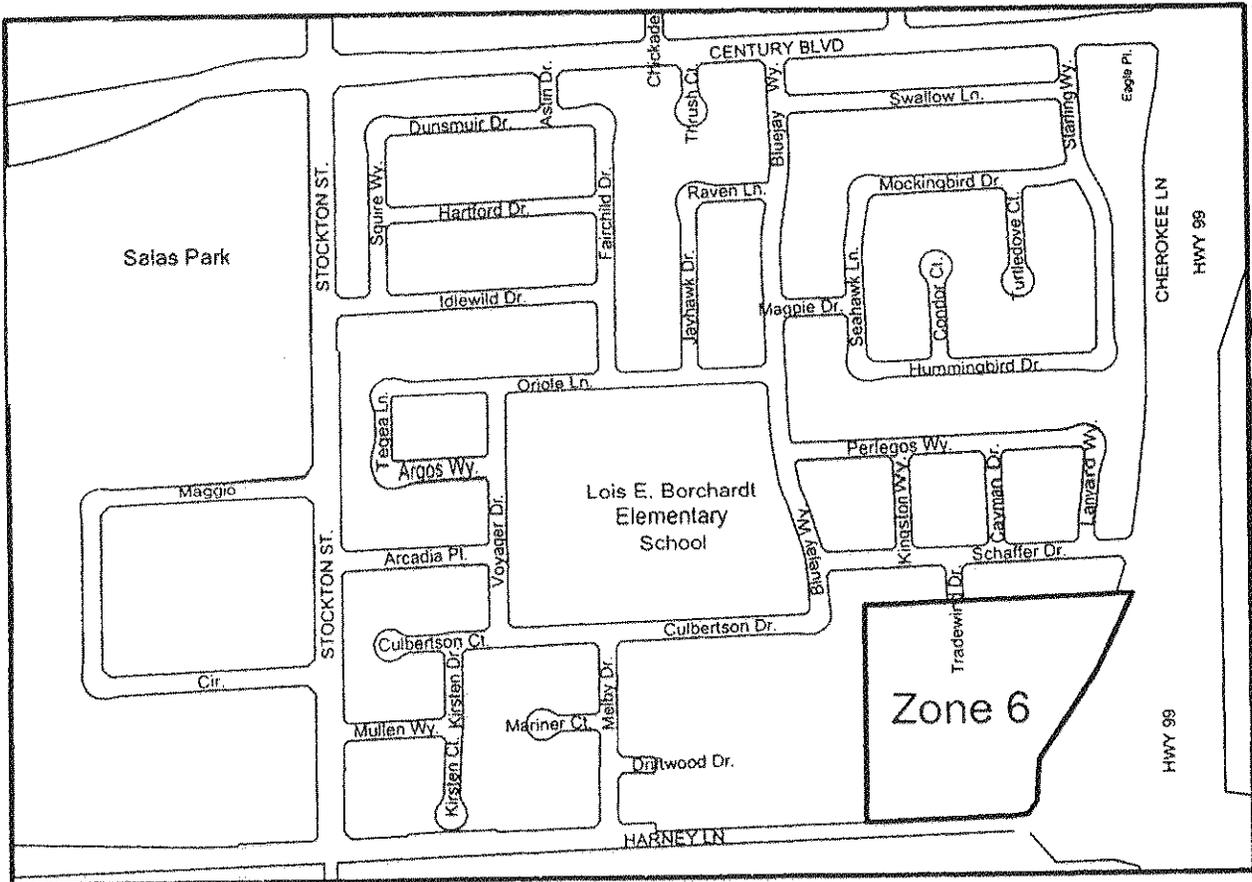
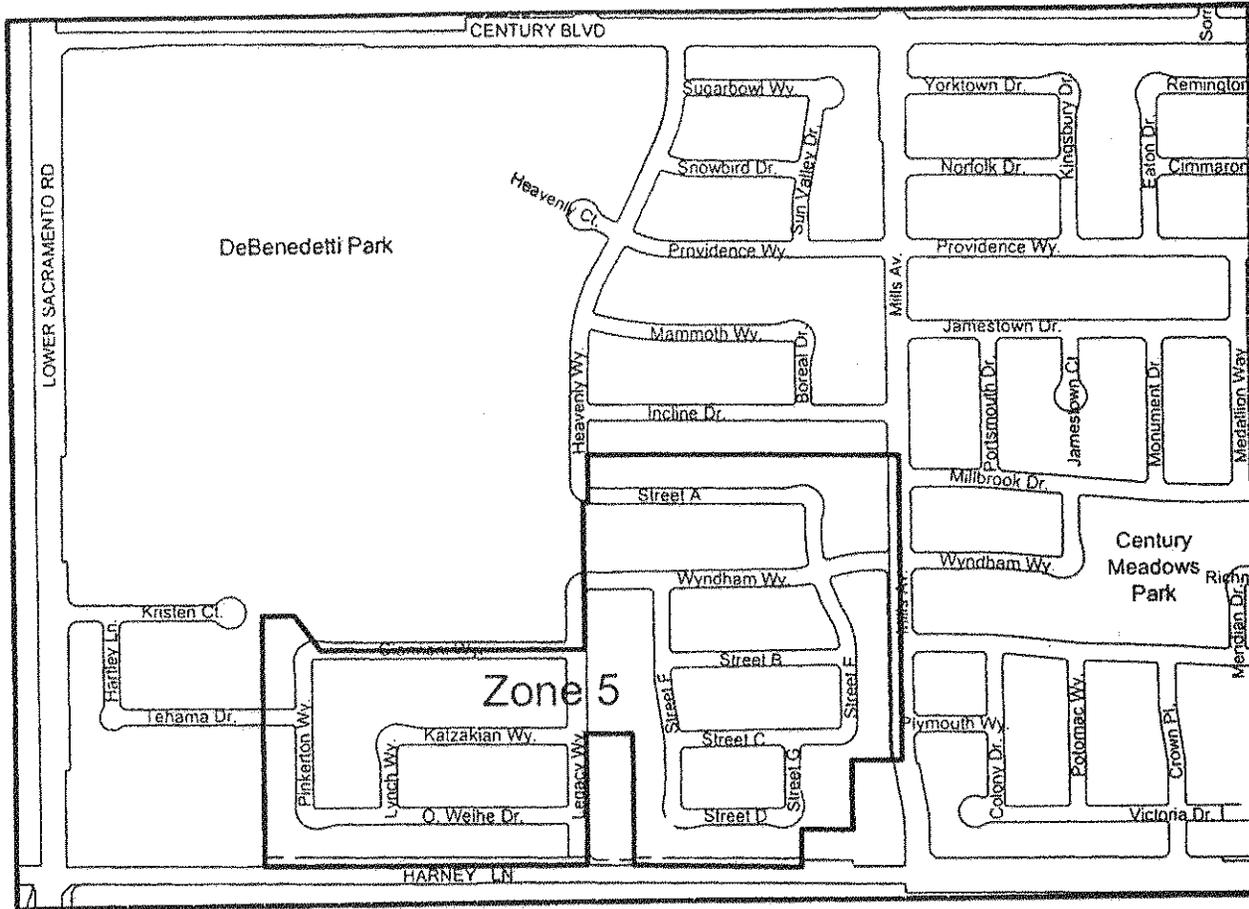
ZONE 6

- A. A masonry wall and an 8.5-foot wide landscaping area along the east side of Panzani Way at Harney Lane from the project's south boundary to the intersection of Porta Rossa Drive, approximately 120 linear feet.
- B. A masonry wall and a 27.5 to 43.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk, along the north side of Harney Lane from Panzani Way to the frontage road, approximately 425 linear feet.
- C. A masonry wall and a 15.0 to 44.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk along the west side of the

frontage road from Harney Lane to the project's north boundary, approximately 700 linear feet.

- D. Ten 24-foot wide, common access driveways dispersed throughout the residential area, approximately 1,200 linear feet.
- E. Parcel B, between lots 1 and 50, a variable width landscaping strip, approximately 250 linear feet.
- F. Street parkway trees located within the public street within the District Zone 6 boundary.
- G. Public park land area .75 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1,000 persons served.

**EXHIBIT 2
LOCATION MAP
ZONE 5 & ZONE 6**



" = 600'

**ENGINEER'S REPORT
LEGACY ESTATES I, LEGACY ESTATES II,
AND KIRST ESTATES, ZONE 5,
AND
THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI**

FISCAL YEAR 2005-2006

PREPARED BY:

**Thompson-Hysell Engineers,
a division of The Keith Companies, Inc.
1016 12th Street
Modesto, CA 95354**

JUNE 2004

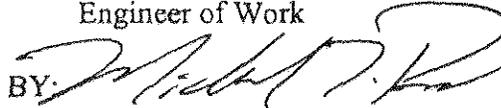
ANNUAL ENGINEER'S REPORT
FOR THE 2005-2006 FISCAL YEAR

LEGACY ESTATES I, LEGACY ESTATES II,
AND KIRST ESTATES, ZONE 5,
AND
THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
CITY OF LODI
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: June 30, 2004.

Thompson-Hysell Engineers
Engineer of Work

BY: 
Michael T. Persak
RCE 44908



I HEREBY CERTIFY that the enclosed Annual Engineer's Report, together with Boundary Map, Assessment, and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Lodi, California on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

I HEREBY CERTIFY that the enclosed Annual Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2004.

_____, City Clerk, City of Lodi
San Joaquin County, California

BY:

June 30, 2004

The Honorable Mayor and
City Council of The City of
Lodi, CA

To Whom It May Concern:

This report is prepared pursuant to and in compliance with the requirements of the "Landscaping and Lighting Act of 1972," as amended, commencing with the Streets and Highways code sections 22500, et seq. for the creation of two new zones (Legacy Estates I, Legacy Estates II, and Kirst Estates, Zone 5, and The Villas, Zone 6) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

BACKGROUND

Zone 5 consists of a 77-lot residential development (Legacy Estates I), a 140-lot residential development (Legacy Estates II), and a 6-lot residential development (Kirst Estates) located in the southwestern portion of the City of Lodi. The Legacy Estates developments are being pursued by Frontiers Community Builders, and Kirst Estates is being pursued by Tokay Development. Zone 6 consists of an 80-lot residential development, located in the southeastern portion of the City of Lodi. This development is being pursued by KB Home. This report is relative to the proposed Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6, Landscape Maintenance Districts of the City of Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1 which provides annual funds for the maintenance of various public landscape improvements.

