

RESOLUTION NO. 2004-49

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION  
TO ANNEX TWO TERRITORIES TO A MAINTENANCE ASSESSMENT  
DISTRICT, TO FORM TWO ZONES, TO LEVY AND COLLECT AN ANNUAL  
ASSESSMENT FOR MAINTENANCE AND OPERATION OF IMPROVEMENTS  
AND FOR COSTS AND EXPENSES, AND SETTING TIME AND PLACE OF  
PUBLIC HEARING AND SETTING FORTH MAILED PROPERTY OWNER  
BALLOT PROCEDURE AND NOTICE

MILLSBRIDGE II ZONE 3  
AND  
ALMOND NORTH ZONE 4  
LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1  
(Landscaping and Lighting Act of 1972)

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

1. The City Council proposes to annex territory to an existing assessment district, to form a Zone, and to levy and collect assessments pursuant to the Landscaping and Lighting Act of 1972 (Streets & Highways Code §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 (Millsbridge) and Exhibit B (Almond North) attached hereto and incorporated herein as though set out in full.
3. The territories to be annexed shall be known as follows:
  - A. Millsbridge II Zone 3, 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, Millsbridge II, is a residential area comprising 32 lots, south of the Woodbridge Irrigation District canal, west of Lakeshore Drive, and north of Tienda Drive in the City of Lodi, California.
  - B. Almond North Zone 4, 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, Almond North, is a residential area comprising 28 lots, north of Almond Drive and east of Stockton Street in the City of Lodi, California.
4. In accordance with the City Council's resolution initiating proceedings, Thompson-Hysell Engineering, a division of The Keith Companies, Inc., of Modesto, California, designated engineer, has filed with the City Clerk the Report required by Section 22585 of the Act, which Report has been preliminarily approved by this Council. All interested persons are referred to that Report for a full and detailed description of the improvements, the Zone to be formed, the proposed assessments upon assessable lots and parcels of land within the territories proposed to be annexed and the proposed budgets for the fiscal year 2004/2005, the estimated cost of annual operation and maintenance of the improvements and the maximum annual assessment.

5. On Wednesday, May 5, 2004, at the hour of 7:00 p.m. or as soon thereafter as possible, at the regular meeting place of the Lodi City Council, Carnegie Forum, 305 West Pine Street, Lodi, California, the City Council will conduct a public hearing, at which the Council will hear and consider any objections and protests respecting (a) whether the public interest and convenience require the improvements and/or maintenance thereof, (b) the extent of the territory to be annexed and the formation of Zones 3 and 4, (c) the estimated costs and expenses of the project, (d) the amounts of the assessments proposed to be levied upon the benefited parcels, and (e) the method or formula by which benefit has been estimated and any other aspect of the proposed annexation of territory and Zone 3 and 4 formation, to which any interested person may want to object or protest. The City Clerk shall tabulate the assessment ballots received and report the same to the City Council.

6. The proposed boundaries of the proposed territories to be annexed are hereby described as shown on a map thereof on file in the office of the City Clerk (the "Amended Boundary Map"), which indicates by a boundary line the extent of the territory to be included in the proposed annexation and which Amended Boundary Map shall govern for all details for further purposes of the proceedings for the annexation and to which reference is hereby made for further particulars. This Council approves the map and adopts the boundaries shown on the map as describing the extent of the territory included in the proposed annexation and finds that the map is in the form and contains the matters prescribed by Section 3113 of the California Streets and Highways Code. This Council directs the City Clerk to certify the adoption of this resolution on the face of the map, and to record, or cause to be recorded, said map of the boundaries of the territory proposed to be annexed in the office of the County Recorder within ten days of the date of the adoption of this Resolution.

7. Notice is further given that Wally Sandelin of the Public Works Department, telephone (209) 333-6709, is the person and the department designated by this Council to answer inquiries regarding the protest proceedings.

8. The City Clerk is hereby authorized and directed to cause notice of the hearings ordered under Section 5 hereof to be given by mailing, postage prepaid, in the United States mail, and such notice shall be deemed to have been given when so deposited in such mail. The envelope or cover of the mailing shall include the name of the City and the return address of the City Clerk as the sender. The mailed notice shall be given to all property owners within the territories to be annexed as shown in the Engineer's Report by such mailing by name to those persons whose name and addresses appear on the last equalized assessment roll of the County of San Joaquin or the State Board of Equalization assessment roll, as the case may be. The notice shall include, but not be limited to, the total amount of the assessment proposed to be levied in the territories proposed to be annexed, the assessment proposed for the owner's particular parcel(s) and the duration thereof, the reason for the assessment and the basis upon which the amount of the assessment was calculated. Each notice shall also contain an assessment ballot, a summary of the procedures applicable to the completion, return and tabulation of assessment ballots and a statement that the existence of a majority protest will result in the assessment not being imposed. The notice herein provided shall be mailed not less than forty-five (45) days before the date of the public hearing.

Dated: March 17, 2004

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I hereby certify that Resolution No. 2004-49 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 17, 2004, by the following vote:

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

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON  
City Clerk

## **EXHIBIT 1**

### **Description of Improvements to be maintained for Millsbridge II Zone 3 and Almond North Zone 4**

- A. Street parkway trees located within the public streets within the Zone 3 and 4 boundary.
- B. Public park land area of 0.561 acres in size equivalent to the current level of service standard for park area within the City of Lodi of 3.4 acres per thousand persons served.

