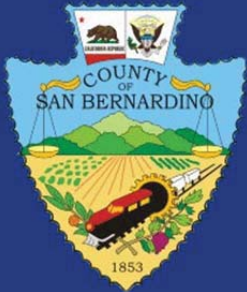




**Engineer's Report
Assessment District No. 2018-1
(Snowdrop Road)**

Prepared for



March 2018

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Assessment District No. 2018-1 (Snowdrop Road)

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Section i

Engineer's Statement



**FINAL
COMBINED "1931/1913 ACT"
ENGINEER'S REPORT
FOR
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1
(SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA**

Preliminary approval by the Board of Supervisors,
County of San Bernardino
on the 9th day of January, 2018

/S/

Clerk of the Board of Supervisors,
County of San Bernardino

Final approval by the Board of Supervisors,
County of San Bernardino
on the _____ day of _____ 2018

/S/

Clerk of the Board of Supervisors,
County of San Bernardino

AGENCY: COUNTY OF SAN BERNARDINO
PROJECT: ASSESSMENT DISTRICT NO. 2018-1 (SNOWDROP ROAD)
TO: BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

FINAL COMBINED "1931/1913 ACT" ENGINEER'S REPORT

Pursuant to the provisions of Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and pursuant to the provisions of Article XIID of the State of California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750) and following, and in accordance with the Resolution of Intention, being Resolution No. 2018-003 adopted by the Board of Supervisors of the County of San Bernardino, State of California, in connection with the proceedings for the County of San Bernardino Assessment District No. 2018-1 (Snowdrop Road), (hereinafter referred to as the "Assessment District"), a copy of said Resolution attached hereto as Appendix A, I, Matthew E. Webb, P. E., authorized representative of Albert A. Webb Associates, the appointed Assessment Engineer, submit herewith the Report for the Assessment District consisting of six (6) sections and appendices as follows:

- Section 1* **A GENERAL DESCRIPTION** of the proposed improvements and descriptions of all rights-of-way, easements and lands to be acquired, if necessary, is set forth in the Report, and made a part hereof.
- Section 2* **PLANS AND SPECIFICATIONS** are on file in the Office of the Special Districts Department, of the County of San Bernardino.
- Section 3* An **ESTIMATE OF THE COST** of the proposed improvements and annual maintenance of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and made part of the Report.
- Section 4* **A DIAGRAM** showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention, is filed herewith and made a part hereof, and part of the assessment.

Section 5 The **METHOD OF ASSESSMENT APPORTIONMENT** contains the method of apportionment of assessments, indicating the proposed assessment of the total amount of the costs and expenses of the improvements upon the lots and parcels of land within the District, in proportion to the estimated direct and special benefit received by such lots and parcels.

Section 6 A **PROPOSED ASSESSMENT** of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated direct and special benefits to be received by such subdivisions from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof. Said Assessment Roll shows:

The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.

The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed, determined in the manner set forth in California Streets and Highways Code section 2980.

APPENDICES

Appendix A The **Resolution of Intention** is marked Appendix A, which is attached hereto, referenced, and so incorporated.

Appendix B The **Right-of-Way Certificate** is marked Appendix B, which is attached hereto, referenced, and so incorporated.

Appendix C The **Certificates** are marked Appendix C, which is attached hereto, referenced, and so incorporated.

Appendix D The **Zoning Map** is marked Appendix D, which is attached hereto, referenced, and so incorporated.

Appendix E The **Zoning EDUs** are marked Appendix E, which is attached hereto, referenced, and so incorporated.

Appendix F The **Trips per Day EDUs** are marked Appendix F, which is attached hereto, referenced, and so incorporated.

- Appendix G* The **Equivalent Road Unit Map** is marked Appendix G, which is attached hereto, referenced, and so incorporated.
- Appendix H* The **Equivalent Road Unit EDUs** are marked Appendix H, which is attached hereto, referenced and so incorporated.
- Appendix I* The **Improvements Assessment Calculation** is marked Appendix I, which is attached hereto, referenced, and so incorporated.
- Appendix J* The **Operations and Maintenance Assessment Calculation** is marked as Appendix J, which is attached hereto, referenced, and so incorporated.
- Appendix K* The **Boundary Map** is marked as Appendix K, which is attached hereto, referenced, and so incorporated.

Dated this _____ day of _____, 2018.

Respectfully submitted,

ALBERT A. WEBB ASSOCIATES



MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ASSESSMENT ENGINEER FOR
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1 (SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

Section 1

Description of Work



Background

This Assessment District includes properties located in an unincorporated area of the County of San Bernardino (the "County") located between Archibald Avenue and Haven Avenue adjacent to the northern boundary of the City of Rancho Cucamonga. The County provides transportation service to the properties within the boundaries of the Assessment District while the City of Rancho Cucamonga is responsible for the streets south of the project area.