PHASED DEVELOPMENT

The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 developments are currently anticipated to be constructed in a single phase. Annually, the additional public amenity improvements and the additional developed areas, if any, shall be identified. The costs of the maintenance of the new improvements, if any, shall be added to and included in the next annual landscape maintenance budget. These amounts for the additional improvements were accounted for in determining the maximum annual assessment (see Exhibit A). The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 projects, when completed, will include 223 and 80 dueF's, respectively.

ASSESSMENT DISTRICT AREA

The areas of Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6, are described as all of the property within the following assessor's parcels identified by assessor's number (APN):

Engineer's Report
Legacy Estates I, Legacy Estates II,
and Kirst Estates, Zone 5, and
The Villas, Zone 6
Page 2 of 10
June 30, 2004

<u>Zone</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>
5	058	230	13, 17 (portion), 22, 25
6	062	290	17

A boundary map for Legacy Estates I and II and Kirst Estates, Zone 5, is attached to this Engineer's Report as Exhibit B. The assessment diagrams are attached as Exhibit C. Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

A boundary map for The Villas, Zone 6, is attached to this Engineer's Report as Exhibit D. The assessment diagrams are attached as Exhibit E. Again, Sheet 1 of the assessment diagrams is a simple overall boundary map. Sheet 2 is the County Assessor's map and is incorporated in, and made a part of, the assessment diagram.

PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts shall be filed with the City of Lodi and will be incorporated into this report by reference.

DESCRIPTION OF AREAS TO BE MAINTAINED

The Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts are created to provide funding for the continued maintenance of the public areas which are described below. During the installation period for each phase, the installer of the improvements will maintain the new improvements until the following June 30, or until such time as funds are available for maintenance, at which time the new areas shall be incorporated into the areas already being maintained by the District.

The following improvements shall be included in their respective Districts upon their completion.

1. Zone 5 – Description of Improvements for Future Development

Legacy Estates I

- A. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 10-24 of Legacy Estates I, approximately 950 linear feet.
- B. Street parkway trees located within the public street within the District Zone 5 boundary.
- C. Public park land area 0.72 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

Legacy Estates II

- A. A masonry wall and a 9.5-foot wide landscaping strip, divided by a 4-foot wide meandering sidewalk, along the west side of Mills Avenue from the project's southern boundary on Mills Avenue to the intersection of Wyndham Way, approximately 590 linear feet.
- B. A masonry wall and a 9.5-foot wide landscaping area, divided by a 4-foot wide meandering sidewalk, along the north side of Harney Lane at the back of lots 69-77 of Legacy Estates II, approximately 525 linear feet.
- C. Street parkway trees located within the public street within the District Zone 5 boundary.
- D. Public park land area 1.31 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

Kirst Estates

- A. Street parkway trees located within the public street within the District Zone 5 boundary.
- B. Public park land area 0.06 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per 1000 persons served.

2. Zone 6 – Description of Improvements for Future Development

The Villas

- A. A masonry wall and an 8.5-foot wide landscaping area along the east side of Panzani Way at Harney Lane from the project's south boundary to the intersection of Porta Rossa Drive, approximately 120 linear feet.
- B. A masonry wall and a 27.5 to 43.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk, along the north side of Harney Lane from Panzani Way to the frontage road, approximately 425 linear feet.
- C. A masonry wall and a 15.0 to 44.0-foot variable width landscaping strip, divided by a 4-foot meandering sidewalk along the west side of the frontage road from Harney Lane to the project's north boundary, approximately 700 linear feet.
- D. Ten 24-foot wide, common access driveways dispersed throughout the residential area, approximately 1200 linear feet.
- E. Parcel B, between lots 1 and 50, a variable width landscaping strip, approximately 250 linear feet.
- F. Street parkway trees located within the public street within the District Zone 6 boundary.
- G. Public park land area 0.75 acres in size, equivalent to the current level of service standard for park area within the City of 3.4 acres per thousand persons served.

ALLOCATION OF COSTS

Assessments for Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 Landscape Maintenance Districts are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in Legacy Estates I and II and Kirst Estates, Zone 5, and The Villas, Zone 6 recorded Final Maps or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (dueF) to calculate the benefit for all uses in terms of equivalent dwelling units. The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Dwelling Unit Equivalent Factor (dueF)
The dueF for each use is as follows:
 - A. Single-Family Residential
All parcels determined to be developed for single-family use shall have a dueF of 1.0 for each parcel. One parcel has been designated for duplex use. This parcel will be assigned a dueF of 2.0.
 - B. Multiple-Family Residential
All parcels determined to be developed for multiple-family residential, other than duplex or triplex uses, shall have a dueF of 5.0 per acre for each parcel, in general representative of the approximate single-family yield if the area were developed for that use.
 - C. Commercial/Office
All parcels determined to be developed for commercial or office use shall have the dueF factor calculated as follows:
5 dueF per acre for the first 7.5 acres
2.5 dueF per acre for the next 7.5 acres
1.25 dueF per acre for all acreage over 15 acres.
 - D. Other Uses
All parcels determined to have uses other than identified above shall have a dueF established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Lodi to prepare the annual cost spread. The determined dueF shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Lodi.
 - E. Zero Dwelling Unit Equivalent Factor (dueF)
Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero dueF which will consequently result in a zero assessment for that fiscal year. All parcels having such a zero dueF for the previous fiscal year shall

annually be reconsidered to determine if the reason for assigning the zero dueF is still valid for the next fiscal year. Parcels which may be expected to have a zero dueF assigned are typically parcels which are all, or nearly all, publicly landscaped, parcels in public ownership, parcels owned by a public utility company and/or used for public utilities, public parks, public schools, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

1. Area Adjustments

Parcels which have an assessment determined by area and which have a portion of the parcel occupied by public or public utility uses separate from the entitled use and located in easements, prior to the multiplication by the dueF, shall have the area of the parcel adjusted to a usable area to reflect the loss or partial loss of the entitled use in those areas. This reduction shall not apply for normal peripheral and interior lot line public utility easements generally existing over the whole subdivision.

2. Compilation

Annually, about May 15, following the determination of the dwelling unit equivalent Factor (dueF) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family or duplex/triplex residential parcels shall have a dwelling unit equivalent (due) assigned to each parcel equal to the dueF for that parcel. For all parcels other than single-family or duplex/triplex residential parcels, the product of the dueF times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and shall be the due assigned. For developed parcels, the sum of the due assigned to each single-family due for each other parcel shall equal the total due for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total due to calculate the assessment per due for the next fiscal year. Parcels defined as not developed for the purposes of determining the landscape maintenance assessments will all have a zero dueF and consequently a zero due and a zero assessment.

3. Allocation of Assessments

The assessment for wall maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (due) for each parcel, multiplied by the assessment per due for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within the Lodi Consolidated Landscape Maintenance District No. 2003-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that the individual letter-designated zones in the District each represents a common unit to provide landscape, park, and related amenity maintenance, and monitored irrigation for the development of the property within the individual letter-designated zones in the District generally for residential and related urban uses. Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be

increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread equally to each residential lot as follows:

1. Zone 5: Lots 1-77 in Legacy Estates I, lots 1-140 in Legacy Estates II, and lots 1-6 in Kirst Estates shall be assessed equally for the estimated costs of maintenance for the fiscal year 2005-2006.
2. Zone 6: Lots 1-80 in The Villas shall be assessed equally for the estimated costs of maintenance for the fiscal year 2005-2006.

ANNUAL ESCALATION

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) five percent (5.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Lodi, either directly or by subcontract, shall have the responsibility to establish an ongoing Landscape Maintenance Management entity to be known as the Landscape Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the landscape maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The location and size of a park serving these subdivisions has not yet been determined. The estimated costs are for public amenity maintenance only. All improvements will be installed at no cost to the Landscape Maintenance Assessment District. The assessment will not be levied until needed, upon development and City acceptance of the improvements.

Items considered in the maintenance cost include, but are not limited to: Water for plants and trees, weeding, pruning, mowing, replacement of plants and trees that may die, maintenance of pavement and sidewalks, and maintaining and replacing all sprinkler lines and heads.

Engineer's Report
 Legacy Estates I, Legacy Estates II,
 and Kirst Estates, Zone 5, and
 The Villas, Zone 6
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 June 30, 2004

The annual costs estimated to be collected with the 2005-2006 taxes for the developed areas are as follows:

ZONE 5

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
Landscape		
Maintenance	\$4,100.00	\$4,100.00
Repair/Replacement	\$400.00	\$400.00
Water	\$450.00	\$450.00
Electricity	\$300.00	\$300.00
Replacement Reserve	<u>\$3,600.00</u>	<u>\$3,600.00</u>
<i>Subtotal Landscape</i>	<i>\$8,850.00</i>	<i>\$8,850.00</i>
Walls		
Repair/Maintenance/Graffiti Control	\$700.00	\$700.00
Replacement Reserve	<u>\$2,950.00</u>	<u>\$2,950.00</u>
<i>Subtotal Walls</i>	<i>\$3,650.00</i>	<i>\$3,650.00</i>
Street Trees	\$7,300.00	\$7,300.00
Future Park Site	\$0.00	\$22,000.00
Est. Subtotal Operation Costs	\$19,800.00	\$41,800.00
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,298.00	\$2,490.00
Total Estimated Revenue Required for 2005-2006 Fiscal Year	\$28,098.00	\$51,290.00

Engineer's Report
 Legacy Estates I, Legacy Estates II,
 and Kirst Estates, Zone 5, and
 The Villas, Zone 6
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 June 30, 2004

ZONE 5 (continued)

<u>OPERATION COSTS</u>	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2005-2006 Fiscal Year	\$28,098.00	\$51,290.00
Total dueF	223	223
Assessment per dueF	\$126.00	\$230.00
MAXIMUM ANNUAL ASSESSMENT		\$230.00