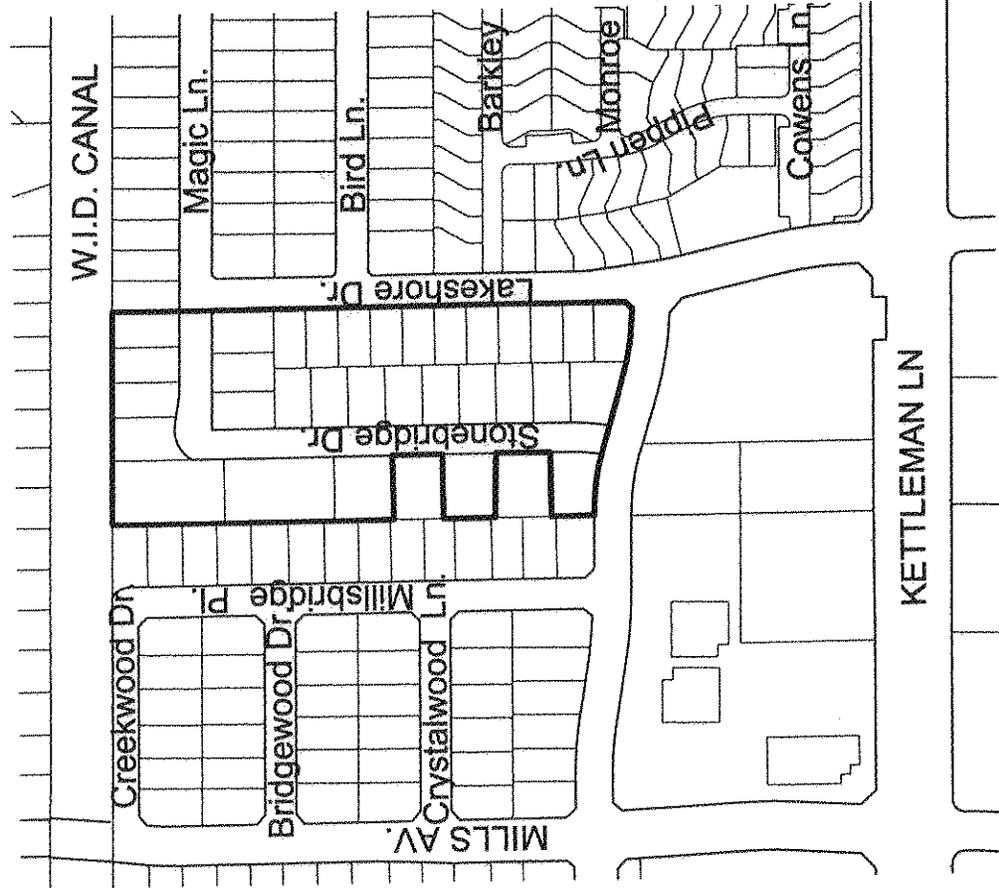


# CITY OF LODI

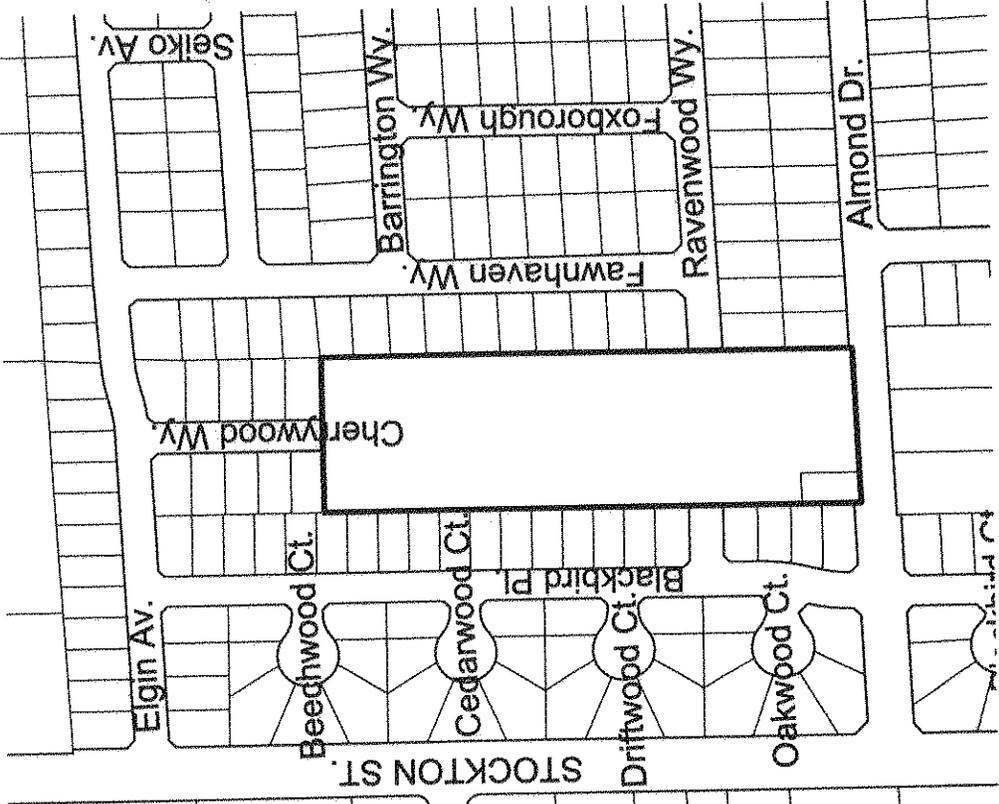
PUBLIC WORKS DEPARTMENT

## EXHIBIT 2

### MILLSBRIDGE II - ZONE 3 ALMOND NORTH - ZONE 4 BOUNDARY MAPS



### MILLSBRIDGE II - ZONE 3



### ALMOND NORTH - ZONE 4

**City of Lodi LLD**  
**Millsbridge II Zone 3**  
**and**  
**Almond North Zone 4**

**Landscape Maintenance Assessment District Annexations  
and Zones 3 and 4 Budget Elections**

**Time Table**

<u>Date</u>	<u>Activity/Tasks</u>
March 1, 2004	Distribution of preliminary draft Engineer's Report
March 3, 2004	Initial Resolutions to City Council Communication, Finalized Engineer's Report
March 17, 2004	City Council Meeting to:  Resolution of Preliminary Determination to Annex to Consolidated District, Form Zones 3 and 4, Resolution of Intention (sets Public Hearing and date of Election on May 5, 2004)
March 19, 2004	Last day to Mail Notice and Ballot
April 19, 2004	Resolutions to City Approve Engineer's Report Annex to Consolidated District, Form Zones 3 and 4 Tally vote/Declare results Council Communication
May 5, 2004	Last day to receive Ballots
May 5, 2004	City Council meeting to:  Public Hearing/Tally vote/Declare results Annex to Consolidated District, Form Zones 3 and 4

**EXHIBIT 4**

**ENGINEER'S REPORT  
MILLSBRIDGE II ZONE 3  
AND  
ALMOND NORTH ZONE 4  
LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1  
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)  
CITY OF LODI**

**FISCAL YEAR 2004-2005**

**PREPARED BY:**

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

**MARCH 2004**

ANNUAL ENGINEER'S REPORT  
FOR THE 2004-2005 FISCAL YEAR

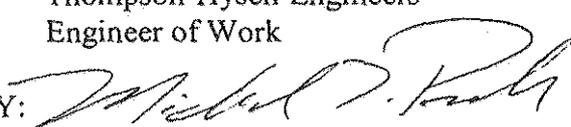
MILLSBRIDGE II ZONE 3 AND  
ALMOND NORTH ZONE 4  
LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1  
CITY OF LODI  
(Pursuant to the Landscaping and Lighting Act of 1972)

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

DATED: \_\_\_\_\_, 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:

March 9, 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 (Millsbridge II Zone 3 and Almond North Zone 4) in the Lodi Consolidated Landscape Maintenance Assessment District No. 2003-1.

#### BACKGROUND

The Millsbridge II zone consists of a 27-lot residential development and 5 adjacent parcels which, when subdivided, will equal 11 dwelling unit equivalent Factors (dueF's) located in the southwestern portion of the City of Lodi. The development is being pursued by Ron Thomas Development, Tokay Development, and Almond North LLC. The Almond North zone consists of a 28-lot residential development in the southeastern portion of the City of Lodi. The development is being pursued by Almond North LLC, a California Limited Liability Company. This report is relative to the proposed Millsbridge II Zone 3 and Almond North Zone 4 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 Millsbridge II Zone 3 and Almond North Zone 4 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 Millsbridge II Zone 3 and Almond North Zone 4 projects, when completed, will include 38 and 28 dueF's, respectively.

#### ASSESSMENT DISTRICT AREA

The areas of Millsbridge II Zone 3 and Almond North Zone 4 are described as all of the property within the following assessor's parcels identified by assessor's number (APN):

<u>Zone</u>	<u>Book</u>	<u>Page</u>	<u>Parcel</u>
3	031	040	10-12, 14, 35, 38
4	062	060	14, 15

Boundary maps are attached to this Engineer's Report as Exhibit B. The assessment diagrams for the Millsbridge II Zone 3 and Almond North Zone 4 Landscape Maintenance Districts are attached to the Engineer's Report 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.