ZONE 6

Landscape		
Maintenance	\$7,800.00	\$7,800.00
Repair/Replacement	\$800.00	\$800.00
Water	\$800.00	\$800.00
Electricity	\$550.00	\$550.00
Replacement Reserve	<u>\$6,750.00</u>	<u>\$6,750.00</u>
<i>Subtotal Landscape</i>	<i>\$16,700.00</i>	<i>\$16,700.00</i>
Walls		
Repair/Maintenance/Graffiti Control	\$700.00	\$700.00
Replacement Reserve	<u>\$4,100.00</u>	<u>\$4,100.00</u>
<i>Subtotal Walls</i>	<i>\$4,800.00</i>	<i>\$4,800.00</i>
Street Trees	\$1,400.00	\$1,400.00
Common Access Driveways	\$2,500.00	\$2,500.00
Future Park Site	\$0.00	\$7,500.00
Est. Subtotal Operation Costs	\$25,400.00	\$32,900.00

Engineer's Report
 Legacy Estates I, Legacy Estates II,
 and Kirst Estates, Zone 5, and
 The Villas, Zone 6
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 June 30, 2004

ZONE 6 (continued)

	<u>FY 2005-06 ESTIMATED ASSESSMENT</u>	<u>FY 2005-06 MAXIMUM ASSESSMENT</u>
<u>OPERATION COSTS</u>		
<u>DISTRICT ADMINISTRATION COSTS</u>		
Annual Engineer's Report	\$4,000.00	\$4,000.00
Publication	\$100.00	\$100.00
City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
Est. Total Administration Costs	\$7,000.00	\$7,000.00
Est. Contingency	\$1,600.00	\$2,020.00
Total Estimated Revenue Required for 2005-2006 Fiscal Year	\$34,000.00	\$41,920.00
Total Appropriation Required from Existing Fund Balance	\$0.00	\$0.00
Total Estimated Assessment for 2005-2006 Fiscal Year	\$34,000.00	\$41,920.00
Total dueF	80	80
Assessment per dueF	\$425.00	\$524.00
MAXIMUM ANNUAL ASSESSMENT		\$524.00

Engineer's Report
 Legacy Estates I, Legacy Estates II,
 and Kirst Estates, Zone 5, and
 The Villas, Zone 6
 Page 10 of 10
 June 30, 2004

ASSESSMENT ROLL

The assessment roll for the fiscal year 2005-2006 is as follows:

Assessment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2005-06 Estimated Assessment	FY 2005-06 Maximum Assessment
Zone 5, Legacy Estates I and II and Kirst Estates						
1	058-230-25	Unit 1: Lots 1-77	Frontiers Community Builders	77	\$9,702.00	\$17,710.00
2	058-230-13	Unit 2: Lots 16-27, 40-71, 83, 84, 99, 100, 119-120	Frontiers Community Builders	50	\$6,300.00	\$11,500.00
3	058-230-22	Unit 2: Lots 1-15, 28-39, 72-82, 85-98, 101-118, 121-143	Frontiers Community Builders	90	\$11,340.00	\$20,700.00
4	058-230-17 (portion)	Lots 1-6	Tokay Development	6	\$756.00	\$1,380.00
Total Zone 5				223	\$28,098.00	\$51,290.00
Zone 6, The Villas						
1	062-029-17	1-80	KB Home	80	\$34,000.00	\$41,920.00
Total Zone 6				80	\$34,000.00	\$41,920.00

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zones 5 and 6. The proposed subdivisions will yield approximately 303 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, as set forth in Exhibit A.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this 30th day of June, 2004.

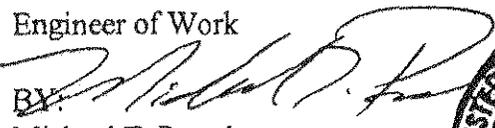
THOMPSON-HYSELL ENGINEERS
 Engineer of Work
 BY: 
 Michael T. Persak
 RCE 44908



EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
1	058-230-25	Legacy Estates Unit 1	Lot No. 1	\$126.00	\$230.00
2	058-230-25	Legacy Estates Unit 1	Lot No. 2	\$126.00	\$230.00
3	058-230-25	Legacy Estates Unit 1	Lot No. 3	\$126.00	\$230.00
4	058-230-25	Legacy Estates Unit 1	Lot No. 4	\$126.00	\$230.00
5	058-230-25	Legacy Estates Unit 1	Lot No. 5	\$126.00	\$230.00
6	058-230-25	Legacy Estates Unit 1	Lot No. 6	\$126.00	\$230.00
7	058-230-25	Legacy Estates Unit 1	Lot No. 7	\$126.00	\$230.00
8	058-230-25	Legacy Estates Unit 1	Lot No. 8	\$126.00	\$230.00
9	058-230-25	Legacy Estates Unit 1	Lot No. 9	\$126.00	\$230.00
10	058-230-25	Legacy Estates Unit 1	Lot No. 10	\$126.00	\$230.00
11	058-230-25	Legacy Estates Unit 1	Lot No. 11	\$126.00	\$230.00
12	058-230-25	Legacy Estates Unit 1	Lot No. 12	\$126.00	\$230.00
13	058-230-25	Legacy Estates Unit 1	Lot No. 13	\$126.00	\$230.00
14	058-230-25	Legacy Estates Unit 1	Lot No. 14	\$126.00	\$230.00
15	058-230-25	Legacy Estates Unit 1	Lot No. 15	\$126.00	\$230.00
16	058-230-25	Legacy Estates Unit 1	Lot No. 16	\$126.00	\$230.00
17	058-230-25	Legacy Estates Unit 1	Lot No. 17	\$126.00	\$230.00
18	058-230-25	Legacy Estates Unit 1	Lot No. 18	\$126.00	\$230.00
19	058-230-25	Legacy Estates Unit 1	Lot No. 19	\$126.00	\$230.00
20	058-230-25	Legacy Estates Unit 1	Lot No. 20	\$126.00	\$230.00
21	058-230-25	Legacy Estates Unit 1	Lot No. 21	\$126.00	\$230.00
22	058-230-25	Legacy Estates Unit 1	Lot No. 22	\$126.00	\$230.00
23	058-230-25	Legacy Estates Unit 1	Lot No. 23	\$126.00	\$230.00
24	058-230-25	Legacy Estates Unit 1	Lot No. 24	\$126.00	\$230.00
25	058-230-25	Legacy Estates Unit 1	Lot No. 25	\$126.00	\$230.00
26	058-230-25	Legacy Estates Unit 1	Lot No. 26	\$126.00	\$230.00
27	058-230-25	Legacy Estates Unit 1	Lot No. 27	\$126.00	\$230.00
28	058-230-25	Legacy Estates Unit 1	Lot No. 28	\$126.00	\$230.00
29	058-230-25	Legacy Estates Unit 1	Lot No. 29	\$126.00	\$230.00
30	058-230-25	Legacy Estates Unit 1	Lot No. 30	\$126.00	\$230.00
31	058-230-25	Legacy Estates Unit 1	Lot No. 31	\$126.00	\$230.00
32	058-230-25	Legacy Estates Unit 1	Lot No. 32	\$126.00	\$230.00
33	058-230-25	Legacy Estates Unit 1	Lot No. 33	\$126.00	\$230.00
34	058-230-25	Legacy Estates Unit 1	Lot No. 34	\$126.00	\$230.00
35	058-230-25	Legacy Estates Unit 1	Lot No. 35	\$126.00	\$230.00
36	058-230-25	Legacy Estates Unit 1	Lot No. 36	\$126.00	\$230.00
37	058-230-25	Legacy Estates Unit 1	Lot No. 37	\$126.00	\$230.00
38	058-230-25	Legacy Estates Unit 1	Lot No. 38	\$126.00	\$230.00
39	058-230-25	Legacy Estates Unit 1	Lot No. 39	\$126.00	\$230.00
40	058-230-25	Legacy Estates Unit 1	Lot No. 40	\$126.00	\$230.00
41	058-230-25	Legacy Estates Unit 1	Lot No. 41	\$126.00	\$230.00
42	058-230-25	Legacy Estates Unit 1	Lot No. 42	\$126.00	\$230.00
43	058-230-25	Legacy Estates Unit 1	Lot No. 43	\$126.00	\$230.00
44	058-230-25	Legacy Estates Unit 1	Lot No. 44	\$126.00	\$230.00
45	058-230-25	Legacy Estates Unit 1	Lot No. 45	\$126.00	\$230.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
46	058-230-25	Legacy Estates Unit 1	Lot No. 46	\$126.00	\$230.00
47	058-230-25	Legacy Estates Unit 1	Lot No. 47	\$126.00	\$230.00
48	058-230-25	Legacy Estates Unit 1	Lot No. 48	\$126.00	\$230.00
49	058-230-25	Legacy Estates Unit 1	Lot No. 49	\$126.00	\$230.00
50	058-230-25	Legacy Estates Unit 1	Lot No. 50	\$126.00	\$230.00
51	058-230-25	Legacy Estates Unit 1	Lot No. 51	\$126.00	\$230.00
52	058-230-25	Legacy Estates Unit 1	Lot No. 52	\$126.00	\$230.00
53	058-230-25	Legacy Estates Unit 1	Lot No. 53	\$126.00	\$230.00
54	058-230-25	Legacy Estates Unit 1	Lot No. 54	\$126.00	\$230.00
55	058-230-25	Legacy Estates Unit 1	Lot No. 55	\$126.00	\$230.00
56	058-230-25	Legacy Estates Unit 1	Lot No. 56	\$126.00	\$230.00
57	058-230-25	Legacy Estates Unit 1	Lot No. 57	\$126.00	\$230.00
58	058-230-25	Legacy Estates Unit 1	Lot No. 58	\$126.00	\$230.00
59	058-230-25	Legacy Estates Unit 1	Lot No. 59	\$126.00	\$230.00
60	058-230-25	Legacy Estates Unit 1	Lot No. 60	\$126.00	\$230.00
61	058-230-25	Legacy Estates Unit 1	Lot No. 61	\$126.00	\$230.00
62	058-230-25	Legacy Estates Unit 1	Lot No. 62	\$126.00	\$230.00
63	058-230-25	Legacy Estates Unit 1	Lot No. 63	\$126.00	\$230.00
64	058-230-25	Legacy Estates Unit 1	Lot No. 64	\$126.00	\$230.00
65	058-230-25	Legacy Estates Unit 1	Lot No. 65	\$126.00	\$230.00
66	058-230-25	Legacy Estates Unit 1	Lot No. 66	\$126.00	\$230.00
67	058-230-25	Legacy Estates Unit 1	Lot No. 67	\$126.00	\$230.00
68	058-230-25	Legacy Estates Unit 1	Lot No. 68	\$126.00	\$230.00
69	058-230-25	Legacy Estates Unit 1	Lot No. 69	\$126.00	\$230.00
70	058-230-25	Legacy Estates Unit 1	Lot No. 70	\$126.00	\$230.00
71	058-230-25	Legacy Estates Unit 1	Lot No. 71	\$126.00	\$230.00
72	058-230-25	Legacy Estates Unit 1	Lot No. 72	\$126.00	\$230.00
73	058-230-25	Legacy Estates Unit 1	Lot No. 73	\$126.00	\$230.00
74	058-230-25	Legacy Estates Unit 1	Lot No. 74	\$126.00	\$230.00
75	058-230-25	Legacy Estates Unit 1	Lot No. 75	\$126.00	\$230.00
76	058-230-25	Legacy Estates Unit 1	Lot No. 76	\$126.00	\$230.00
77	058-230-25	Legacy Estates Unit 1	Lot No. 77	\$126.00	\$230.00
78	058-230-22	Legacy Estates Unit 2	Lot No. 1	\$126.00	\$230.00
79	058-230-22	Legacy Estates Unit 2	Lot No. 2	\$126.00	\$230.00
80	058-230-22	Legacy Estates Unit 2	Lot No. 3	\$126.00	\$230.00
81	058-230-22	Legacy Estates Unit 2	Lot No. 4	\$126.00	\$230.00
82	058-230-22	Legacy Estates Unit 2	Lot No. 5	\$126.00	\$230.00
83	058-230-22	Legacy Estates Unit 2	Lot No. 6	\$126.00	\$230.00
84	058-230-22	Legacy Estates Unit 2	Lot No. 7	\$126.00	\$230.00
85	058-230-22	Legacy Estates Unit 2	Lot No. 8	\$126.00	\$230.00
86	058-230-22	Legacy Estates Unit 2	Lot No. 9	\$126.00	\$230.00
87	058-230-22	Legacy Estates Unit 2	Lot No. 10	\$126.00	\$230.00
88	058-230-22	Legacy Estates Unit 2	Lot No. 11	\$126.00	\$230.00
89	058-230-22	Legacy Estates Unit 2	Lot No. 12	\$126.00	\$230.00
90	058-230-22	Legacy Estates Unit 2	Lot No. 13	\$126.00	\$230.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
91	058-230-22	Legacy Estates Unit 2	Lot No. 14	\$126.00	\$230.00
92	058-230-22	Legacy Estates Unit 2	Lot No. 15	\$126.00	\$230.00
93	058-230-13	Legacy Estates Unit 2	Lot No. 16	\$126.00	\$230.00
94	058-230-13	Legacy Estates Unit 2	Lot No. 17	\$126.00	\$230.00
95	058-230-13	Legacy Estates Unit 2	Lot No. 18	\$126.00	\$230.00
96	058-230-13	Legacy Estates Unit 2	Lot No. 19	\$126.00	\$230.00
97	058-230-13	Legacy Estates Unit 2	Lot No. 20	\$126.00	\$230.00
98	058-230-13	Legacy Estates Unit 2	Lot No. 21	\$126.00	\$230.00
99	058-230-13	Legacy Estates Unit 2	Lot No. 22	\$126.00	\$230.00
100	058-230-13	Legacy Estates Unit 2	Lot No. 23	\$126.00	\$230.00
101	058-230-13	Legacy Estates Unit 2	Lot No. 24	\$126.00	\$230.00
102	058-230-13	Legacy Estates Unit 2	Lot No. 25	\$126.00	\$230.00
103	058-230-13	Legacy Estates Unit 2	Lot No. 26	\$126.00	\$230.00
104	058-230-13	Legacy Estates Unit 2	Lot No. 27	\$126.00	\$230.00
105	058-230-15	Legacy Estates Unit 2	Lot No. 28	\$126.00	\$230.00
106	058-230-15	Legacy Estates Unit 2	Lot No. 29	\$126.00	\$230.00
107	058-230-15	Legacy Estates Unit 2	Lot No. 30	\$126.00	\$230.00
108	058-230-15	Legacy Estates Unit 2	Lot No. 31	\$126.00	\$230.00
109	058-230-15	Legacy Estates Unit 2	Lot No. 32	\$126.00	\$230.00
110	058-230-15	Legacy Estates Unit 2	Lot No. 33	\$126.00	\$230.00
111	058-230-15	Legacy Estates Unit 2	Lot No. 34	\$126.00	\$230.00
112	058-230-15	Legacy Estates Unit 2	Lot No. 35	\$126.00	\$230.00
113	058-230-15	Legacy Estates Unit 2	Lot No. 36	\$126.00	\$230.00
114	058-230-15	Legacy Estates Unit 2	Lot No. 37	\$126.00	\$230.00
115	058-230-15	Legacy Estates Unit 2	Lot No. 38	\$126.00	\$230.00
116	058-230-15	Legacy Estates Unit 2	Lot No. 39	\$126.00	\$230.00
117	058-230-13	Legacy Estates Unit 2	Lot No. 40	\$126.00	\$230.00
118	058-230-13	Legacy Estates Unit 2	Lot No. 41	\$126.00	\$230.00
119	058-230-13	Legacy Estates Unit 2	Lot No. 42	\$126.00	\$230.00
120	058-230-13	Legacy Estates Unit 2	Lot No. 43	\$126.00	\$230.00
121	058-230-13	Legacy Estates Unit 2	Lot No. 44	\$126.00	\$230.00
122	058-230-13	Legacy Estates Unit 2	Lot No. 45	\$126.00	\$230.00
123	058-230-13	Legacy Estates Unit 2	Lot No. 46	\$126.00	\$230.00
124	058-230-13	Legacy Estates Unit 2	Lot No. 47	\$126.00	\$230.00
125	058-230-13	Legacy Estates Unit 2	Lot No. 48	\$126.00	\$230.00
126	058-230-13	Legacy Estates Unit 2	Lot No. 49	\$126.00	\$230.00
127	058-230-13	Legacy Estates Unit 2	Lot No. 50	\$126.00	\$230.00
128	058-230-13	Legacy Estates Unit 2	Lot No. 51	\$126.00	\$230.00
129	058-230-13	Legacy Estates Unit 2	Lot No. 52	\$126.00	\$230.00
130	058-230-13	Legacy Estates Unit 2	Lot No. 53	\$126.00	\$230.00
131	058-230-13	Legacy Estates Unit 2	Lot No. 54	\$126.00	\$230.00
132	058-230-13	Legacy Estates Unit 2	Lot No. 55	\$126.00	\$230.00
133	058-230-13	Legacy Estates Unit 2	Lot No. 56	\$126.00	\$230.00
134	058-230-13	Legacy Estates Unit 2	Lot No. 57	\$126.00	\$230.00
135	058-230-13	Legacy Estates Unit 2	Lot No. 58	\$126.00	\$230.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
136	058-230-13	Legacy Estates Unit 2	Lot No. 59	\$126.00	\$230.00
137	058-230-13	Legacy Estates Unit 2	Lot No. 60	\$126.00	\$230.00
138	058-230-13	Legacy Estates Unit 2	Lot No. 61	\$126.00	\$230.00
139	058-230-13	Legacy Estates Unit 2	Lot No. 62	\$126.00	\$230.00
140	058-230-13	Legacy Estates Unit 2	Lot No. 63	\$126.00	\$230.00
141	058-230-13	Legacy Estates Unit 2	Lot No. 64	\$126.00	\$230.00
142	058-230-13	Legacy Estates Unit 2	Lot No. 65	\$126.00	\$230.00
143	058-230-13	Legacy Estates Unit 2	Lot No. 66	\$126.00	\$230.00
144	058-230-13	Legacy Estates Unit 2	Lot No. 67	\$126.00	\$230.00
145	058-230-13	Legacy Estates Unit 2	Lot No. 68	\$126.00	\$230.00
146	058-230-13	Legacy Estates Unit 2	Lot No. 69	\$126.00	\$230.00
147	058-230-13	Legacy Estates Unit 2	Lot No. 70	\$126.00	\$230.00
148	058-230-13	Legacy Estates Unit 2	Lot No. 71	\$126.00	\$230.00
149	058-230-22	Legacy Estates Unit 2	Lot No. 72	\$126.00	\$230.00
150	058-230-22	Legacy Estates Unit 2	Lot No. 73	\$126.00	\$230.00
151	058-230-22	Legacy Estates Unit 2	Lot No. 74	\$126.00	\$230.00
152	058-230-22	Legacy Estates Unit 2	Lot No. 75	\$126.00	\$230.00
153	058-230-22	Legacy Estates Unit 2	Lot No. 76	\$126.00	\$230.00
154	058-230-22	Legacy Estates Unit 2	Lot No. 77	\$126.00	\$230.00
155	058-230-22	Legacy Estates Unit 2	Lot No. 78	\$126.00	\$230.00
156	058-230-22	Legacy Estates Unit 2	Lot No. 79	\$126.00	\$230.00
157	058-230-22	Legacy Estates Unit 2	Lot No. 80	\$126.00	\$230.00
158	058-230-22	Legacy Estates Unit 2	Lot No. 81	\$126.00	\$230.00
159	058-230-22	Legacy Estates Unit 2	Lot No. 82	\$126.00	\$230.00
160	058-230-13	Legacy Estates Unit 2	Lot No. 83	\$126.00	\$230.00
161	058-230-13	Legacy Estates Unit 2	Lot No. 84	\$126.00	\$230.00
162	058-230-22	Legacy Estates Unit 2	Lot No. 85	\$126.00	\$230.00
163	058-230-22	Legacy Estates Unit 2	Lot No. 86	\$126.00	\$230.00
164	058-230-22	Legacy Estates Unit 2	Lot No. 87	\$126.00	\$230.00
165	058-230-22	Legacy Estates Unit 2	Lot No. 88	\$126.00	\$230.00
166	058-230-22	Legacy Estates Unit 2	Lot No. 89	\$126.00	\$230.00
167	058-230-22	Legacy Estates Unit 2	Lot No. 90	\$126.00	\$230.00
168	058-230-22	Legacy Estates Unit 2	Lot No. 91	\$126.00	\$230.00
169	058-230-22	Legacy Estates Unit 2	Lot No. 92	\$126.00	\$230.00
170	058-230-22	Legacy Estates Unit 2	Lot No. 93	\$126.00	\$230.00
171	058-230-22	Legacy Estates Unit 2	Lot No. 94	\$126.00	\$230.00
172	058-230-22	Legacy Estates Unit 2	Lot No. 95	\$126.00	\$230.00
173	058-230-22	Legacy Estates Unit 2	Lot No. 96	\$126.00	\$230.00
174	058-230-22	Legacy Estates Unit 2	Lot No. 97	\$126.00	\$230.00
175	058-230-22	Legacy Estates Unit 2	Lot No. 98	\$126.00	\$230.00
176	058-230-13	Legacy Estates Unit 2	Lot No. 99	\$126.00	\$230.00
177	058-230-13	Legacy Estates Unit 2	Lot No. 100	\$126.00	\$230.00
178	058-230-22	Legacy Estates Unit 2	Lot No. 101	\$126.00	\$230.00
179	058-230-22	Legacy Estates Unit 2	Lot No. 102	\$126.00	\$230.00
180	058-230-22	Legacy Estates Unit 2	Lot No. 103	\$126.00	\$230.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
181	058-230-22	Legacy Estates Unit 2	Lot No. 104	\$126.00	\$230.00
182	058-230-22	Legacy Estates Unit 2	Lot No. 105	\$126.00	\$230.00
183	058-230-22	Legacy Estates Unit 2	Lot No. 106	\$126.00	\$230.00
184	058-230-22	Legacy Estates Unit 2	Lot No. 107	\$126.00	\$230.00
185	058-230-22	Legacy Estates Unit 2	Lot No. 108	\$126.00	\$230.00
186	058-230-22	Legacy Estates Unit 2	Lot No. 109	\$126.00	\$230.00
187	058-230-22	Legacy Estates Unit 2	Lot No. 110	\$126.00	\$230.00
188	058-230-22	Legacy Estates Unit 2	Lot No. 111	\$126.00	\$230.00
189	058-230-22	Legacy Estates Unit 2	Lot No. 112	\$126.00	\$230.00
190	058-230-22	Legacy Estates Unit 2	Lot No. 113	\$126.00	\$230.00
191	058-230-22	Legacy Estates Unit 2	Lot No. 114	\$126.00	\$230.00
192	058-230-22	Legacy Estates Unit 2	Lot No. 115	\$126.00	\$230.00
193	058-230-22	Legacy Estates Unit 2	Lot No. 116	\$126.00	\$230.00
194	058-230-22	Legacy Estates Unit 2	Lot No. 117	\$126.00	\$230.00
195	058-230-22	Legacy Estates Unit 2	Lot No. 118	\$126.00	\$230.00
196	058-230-13	Legacy Estates Unit 2	Lot No. 119	\$126.00	\$230.00
197	058-230-13	Legacy Estates Unit 2	Lot No. 120	\$126.00	\$230.00
198	058-230-22	Legacy Estates Unit 2	Lot No. 121	\$126.00	\$230.00
199	058-230-22	Legacy Estates Unit 2	Lot No. 122	\$126.00	\$230.00
200	058-230-22	Legacy Estates Unit 2	Lot No. 123	\$126.00	\$230.00
201	058-230-22	Legacy Estates Unit 2	Lot No. 124	\$126.00	\$230.00
202	058-230-22	Legacy Estates Unit 2	Lot No. 125	\$126.00	\$230.00
203	058-230-22	Legacy Estates Unit 2	Lot No. 126	\$126.00	\$230.00
204	058-230-22	Legacy Estates Unit 2	Lot No. 127	\$126.00	\$230.00
205	058-230-22	Legacy Estates Unit 2	Lot No. 128	\$126.00	\$230.00
206	058-230-22	Legacy Estates Unit 2	Lot No. 129	\$126.00	\$230.00
207	058-230-22	Legacy Estates Unit 2	Lot No. 130	\$126.00	\$230.00
208	058-230-22	Legacy Estates Unit 2	Lot No. 131	\$126.00	\$230.00
209	058-230-22	Legacy Estates Unit 2	Lot No. 132	\$126.00	\$230.00
210	058-230-22	Legacy Estates Unit 2	Lot No. 133	\$126.00	\$230.00
211	058-230-22	Legacy Estates Unit 2	Lot No. 134	\$126.00	\$230.00
212	058-230-22	Legacy Estates Unit 2	Lot No. 135	\$126.00	\$230.00
213	058-230-22	Legacy Estates Unit 2	Lot No. 136	\$126.00	\$230.00
214	058-230-22	Legacy Estates Unit 2	Lot No. 137	\$126.00	\$230.00
215	058-230-22	Legacy Estates Unit 2	Lot No. 138	\$126.00	\$230.00
216	058-230-22	Legacy Estates Unit 2	Lot No. 139	\$126.00	\$230.00
217	058-230-22	Legacy Estates Unit 2	Lot No. 140	\$126.00	\$230.00
218	058-230-17	Kirst Estates	Lot No. 1	\$126.00	\$230.00
219	058-230-17	Kirst Estates	Lot No. 2	\$126.00	\$230.00
220	058-230-17	Kirst Estates	Lot No. 3	\$126.00	\$230.00
221	058-230-17	Kirst Estates	Lot No. 4	\$126.00	\$230.00
222	058-230-17	Kirst Estates	Lot No. 5	\$126.00	\$230.00
223	058-230-17	Kirst Estates	Lot No. 6	\$126.00	\$230.00