### PLANS AND SPECIFICATIONS

As this project is developed, plans and specifications for the amenity improvements to be maintained by the funds generated by the Millsbridge II Zone 3 and Almond North Zone 4 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 Millsbridge II Zone 3 and Almond North Zone 4 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 the Districts upon their completion.

#### 1. Zone 3 – Description of Improvements for Future Development

- A. Street parkway trees located within the public street within the District Zone 3 boundary.
- B. Public park land area of 0.3553 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 4 – Description of Improvements for Future Development

- A. Street parkway trees located within the public street within the District Zone 4 boundary.
- B. Public park land area of 0.2618 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.

### ALLOCATION OF COSTS

Assessments for the Millsbridge II Zone 3 and Almond North Zone 4 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 the Millsbridge II Zone 3 and Almond North Zone 4 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 3: Lots 1-27 in Millsbridge II, APN 031-040-10 (3 future lots), APN 031-040-11 (3 future lots), APN 031-040-12 (2 future lots), APN 031-040-14 (1 future lot), and APN 031-040-38 (existing duplex) shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.
2. Zone 4: Lots 1-28 in Almond North shall be assessed equally for the estimated costs of maintenance for the fiscal year 2004-2005.

#### 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.

The annual costs estimated to be collected with the 2004-2005 taxes for the developed areas are as follows:

<u>ZONE 3</u>	<u>FY 2004-05</u> <u>ESTIMATED</u> <u>ASSESSMENT</u>	<u>FY 2004-05</u> <u>MAXIMUM</u> <u>ASSESSMENT</u>
<u>OPERATION OF COSTS</u>		
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$3,600.00
<b>Est. Subtotal Operation Costs</b>	<b>\$1,100.00</b>	<b>\$4,700.00</b>
<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>
<b>Est. Total Administration Costs</b>	<b>\$7,000.00</b>	<b>\$7,000.00</b>
<b>Est. Contingency</b>	<b>\$412.00</b>	<b>\$574.00</b>
<b>Total Estimated Revenue Required for 2004-2005 Fiscal Year</b>	<b>\$8,512.00</b>	<b>\$12,274.00</b>
<b>Total Appropriation Required from Existing Fund Balance</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Estimated Assessment for 2004-2005 Fiscal Year</b>	<b>\$8,512.00</b>	<b>\$12,274.00</b>
<b>Total dueF</b>	<b>38</b>	<b>38</b>
<b>Assessment per dueF</b>	<b>\$224.00</b>	<b>\$323.00</b>
<b>MAXIMUM ANNUAL ASSESSMENT</b>		<b>\$323.00</b>

<u>ZONE 4</u>	<u>FY 2004-05</u> <u>ESTIMATED</u> <u>ASSESSMENT</u>	<u>FY 2004-05</u> <u>MAXIMUM</u> <u>ASSESSMENT</u>
<u>OPERATION OF COSTS</u>		
Street Trees	\$1,100.00	\$1,100.00
Future Park Site	\$0.00	\$2,600.00
<b>Est. Subtotal Operation Costs</b>	<b>\$1,100.00</b>	<b>\$3,700.00</b>
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City Administration Fee	\$2,000.00	\$2,000.00
County Administration Fee	<u>\$900.00</u>	<u>\$900.00</u>
<b>Est. Total Administration Costs</b>	<b>\$7,000.00</b>	<b>\$7,000.00</b>
<b>Est. Contingency</b>	<b>\$412.00</b>	<b>\$528.00</b>
<b>Total Estimated Revenue Required for 2004-2005 Fiscal Year</b>	<b>\$8,512.00</b>	<b>\$11,228.00</b>
<b>Total Appropriation Required from Existing Fund Balance</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Estimated Assessment for 2004-2005 Fiscal Year</b>	<b>\$8,512.00</b>	<b>\$11,228.00</b>
<b>Total dueF</b>	<b>28</b>	<b>28</b>
<b>Assessment per dueF</b>	<b>\$304.00</b>	<b>\$401.00</b>
<b>MAXIMUM ANNUAL ASSESSMENT</b>		<b>\$401.00</b>

ASSESSMENT ROLL

The assessment roll for the fiscal year 2004-2005 is as follows:

Assessment No.	APN No.	Future Lot Nos.	Owner	No. of dueF's	FY 2004-05 Estimated Assessment	FY 2004-05 Maximum Assessment
<b><i>Millsbridge II, Zone 3</i></b>						
1	031-040-35	1-11, 25-27	R. Thomas Development Inc. and Tokay Development Inc.	14	\$3,136.00	\$4,522.00
2	031-040-36	12-24	R. Thomas Development Inc. and Tokay Development Inc.	13	\$2,912.00	\$4,199.00
3	031-040-10	28-30	Mazen M. Mardini	3	\$672.00	\$969.00
4	031-040-11	31-33	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	3	\$672.00	\$969.00
5	031-040-12	34-35	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	2	\$448.00	\$646.00
6	031-040-14	36	Jeffrey/Carol Kirst Trust and Ronald B. Thomas Trust	1	\$224.00	\$323.00
7	031-040-38	37	Darrell & Rhonda Sasaki	2	\$448.00	\$646.00
<b>Total Zone 3</b>				<b>38</b>	<b>\$8,512.00</b>	<b>\$12,274.00</b>
<b><i>Almond North, Zone 4</i></b>						
1	062-060-14	1-27	Almond North, LLC	27	\$8,208.00	\$10,827.00
2	062-060-15	28	Almond North, LLC	1	\$304.00	\$401.00
<b>Total Zone 4</b>				<b>28</b>	<b>\$8,512.00</b>	<b>\$11,228.00</b>

The parcels in this subdivision are expected to subdivide upon and subsequent to the formation of Zones 3 and 4. The proposed subdivision will yield approximately 66 parcels (residential lots) and will have a proposed assessment roll, based on the above criteria and budget, set forth in Exhibit A.

Engineer's Report  
Millsbridge II Zone 3 and  
Almond North Zone 4  
Page 9 of 9  
March 9, 2004

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 \_\_\_\_\_ day of \_\_\_\_\_, 2004.

THOMPSON-HYSELL ENGINEERS  
Engineer of Work

BY:   
Michael T. Persak  
RCE 44908



**EXHIBIT A**  
**ASSESSMENT ROLL**  
**MILLSBRIDGE II ZONE 3 AND**  
**ALMOND NORTH ZONE 4**  
**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 2004-05 ESTIMATED ASSESSMENT	FY 2004-05 MAXIMUM ASSESSMENT
1	031-040-35	Millsbridge II	Lot No. 1	\$224.00	\$323.00
2	031-040-35	Millsbridge II	Lot No. 2	\$224.00	\$323.00
3	031-040-35	Millsbridge II	Lot No. 3	\$224.00	\$323.00
4	031-040-35	Millsbridge II	Lot No. 4	\$224.00	\$323.00
5	031-040-35	Millsbridge II	Lot No. 5	\$224.00	\$323.00
6	031-040-35	Millsbridge II	Lot No. 6	\$224.00	\$323.00
7	031-040-35	Millsbridge II	Lot No. 7	\$224.00	\$323.00
8	031-040-35	Millsbridge II	Lot No. 8	\$224.00	\$323.00
9	031-040-35	Millsbridge II	Lot No. 9	\$224.00	\$323.00
10	031-040-35	Millsbridge II	Lot No. 10	\$224.00	\$323.00
11	031-040-35	Millsbridge II	Lot No. 11	\$224.00	\$323.00
12	031-040-36	Millsbridge II	Lot No. 12	\$224.00	\$323.00
13	031-040-36	Millsbridge II	Lot No. 13	\$224.00	\$323.00
14	031-040-36	Millsbridge II	Lot No. 14	\$224.00	\$323.00
15	031-040-36	Millsbridge II	Lot No. 15	\$224.00	\$323.00
16	031-040-36	Millsbridge II	Lot No. 16	\$224.00	\$323.00
17	031-040-36	Millsbridge II	Lot No. 17	\$224.00	\$323.00
18	031-040-36	Millsbridge II	Lot No. 18	\$224.00	\$323.00
19	031-040-36	Millsbridge II	Lot No. 19	\$224.00	\$323.00
20	031-040-36	Millsbridge II	Lot No. 20	\$224.00	\$323.00
21	031-040-36	Millsbridge II	Lot No. 21	\$224.00	\$323.00
22	031-040-36	Millsbridge II	Lot No. 22	\$224.00	\$323.00
23	031-040-36	Millsbridge II	Lot No. 23	\$224.00	\$323.00
24	031-040-36	Millsbridge II	Lot No. 24	\$224.00	\$323.00
25	031-040-35	Millsbridge II	Lot No. 25	\$224.00	\$323.00
26	031-040-35	Millsbridge II	Lot No. 26	\$224.00	\$323.00
27	031-040-35	Millsbridge II	Lot No. 27	\$224.00	\$323.00
28	031-040-10	Millsbridge II	Lot No. 28	\$224.00	\$323.00
29	031-040-10	Millsbridge II	Lot No. 29	\$224.00	\$323.00
30	031-040-10	Millsbridge II	Lot No. 30	\$224.00	\$323.00
31	031-040-11	Millsbridge II	Lot No. 31	\$224.00	\$323.00
32	031-040-11	Millsbridge II	Lot No. 32	\$224.00	\$323.00
33	031-040-11	Millsbridge II	Lot No. 33	\$224.00	\$323.00
34	031-040-12	Millsbridge II	Lot No. 34	\$224.00	\$323.00
35	031-040-12	Millsbridge II	Lot No. 35	\$224.00	\$323.00
36	031-040-14	Millsbridge II	Lot No. 36	\$224.00	\$323.00
37	031-040-38	Millsbridge II	Lot No. 37 (duplex)	\$448.00	\$646.00
<b>ZONE 3 TOTAL</b>				<b>\$8,512.00</b>	<b>\$12,274.00</b>

**EXHIBIT A**  
**ASSESSMENT ROLL**  
**MILLSBRIDGE II ZONE 3 AND**  
**ALMOND NORTH ZONE 4**  
**LODI CONSOLIDATED LANDSCAPE MAINTENANCE**  
**ASSESSMENT DISTRICT NO. 2003-1**  
**(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)**  
**CITY OF LODI, CA**

<b>DIAGRAM NUMBER</b>	<b>COUNTY ASSESSOR NUMBER</b>	<b>UNIT NO.</b>	<b>LOT NO.</b>	<b>FY 2004-05 ESTIMATED ASSESSMENT</b>	<b>FY 2004-05 MAXIMUM ASSESSMENT</b>
38	062-060-14	Almond North	Lot No. 1	\$304.00	\$401.00
39	062-060-14	Almond North	Lot No. 2	\$304.00	\$401.00
40	062-060-14	Almond North	Lot No. 3	\$304.00	\$401.00
41	062-060-14	Almond North	Lot No. 4	\$304.00	\$401.00
42	062-060-14	Almond North	Lot No. 5	\$304.00	\$401.00
43	062-060-14	Almond North	Lot No. 6	\$304.00	\$401.00
44	062-060-14	Almond North	Lot No. 7	\$304.00	\$401.00
45	062-060-14	Almond North	Lot No. 8	\$304.00	\$401.00
46	062-060-14	Almond North	Lot No. 9	\$304.00	\$401.00
47	062-060-14	Almond North	Lot No. 10	\$304.00	\$401.00
48	062-060-14	Almond North	Lot No. 11	\$304.00	\$401.00
49	062-060-14	Almond North	Lot No. 12	\$304.00	\$401.00
50	062-060-14	Almond North	Lot No. 13	\$304.00	\$401.00
51	062-060-14	Almond North	Lot No. 14	\$304.00	\$401.00
52	062-060-14	Almond North	Lot No. 15	\$304.00	\$401.00
53	062-060-14	Almond North	Lot No. 16	\$304.00	\$401.00
54	062-060-14	Almond North	Lot No. 17	\$304.00	\$401.00
55	062-060-14	Almond North	Lot No. 18	\$304.00	\$401.00
56	062-060-14	Almond North	Lot No. 19	\$304.00	\$401.00
57	062-060-14	Almond North	Lot No. 20	\$304.00	\$401.00
58	062-060-14	Almond North	Lot No. 21	\$304.00	\$401.00
59	062-060-14	Almond North	Lot No. 22	\$304.00	\$401.00
60	062-060-14	Almond North	Lot No. 23	\$304.00	\$401.00
61	062-060-14	Almond North	Lot No. 24	\$304.00	\$401.00
62	062-060-14	Almond North	Lot No. 25	\$304.00	\$401.00
63	062-060-14	Almond North	Lot No. 26	\$304.00	\$401.00
64	062-060-14	Almond North	Lot No. 27	\$304.00	\$401.00
65	062-060-15	Almond North	Lot No. 28	\$304.00	\$401.00
<b>ZONE 4 TOTAL</b>				<b>\$8,512.00</b>	<b>\$11,228.00</b>

**PROPOSED AMENDED BOUNDARIES  
(MILLSBRIDGE II, ZONE 3 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 SOUTHWEST  
QUARTER OF SECTION 11, T.3N., R.6E., M.D.B.M.,  
CITY OF LODI,  
SAN JOAQUIN COUNTY, CALIFORNIA

**THOMPSON-HYSELL ENGINEERS**  
1016 12TH STREET  
MORISTO, CALIFORNIA  
MARCH, 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