ZONE 5 TOTAL \$28,098.00 \$51,290.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
224	062-029-17	The Villas	Lot No. 1	\$425.00	\$524.00
225	062-029-17	The Villas	Lot No. 2	\$425.00	\$524.00
226	062-029-17	The Villas	Lot No. 3	\$425.00	\$524.00
227	062-029-17	The Villas	Lot No. 4	\$425.00	\$524.00
228	062-029-17	The Villas	Lot No. 5	\$425.00	\$524.00
229	062-029-17	The Villas	Lot No. 6	\$425.00	\$524.00
230	062-029-17	The Villas	Lot No. 7	\$425.00	\$524.00
231	062-029-17	The Villas	Lot No. 8	\$425.00	\$524.00
232	062-029-17	The Villas	Lot No. 9	\$425.00	\$524.00
233	062-029-17	The Villas	Lot No. 10	\$425.00	\$524.00
234	062-029-17	The Villas	Lot No. 11	\$425.00	\$524.00
235	062-029-17	The Villas	Lot No. 12	\$425.00	\$524.00
236	062-029-17	The Villas	Lot No. 13	\$425.00	\$524.00
237	062-029-17	The Villas	Lot No. 14	\$425.00	\$524.00
238	062-029-17	The Villas	Lot No. 15	\$425.00	\$524.00
239	062-029-17	The Villas	Lot No. 16	\$425.00	\$524.00
240	062-029-17	The Villas	Lot No. 17	\$425.00	\$524.00
241	062-029-17	The Villas	Lot No. 18	\$425.00	\$524.00
242	062-029-17	The Villas	Lot No. 19	\$425.00	\$524.00
243	062-029-17	The Villas	Lot No. 20	\$425.00	\$524.00
244	062-029-17	The Villas	Lot No. 21	\$425.00	\$524.00
245	062-029-17	The Villas	Lot No. 22	\$425.00	\$524.00
246	062-029-17	The Villas	Lot No. 23	\$425.00	\$524.00
247	062-029-17	The Villas	Lot No. 24	\$425.00	\$524.00
248	062-029-17	The Villas	Lot No. 25	\$425.00	\$524.00
249	062-029-17	The Villas	Lot No. 26	\$425.00	\$524.00
250	062-029-17	The Villas	Lot No. 27	\$425.00	\$524.00
251	062-029-17	The Villas	Lot No. 28	\$425.00	\$524.00
252	062-029-17	The Villas	Lot No. 29	\$425.00	\$524.00
253	062-029-17	The Villas	Lot No. 30	\$425.00	\$524.00
254	062-029-17	The Villas	Lot No. 31	\$425.00	\$524.00
255	062-029-17	The Villas	Lot No. 32	\$425.00	\$524.00
256	062-029-17	The Villas	Lot No. 33	\$425.00	\$524.00
257	062-029-17	The Villas	Lot No. 34	\$425.00	\$524.00
258	062-029-17	The Villas	Lot No. 35	\$425.00	\$524.00
259	062-029-17	The Villas	Lot No. 36	\$425.00	\$524.00
260	062-029-17	The Villas	Lot No. 37	\$425.00	\$524.00
261	062-029-17	The Villas	Lot No. 38	\$425.00	\$524.00
262	062-029-17	The Villas	Lot No. 39	\$425.00	\$524.00
263	062-029-17	The Villas	Lot No. 40	\$425.00	\$524.00
264	062-029-17	The Villas	Lot No. 41	\$425.00	\$524.00
265	062-029-17	The Villas	Lot No. 42	\$425.00	\$524.00
266	062-029-17	The Villas	Lot No. 43	\$425.00	\$524.00
267	062-029-17	The Villas	Lot No. 44	\$425.00	\$524.00
268	062-029-17	The Villas	Lot No. 45	\$425.00	\$524.00

EXHIBIT A
ASSESSMENT ROLL
LEGACY ESTATES I, LEGACY ESTATES II, KIRST ESTATES, ZONE 5,
AND THE VILLAS, ZONE 6
LODI CONSOLIDATED LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT NO. 2003-1
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)
CITY OF LODI, CA

DIAGRAM NUMBER	COUNTY ASSESSOR NUMBER	UNIT NO.	LOT NO.	FY 2005-06 ESTIMATED ASSESSMENT	FY 2005-06 MAXIMUM ASSESSMENT
269	062-029-17	The Villas	Lot No. 46	\$425.00	\$524.00
270	062-029-17	The Villas	Lot No. 47	\$425.00	\$524.00
271	062-029-17	The Villas	Lot No. 48	\$425.00	\$524.00
272	062-029-17	The Villas	Lot No. 49	\$425.00	\$524.00
273	062-029-17	The Villas	Lot No. 50	\$425.00	\$524.00
274	062-029-17	The Villas	Lot No. 51	\$425.00	\$524.00
275	062-029-17	The Villas	Lot No. 52	\$425.00	\$524.00
276	062-029-17	The Villas	Lot No. 53	\$425.00	\$524.00
277	062-029-17	The Villas	Lot No. 54	\$425.00	\$524.00
278	062-029-17	The Villas	Lot No. 55	\$425.00	\$524.00
279	062-029-17	The Villas	Lot No. 56	\$425.00	\$524.00
280	062-029-17	The Villas	Lot No. 57	\$425.00	\$524.00
281	062-029-17	The Villas	Lot No. 58	\$425.00	\$524.00
282	062-029-17	The Villas	Lot No. 59	\$425.00	\$524.00
283	062-029-17	The Villas	Lot No. 60	\$425.00	\$524.00
284	062-029-17	The Villas	Lot No. 61	\$425.00	\$524.00
285	062-029-17	The Villas	Lot No. 62	\$425.00	\$524.00
286	062-029-17	The Villas	Lot No. 63	\$425.00	\$524.00
287	062-029-17	The Villas	Lot No. 64	\$425.00	\$524.00
288	062-029-17	The Villas	Lot No. 65	\$425.00	\$524.00
289	062-029-17	The Villas	Lot No. 66	\$425.00	\$524.00
290	062-029-17	The Villas	Lot No. 67	\$425.00	\$524.00
291	062-029-17	The Villas	Lot No. 68	\$425.00	\$524.00
292	062-029-17	The Villas	Lot No. 69	\$425.00	\$524.00
293	062-029-17	The Villas	Lot No. 70	\$425.00	\$524.00
294	062-029-17	The Villas	Lot No. 71	\$425.00	\$524.00
295	062-029-17	The Villas	Lot No. 72	\$425.00	\$524.00
296	062-029-17	The Villas	Lot No. 73	\$425.00	\$524.00
297	062-029-17	The Villas	Lot No. 74	\$425.00	\$524.00
298	062-029-17	The Villas	Lot No. 75	\$425.00	\$524.00
299	062-029-17	The Villas	Lot No. 76	\$425.00	\$524.00
300	062-029-17	The Villas	Lot No. 77	\$425.00	\$524.00
301	062-029-17	The Villas	Lot No. 78	\$425.00	\$524.00
302	062-029-17	The Villas	Lot No. 79	\$425.00	\$524.00
303	062-029-17	The Villas	Lot No. 80	\$425.00	\$524.00
ZONE 6 TOTAL				\$34,000.00	\$41,920.00

PROPOSED AMENDED BOUNDARIES
 (LEGACY ESTATES 1&11 AND KIRST ESTATES,
 ZONE 5 ANNEXATION)
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING A PORTION OF THE SOUTHEAST
 QUARTER OF SECTION 15, T.3N., R.6E., M.D.B.&M.,
 CITY OF LODI,
 SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS
 1016 12TH STREET MODESTO, CALIFORNIA
 JUNE, 2004

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, THIS _____ DAY
 OF _____, 2004.

CITY CLERK OF THE CITY OF LODI _____

RECORDED THIS _____ DAY OF _____, 2004 AT THE HOUR
 OF _____ O'CLOCK _____ IN BOOK _____ PAGE _____
 OF MAP OF ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

COUNTY RECORDER
 OF SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF
 LODI CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA WAS APPROVED BY THE CITY
 COUNCIL OF THE CITY OF LODI AT A REGULAR MEETING THEREOF, HELD ON THE
 DAY OF _____, 2004, BY ITS RESOLUTION NO. _____

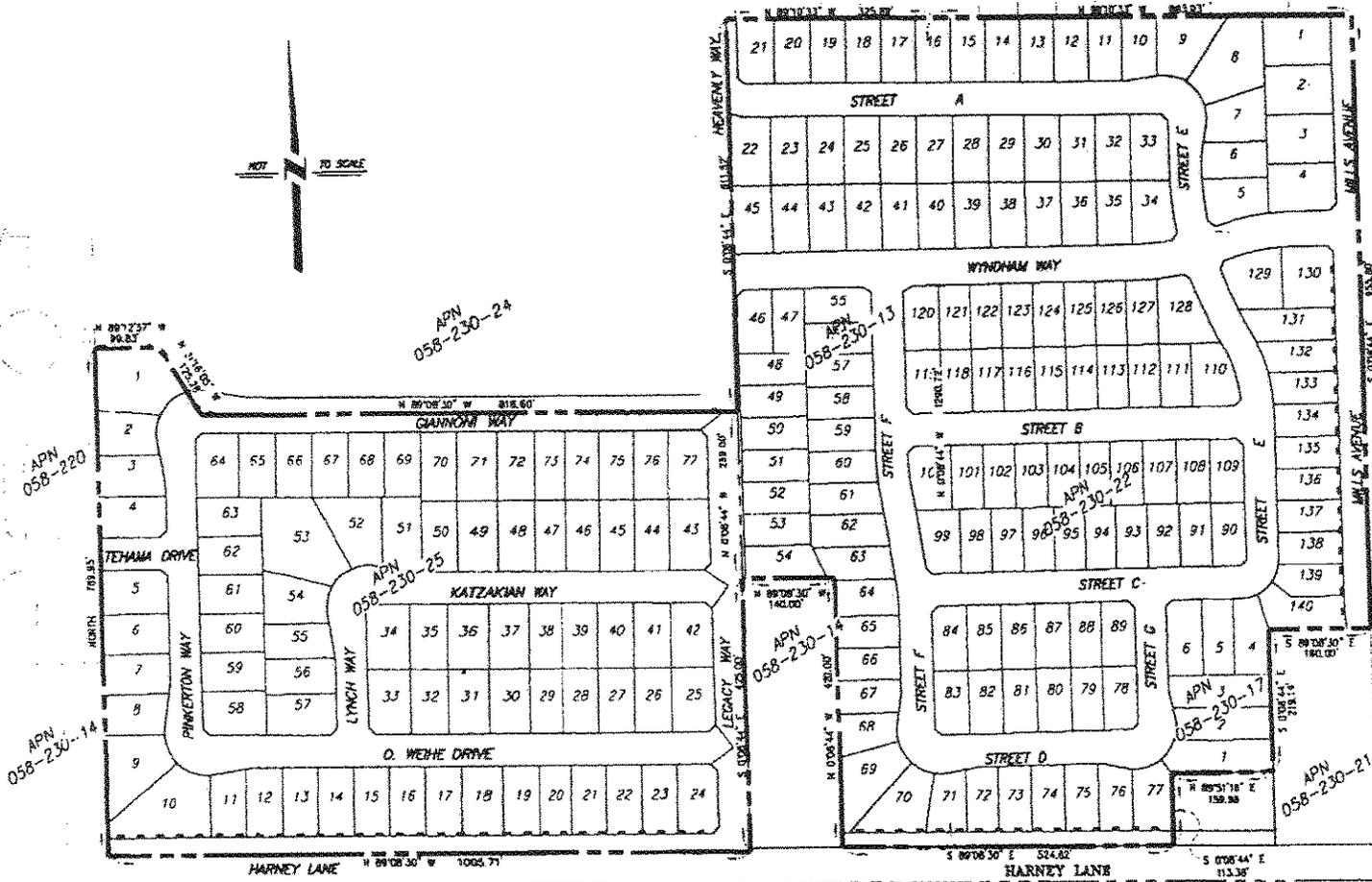
CITY CLERK OF THE CITY OF LODI _____

THE AMENDED BOUNDARY MAP AMENDS THE BOUNDARY MAP FOR CITY OF LODI
 CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1,
 CITY OF LODI, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA PRIOR RECORDED
 AT BOOK 4 OF MAPS AND ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS
 AT PAGE 108, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF
 SAN JOAQUIN, STATE OF CALIFORNIA.

LEGEND:

————— OVERALL DISTRICT BOUNDARY LINE

EXHIBIT B



**ASSESSMENT DIAGRAM, ZONE 5
LEGACY ESTATES I&II, AND KIRST ESTATES
CITY OF LODI CONSOLIDATED LANDSCAPE
MAINTENANCE ASSESSMENT DISTRICT
NO. 2003-1 CITY OF LODI,
SAN JOAQUIN COUNTY
STATE OF CALIFORNIA**

**BEING THE SOUTHEAST PORTION OF SECTION 15
7.3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI,
SAN JOAQUIN COUNTY, CALIFORNIA**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS _____ DAY OF _____ 2004.

CITY CLERK OF THE CITY OF LODI _____

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS _____ DAY OF _____ 2004.