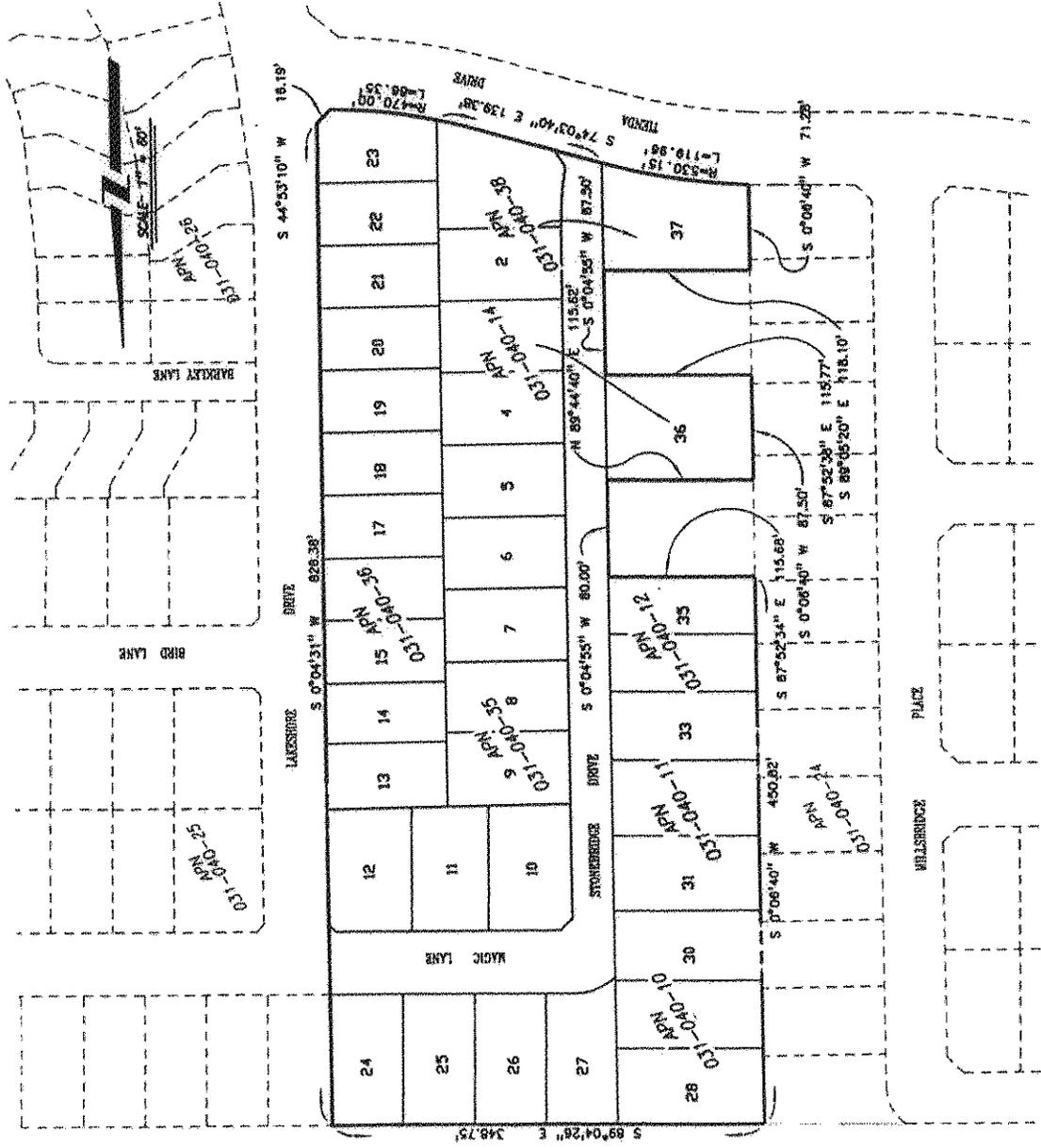
APPROVED AND  
ATTESTED TO  
BY THE CITY CLERK OF THE CITY OF LODI,  
SAN JOAQUIN COUNTY, CALIFORNIA

CITY CLERK OF THE CITY OF LODI

I, HENRY CHERY, BEING THE WITHIN MAP SHOWING PROPOSED  
BOUNDARIES OF LODI CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 2003-1, APPROVED BY THE CITY COUNCIL OF THE  
CITY OF LODI AT A REGULAR MEETING HELD ON THE  
DAY OF \_\_\_\_\_ 2004, BY ITS RESOLUTION NO.

CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARY MAP SHOWS THE BOUNDARY MAP FOR CITY OF LODI  
CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2003-1  
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA. THE BOUNDARY MAP  
AT PAGE 108 IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF  
SAN JOAQUIN, STATE OF CALIFORNIA.



**LEGEND:**  
ORIGINAL DISTRICT BOUNDARY LINE

PROPOSED AMENDED BOUNDARIES  
 (ALMOND NORTH, ZONE 4 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 SOUTHWEST  
 QUARTER OF SECTION 14, T.3N., R.6E., M.D.B.M.,  
 CITY OF LODI,  
 SAN JOAQUIN COUNTY, CALIFORNIA

THOMPSON-HYSELL ENGINEERS  
 1016 12th STREET SACRAMENTO, CALIFORNIA  
 MARCH, 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

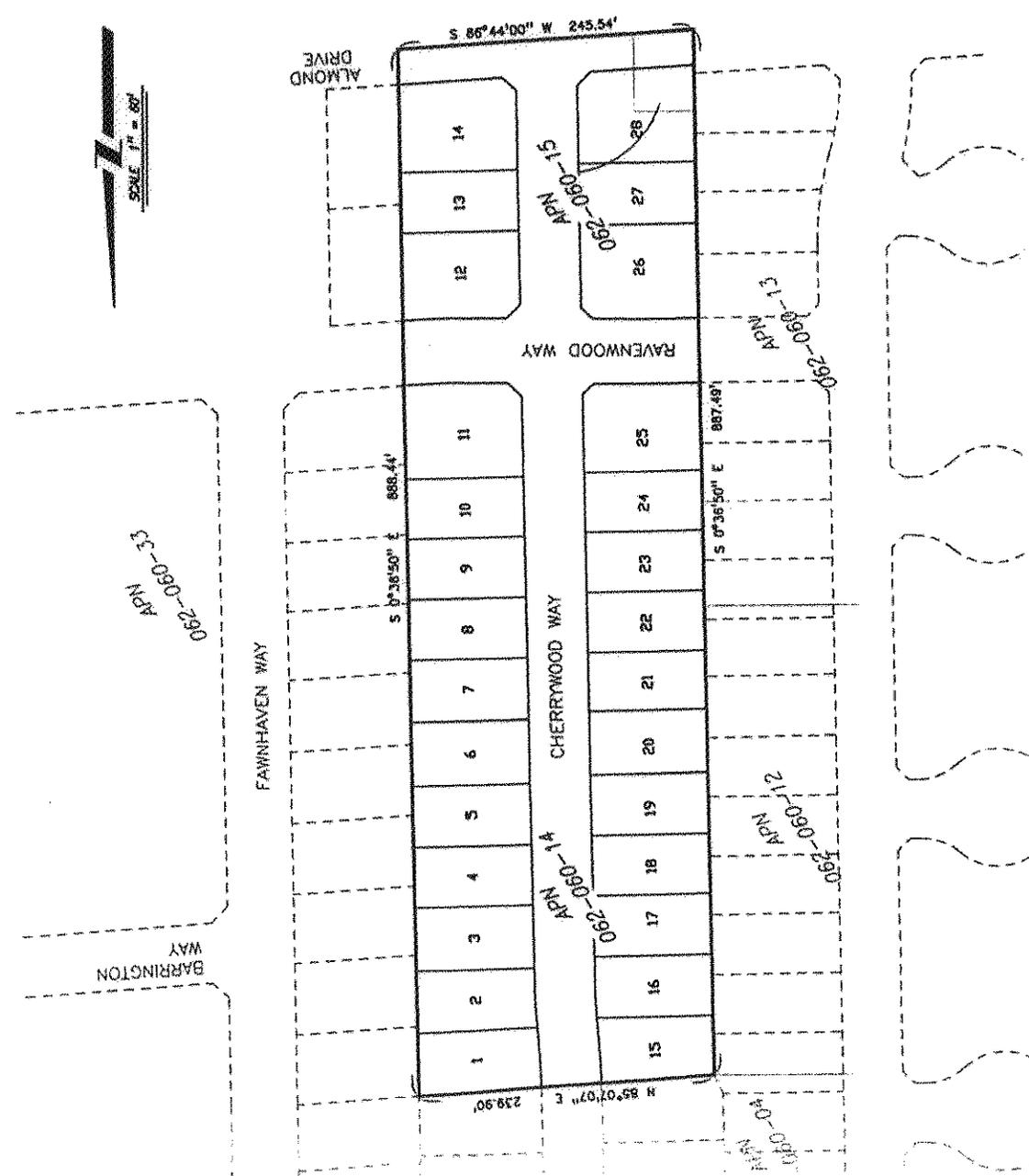
APPROVED AND  
 FILED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004.

COUNTY RECORDER  
 OF SAN JOAQUIN COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE FOREGOING MAP WAS PREPARED  
 IN ACCORDANCE WITH THE UNIFORM LAND RECORDS ACT AND  
 THE UNIFORM COMMERCIAL CODE, AND THAT THE MAP IS A TRUE  
 AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND  
 SEAL OF OFFICE, AT SACRAMENTO, CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004.

CITY CLERK OF THE CITY OF LODI

THE AMENDED BOUNDARIES SHOWN ON THIS MAP ARE THE PROPERTY OF THE CITY OF LODI  
 AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,  
 ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION  
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE  
 CITY OF LODI. ANY REPRODUCTION OR TRANSMISSION OF THIS MAP WITHOUT THE  
 EXPRESS WRITTEN PERMISSION OF THE CITY OF LODI IS PROHIBITED AND MAY BE  
 SUBJECT TO CIVIL AND CRIMINAL PENALTIES UNDER THE LAWS OF THE STATE OF CALIFORNIA.

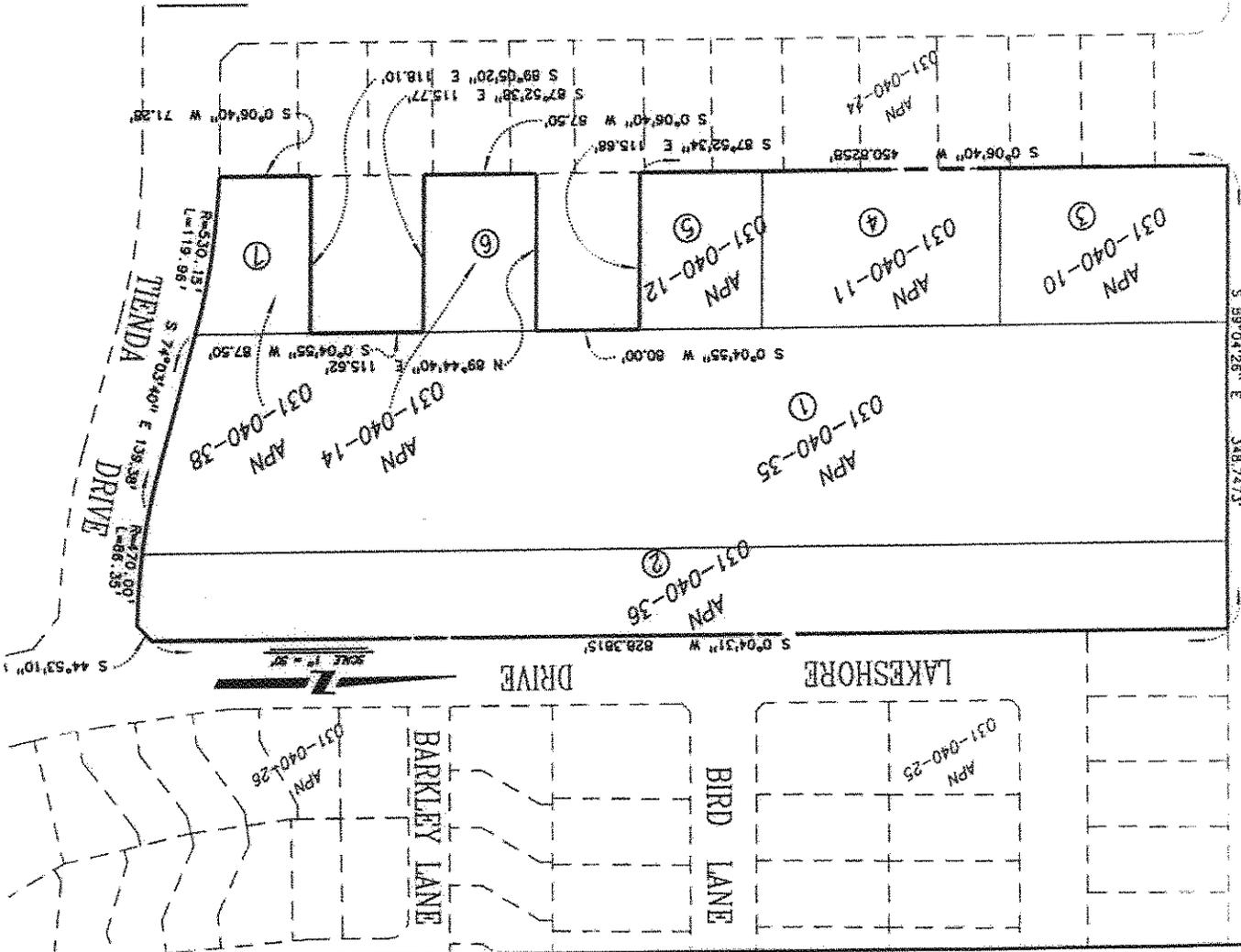


LEGEND:  
 \_\_\_\_\_ GENERAL DISTRICT BOUNDARY LINE

WOODBIDGE IRRIGATION DISTRICT CANAL

- NOTES:**
- ASSESSMENTS APPEAR ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
  - THIS MAP WAS COMPARED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
  - THIS ASSESSMENT DISTRICT CONTAINS 803 ACRES.

**LEGEND:**



ASSESSMENT DISTRICT BOUNDARY LINE  
 ASSESSMENT DISTRICT PARCEL NUMBER

**ASSESSMENT DIAGRAM INDEX**

BOOK PAGE SHEETS  
 082 101 11 12 14 21 24 25

ASSESSMENT DIAGRAM, ZONE 3  
 MILLSBRIDGE II  
 CITY OF LODI CONSOLIDATED LANDSCAPE  
 MAINTENANCE ASSESSMENT DISTRICT  
 NO. 2003-1 CITY OF LODI,  
 SAN JOAQUIN COUNTY  
 STATE OF CALIFORNIA

BEING THE SOUTHWEST QUARTER OF SECTION 11,  
 T.3 N., R.5 E., M. D. B. & M.,  
 CITY OF LODI,  
 SAN JOAQUIN COUNTY, CALIFORNIA

READ IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LODI THIS  
 2004

CITY CLERK OF THE CITY OF LODI

RECORDED IN THE OFFICE OF THE SUPERVISOR OF STREETS THIS  
 2004

SUPERVISOR OF STREETS  
 OF THE CITY OF LODI

READ THIS  
 DAY OF \_\_\_\_\_ 2004 AT THE HOUR  
 OF \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 MAP OF ASSESSMENTS AND COMMUNITY FEATURES IN THE OFFICE OF  
 THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ASSESSOR-RECORDER-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 PAGES AND PARCELS  
 OF LAND SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSOR HAS LAYED  
 ON THE DATE OF \_\_\_\_\_ 2004, THE ASSESSMENT ROLL AND THE  
 ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERVISOR  
 OF STREETS OF THE CITY OF LODI.  
 OF STREETS IN WARD 10 OF THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE  
 SUPERVISOR OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT  
 LAYED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