SUPERINTENDENT OF STREETS _____
OF THE CITY OF LODI _____

FILED THIS _____ DAY OF _____ 2004 AT THE HOUR _____
OF _____ IN BOOK _____ PAGE _____
MAP 78- ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

ASSESSOR-MESSNER-COUNTY CLERK _____
OF SAN JOAQUIN COUNTY, CALIFORNIA

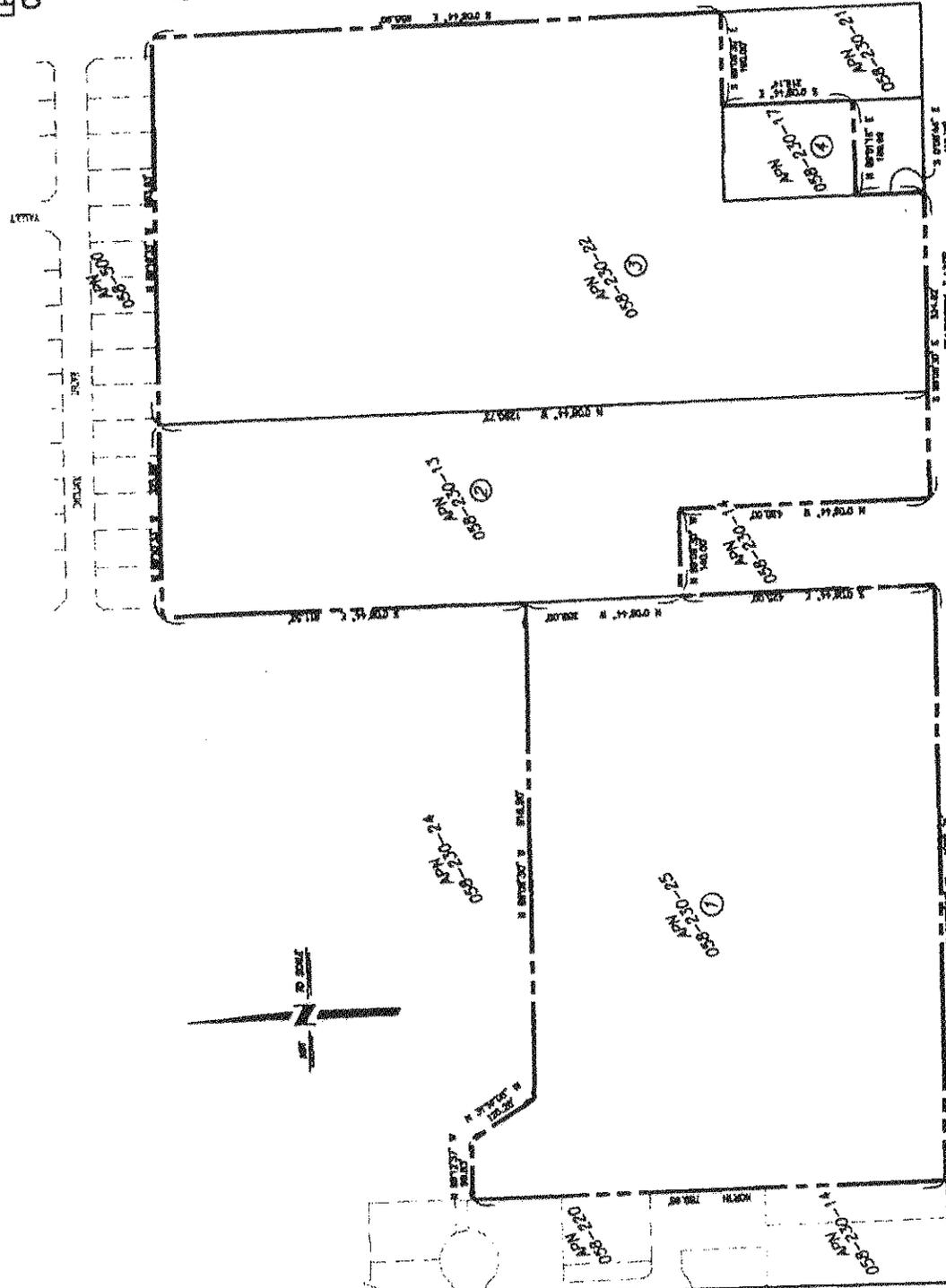
AN ASSESSMENT WAS LAYED BY THE CITY COUNCIL OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PLOTS AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM, THE ASSESSMENT ROLL AND THE ASSESSMENT ROLL, ON THE _____ DAY OF _____ 2004. THE ASSESSMENT ROLL AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE _____ DAY OF _____ 2004. THE ASSESSMENT ROLL IS THE EXACT AMOUNT OF EACH ASSESSMENT REFERENCED BY THE CITY CLERK OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, FOR THE EXACT AMOUNT OF EACH ASSESSMENT LAYED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF LODI _____

EXHIBIT C

SHEET 1 OF 2

**THOMPSON-HYSELL
ENGINEERS**
A PROFESSIONAL ENGINEERING FIRM
1000 WEST AVENUE, SUITE 200
LODI, CALIFORNIA 93240



LEGENDA

--- ASSESSMENT DISTRICT BOUNDARY LINE
① ASSESSMENT DISTRICT PARCEL NUMBER

ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
058	239	13, 17 (PORTION), 22, 25

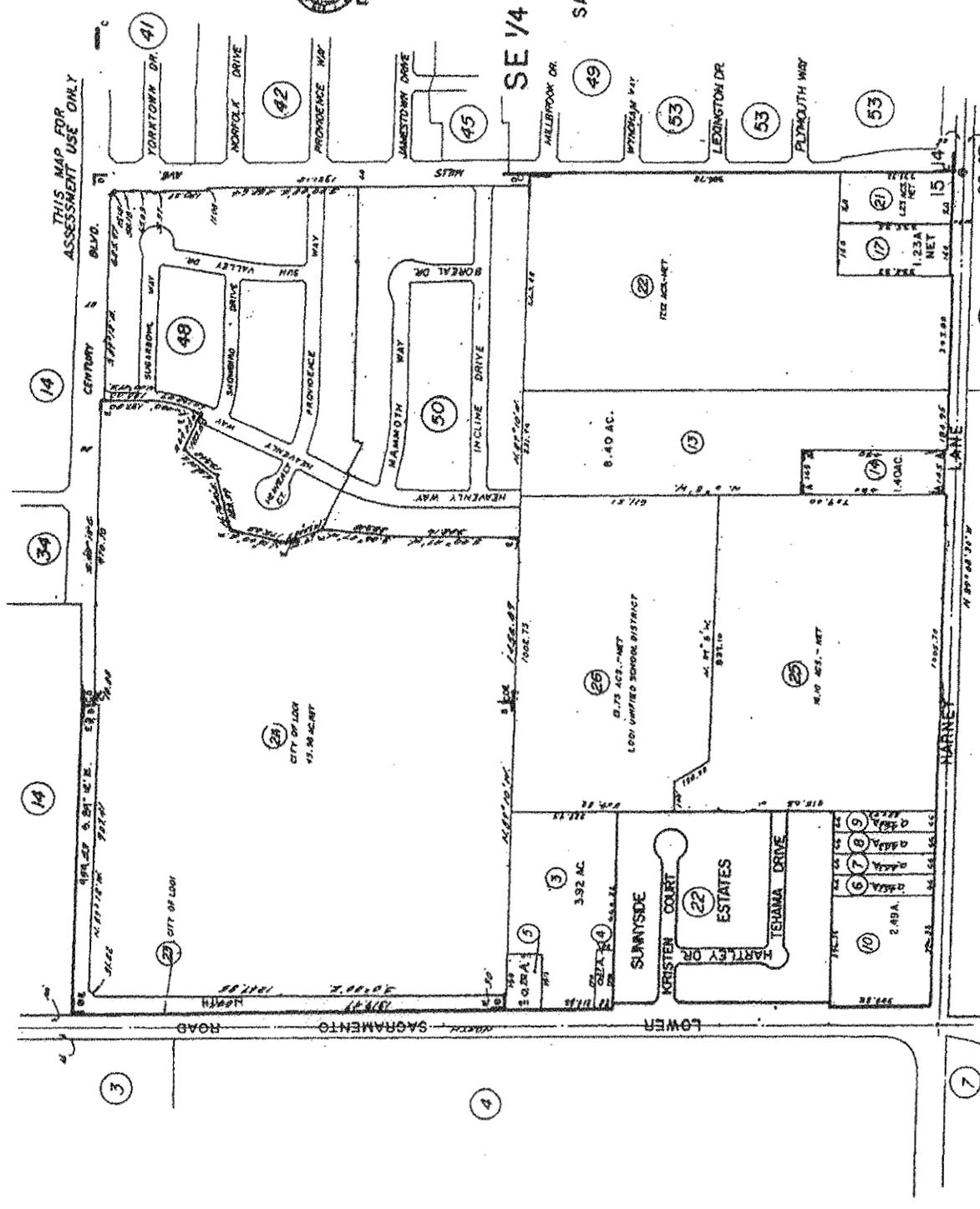
- NOTES:**
- ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESCRIBED ASSESSOR'S PARCELS.
 - THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
 - THIS ASSESSMENT DISTRICT CONTAINS 42.80 ACRES.

058-23

THIS MAP FOR ASSESSMENT USE ONLY



SE 1/4 SEC. 15 T. 3 N. R. 6 E
SCALE 1"=300'
SAN JOAQUIN COUNTY
ASSESSOR'S MAPS



- A - P.M. Bk. 7 Pg. 53
- B - R.S. Bk. 28 Pg. 105
- C - R.S. Bk. 32 Pg. 19
- D - P.M. Bk. 21 Pg. 147

E - P.M. Bk. 22 Pg. 65

APR 16 2003
EXHIBIT C
SHEET 2 OF 2

ASSESSMENT DIAGRAM, ZONE 6
 THE VILLAS
 CITY OF LODI CONSOLIDATED LANDSCAPE
 MAINTENANCE ASSESSMENT DISTRICT
 NO. 2003-1 CITY OF LODI,
 SAN JOAQUIN COUNTY
 STATE OF CALIFORNIA

BEING THE SOUTHEAST PORTION OF SECTION 13
 T.3 N., R. 6 E., M. D. B. & M.,
 SAN JOAQUIN COUNTY, CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS
 DAY OF _____ 2003

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS THIS
 DAY OF _____ 2003

SUPERINTENDENT OF STREETS
 OF THE CITY OF LODI

FILED THIS _____ DAY OF _____ 2003 AT THE HOUR
 OF _____ P.M. BY _____ CLERK
 OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN STATE OF CALIFORNIA

ASSESSOR-ASSESSOR-COUNTY CLERK
 OF SAN JOAQUIN COUNTY, CALIFORNIA

AN ASSESSMENT WAS LAYED BY THE CITY COUNCIL OF THE CITY OF LODI,
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE PICES AND PARCELS
 OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LAYED
 IN ACCORDANCE WITH THE PROVISIONS OF THE ASSESSMENT ACT AND THE
 ASSESSMENT ACT WAS RECORDED IN THE OFFICE OF THE SUPERINTENDENT
 OF STREETS OF THE CITY OF LODI, COUNTY OF SAN JOAQUIN, STATE OF
 CALIFORNIA, THIS _____ DAY OF _____ 2003.
 REFERENCE IS MADE TO THE ASSESSMENT ACT AND THE ASSESSMENT
 LAID AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

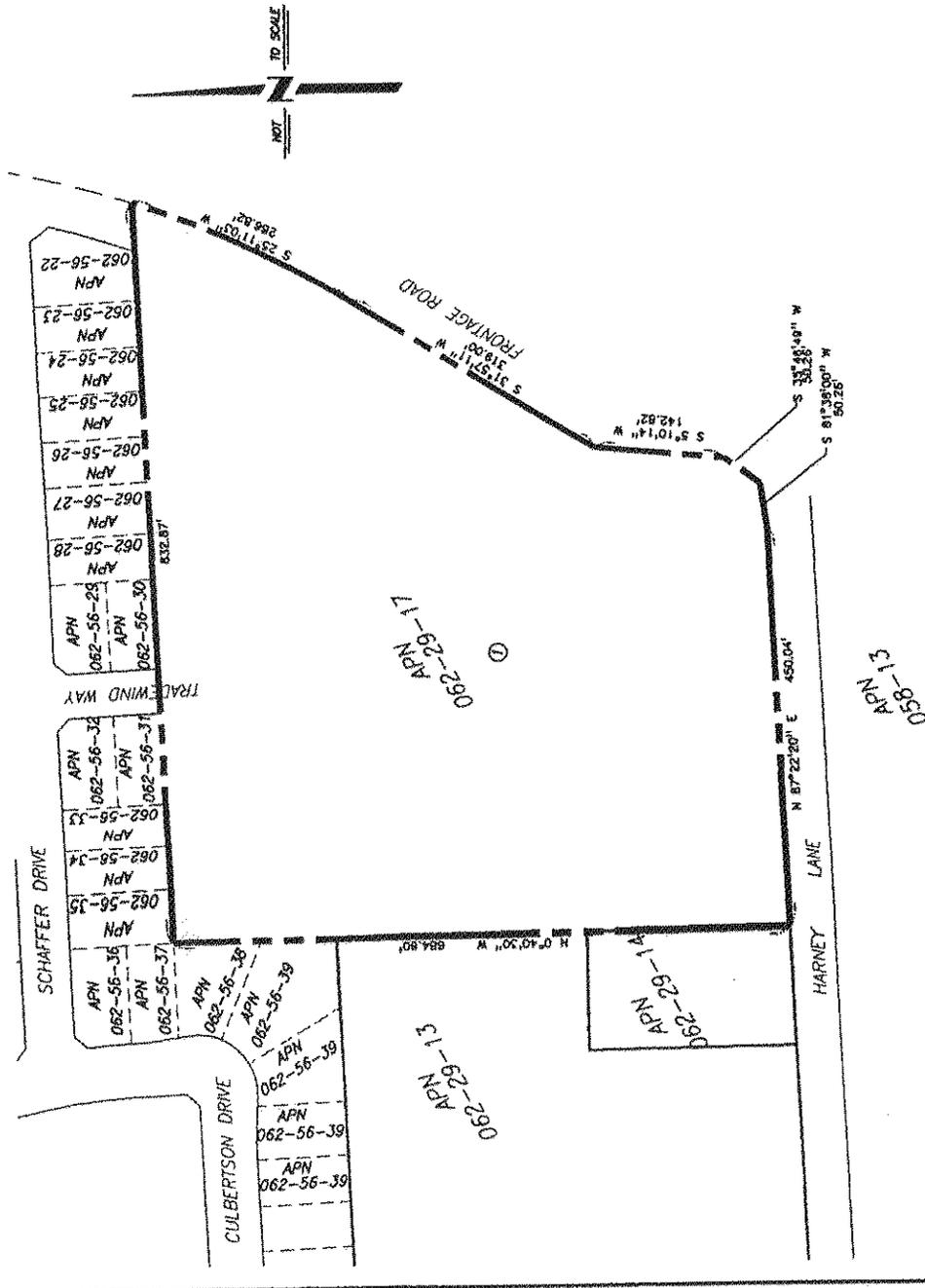
CITY CLERK OF THE CITY OF LODI

EXHIBIT E

SHEET 1 OF 2



THOMPSON-HYSELL
 ENGINEERS
 A DIVISION OF THE BURNS & MCDONNELL GROUP
 1000 J STREET, SUITE 200, LODI, CALIFORNIA 95240



LEGEND:

- ASSESSMENT DISTRICT BOUNDARY LINE
- ASSESSMENT DISTRICT PARCEL NUMBER

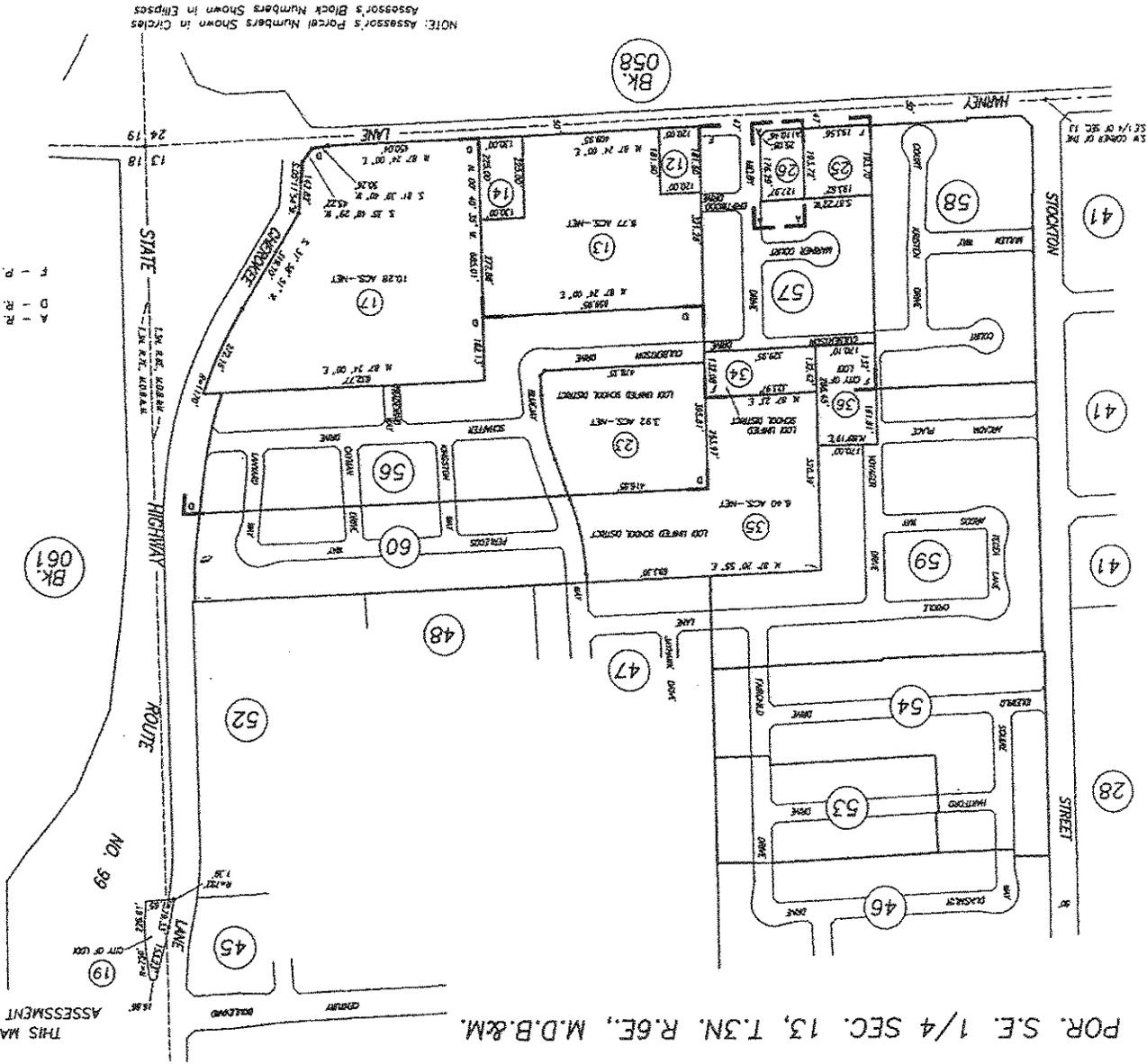
ASSESSMENT DIAGRAM INDEX

BOOK	PAGE	PARCELS
062	290	17

- NOTES
1. THIS MAP IS NOT A FIELD SURVEY AND IS NOT TO BE USED FOR THE DETERMINATION OF BOUNDARIES OR THE LOCATION OF ANY POINTS WITHIN THE ASSESSMENT DISTRICT.
 2. THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
 3. THE ASSESSMENT DISTRICT CONTAINS 13.48 ACRES.

FOR S.E. 1/4 SEC. 13, T.3N. R.6E., M.D.B.&M.

THIS MAP FOR ASSESSMENT USE ONLY



NOTE: Assessor's Parcel Numbers Shown in Circles

95-96

CITY OF LODI
Assessor's Map Bk.062 Pg. 29
County of San Joaquin, Calif.

EXHIBIT E
SHEET 2 OF 2

YEAR	PAR. #	PAR. #	PAR. #	HIGHEST A.P.N. USED
84-85	14			
86-87	18			
88-89	20			
90-91	21			
92-93	22			
94-95	23			
96-97	24			
98-99	25			
01-02	26			

A - R 5/9 Bk 22 Pg 109
D - R 5/9 Bk 31 Pg 001
F - P M Bk 20 Pg 166



062-29