EXHIBIT C  
 SHEET 1 OF 2

THOMPSON-HYSELL  
 ENGINEERS

031-04

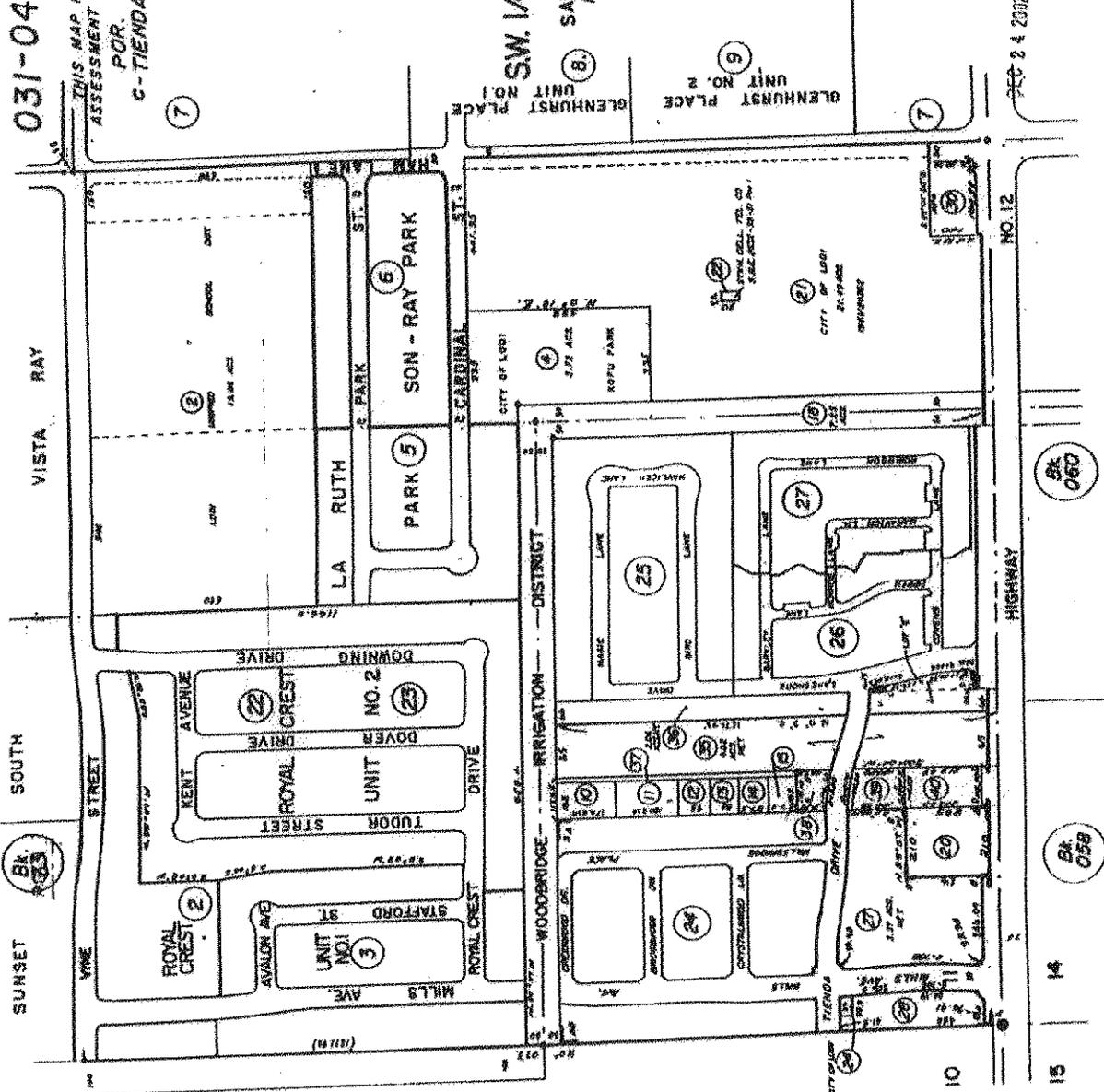
THIS MAP FOR ASSESSMENT USE ONLY

POR. C-TIENDA PLACE, UNIT NO. 1



SW. 1/4 SEC. 11 T3 N.R. 6E.  
SCALE 1"=300'  
SAN JOAQUIN COUNTY  
ASSESSORS MAPS

- A - P. M. BK. 7 Pg. 129
- B - P. M. BK. 20 Pg. 172
- C - P. M. BK. 35 Pg. 080
- D - P. M. BK. 22 Pg. 110



REC 24 2002

ASSESSMENT DIAGRAM, ZONE 4  
 ALMOND NORTH  
 CITY OF LODI CONSOLIDATED LANDSCAPE  
 MAINTENANCE ASSESSMENT DISTRICT  
 NO. 2003-1 CITY OF LODI,  
 SAN JOAQUIN COUNTY  
 STATE OF CALIFORNIA

BEING A PORTION OF LOT 14, A.J. LARSON'S  
 SUBDIVISION OF THE NORTHEAST QUARTER  
 OF SECTION 13, T.3N., R.6S., 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 \_\_\_\_\_ M. IN ROOM \_\_\_\_\_ OF  
 THE COURT RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

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

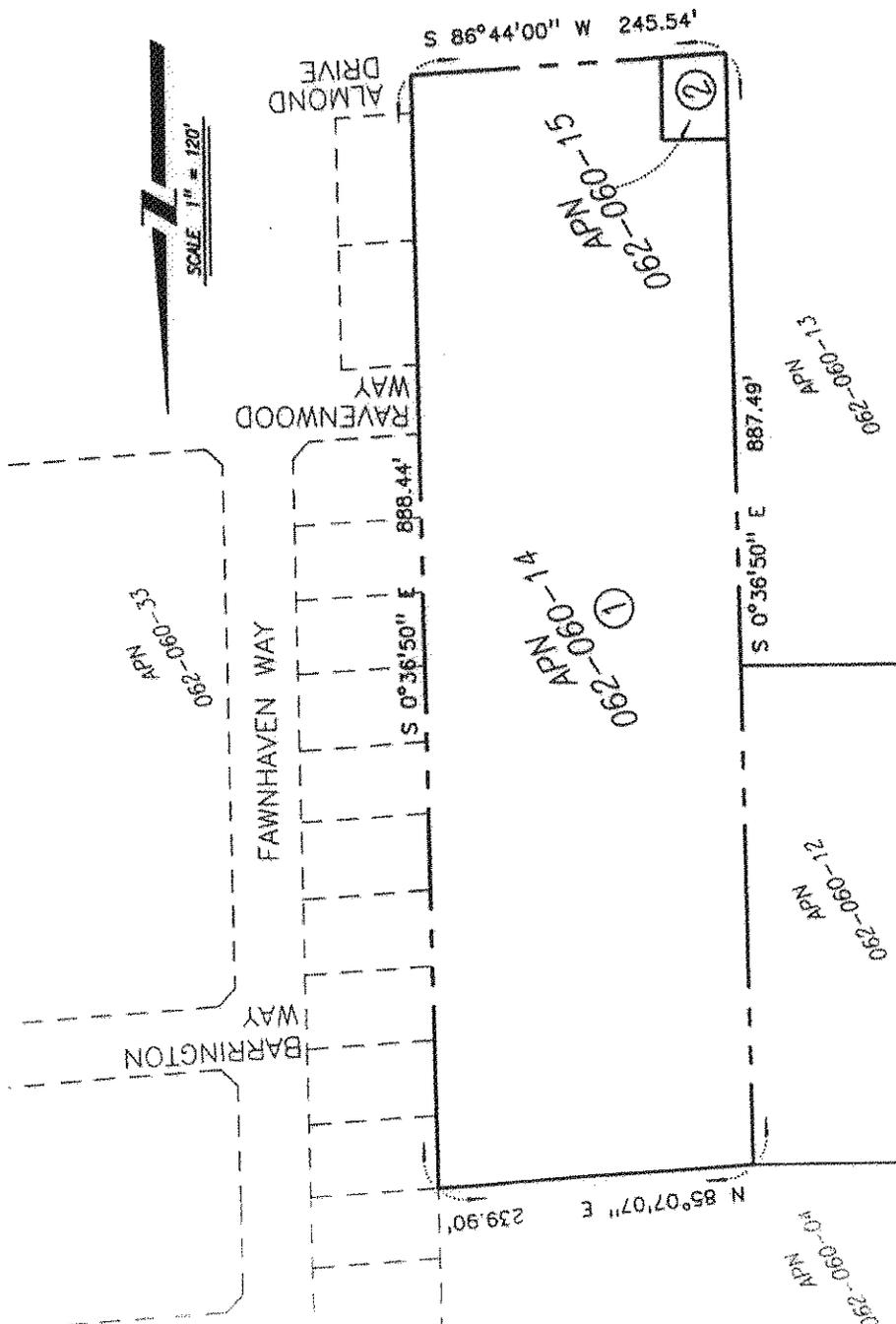
AN ASSESSMENT WAS LAYED BY THE CITY ENGINEER OF THE CITY OF LODI  
 COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE BEINGS AND PARCELS  
 ON THE SHOWN ON THE ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LAYED  
 ON THE DAY OF \_\_\_\_\_ 2004. THE ASSESSMENT DIAGRAM AND THE  
 ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT  
 OF STREETS OF THE CITY OF LODI ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2004.  
 REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE  
 SUPERINTENDENT OF STREETS 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, INC.**  
 1000 S. G ST. SUITE 100  
 LODI, CALIFORNIA 95240  
 (209) 921-1000



**LEGEND:**

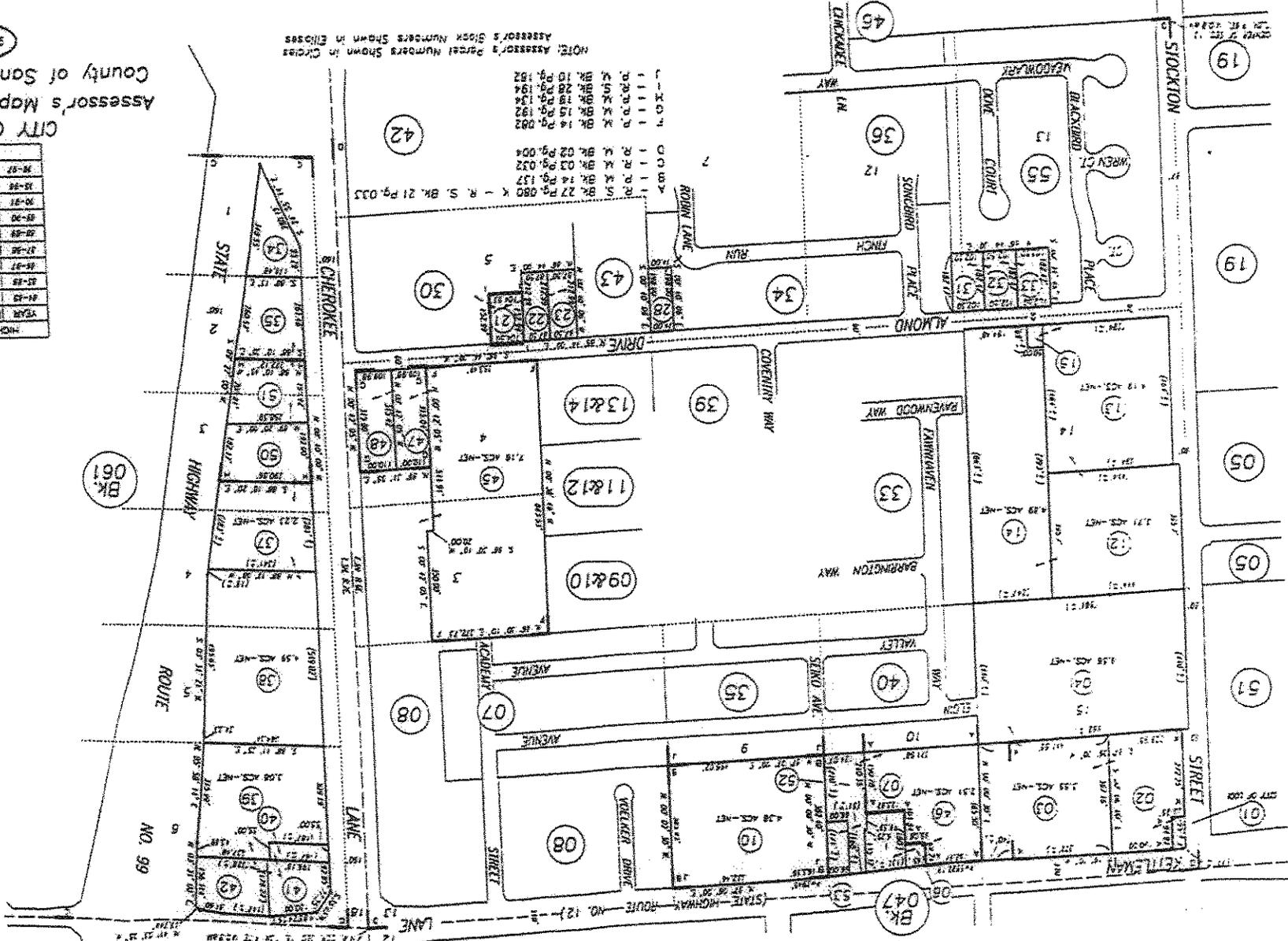
- ASSESSMENT DISTRICT BOUNDARY LINE
- ① ASSESSMENT DISTRICT PARCEL NUMBER

**ASSESSMENT DIAGRAM INDEX**

BOOK	PAGE	PARCELS
062	14	15

**NOTES:**

- ASSESSMENTS APPLY ONLY TO LAND LOCATED WITHIN THE CITY OF LODI AND WITHIN THE DESIGNATED ASSESSOR'S PARCELS.
- THIS MAP WAS COMPILED FROM THE RECORD INFORMATION AND IS NOT THE RESULT OF A FIELD SURVEY.
- THIS ASSESSMENT DISTRICT CONTAINS 3.00 ACRES.



NOTE: Assessor's Parcel Numbers Shown in Circles  
Assessor's Block Numbers Shown in Ellipses

1-1007 BK. 14 Pg. 082  
1-1008 BK. 15 Pg. 192  
1-1009 BK. 15 Pg. 192  
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