Section 10100 of the Municipal Improvement Act of 1913 provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The public improvements proposed to be installed and constructed by the County and financed in part through the levy of assessments within the Assessment District generally consists of street improvements including curb and gutter. The improvements are more specifically described as follows:

Street Improvements

The streets to be improved are local streets. These streets will function to carry traffic within and around the properties within the boundaries of the Assessment District for proper circulation. The local streets consist of the construction of new streets and street widening of existing streets. The local streets include the northern portion of Archibald Avenue north of the Rancho Cucamonga city boundary, Snowdrop Road, and the northern portion of Haven Avenue north of the Rancho Cucamonga city boundary.

The streets will be constructed and/or widened to International and California Fire Code standards. These standards may include curb and gutter, pavement, utility relocation, and storm drainage improvements, together with appurtenances and appurtenant work.

Incidental Expenses

Incidental expenses proposed to be financed by the Assessment District consist of charges relating, but not limited to, formation of the Assessment District, bond financing, design engineering, construction surveying and staking, bond counsel and other bond financing related costs, assessment engineering, construction management, construction administration, soils testing and incidental contingencies. These costs are incidental and necessary to accomplish the works of improvement.

Section 2

Plans and Specifications (Under Separate Cover)



The plans and specifications to construct the local street improvements, and any appurtenant work related thereto, for the area included within the Assessment District, which includes the northern portion of Archibald Avenue north of the Rancho Cucamonga city boundary, Snowdrop Road, and the northern portion of Haven Avenue north of the Rancho Cucamonga city boundary, describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and are incorporated herein as if attached and are a part of this Report.

Said Plans and Specifications for the improvements are placed on file in the office of the Special Districts Department at the County.

(On File Under Separate Cover in the Office of the Special Districts Department at the County of San Bernardino)

Section 3

Engineer's Estimate of Cost and Expenses



**Table 3-1
Estimated Cost of Improvements**

Description	Estimated Costs	
	Preliminary	Confirmed
I. CONSTRUCTION COSTS:		
A. CONSTRUCTION CONTRACT:		
<u>CLASS OF WORK</u>		
1. Mobilization, Demobilization, and Cleanup	\$50,000.00	\$50,000.00
2. Traffic Control Plan Preparation and Implementation	\$15,000.00	\$15,000.00
3. Dust Control and Water Supply	\$10,000.00	\$10,000.00
4. SWPPP Preparation and Implementation	\$15,000.00	\$15,000.00
5. Clearing and Grubbing	\$10,000.00	\$10,000.00
6. Roadway and Slope Grading, Compaction, Import	\$500,000.00	\$500,000.00
7. 0.35' Asphalt Pavement	\$670,500.00	\$670,500.00
8. 0.8' Class 2 Agg. Base	\$242,200.00	\$242,200.00
9. 0.15' Grind and AC Overlay	\$146,000.00	\$146,000.00
10. 8" AC Dike	\$2,300.00	\$2,300.00
11. 8" Traversable Dike	\$59,340.00	\$59,340.00
12. Retaining Wall Std. 610-2 (Include Footing)	\$573,620.00	\$573,620.00
13. Driveway Reconstruction	\$37,400.00	\$37,400.00
14. Arizona Crossing (Cross Gutter)	\$32,700.00	\$32,700.00
15. Metal Guard Rail Caltrans Std. A77A2	\$88,000.00	\$88,000.00
16. Concrete Collar	\$3,000.00	\$3,000.00
17. Headwall per SBC Std. 209	\$150,000.00	\$150,000.00
18. Rip Rap Dissipator	\$45,500.00	\$45,500.00
19. Wall Drain SPPWC Std. 617-2	\$12,000.00	\$12,000.00
20. Drainage Gutter per SPPWC Std. 617-2	\$38,250.00	\$38,250.00
21. Relocate Power Pole	\$10,000.00	\$10,000.00
22. Remove Headwall Structure	\$6,000.00	\$6,000.00
23. Remove Storm Drain	\$9,900.00	\$9,900.00
24. Drainage Inlet Type G5	\$11,000.00	\$11,000.00
25. 6' Wide Reinforced Conc Bench Swale	\$64,350.00	\$64,350.00
26. 3' Wide Interceptor Drain	\$57,000.00	\$57,000.00
27. 3' Wide Down Drain	\$87,500.00	\$87,500.00
28. Concrete Splash Wall	\$3,400.00	\$3,400.00
29. Concrete Down Drain Outlet	\$12,500.00	\$12,500.00
30. Relocate PVC Fence	\$33,400.00	\$33,400.00
31. Concrete Barrier Caltrans Std. B11-55	\$27,200.00	\$27,200.00
32. ¼ Ton Rip Rap Pad	\$5,940.00	\$5,940.00
33. Relocate Fire Hydrant	\$9,000.00	\$9,000.00
34. Adjust Valve to Grade	\$4,400.00	\$4,400.00
35. HDPE Dual Wall Reducing Tee 48" x 18"	\$500.00	\$500.00
36. 18" HDPE	\$10,880.00	\$10,880.00
37. 24" HDPE	\$30,020.00	\$30,020.00
38. 36" HDPE	\$104,860.00	\$104,860.00
39. 42" HDPE	\$12,250.00	\$12,250.00
40. 48" HDPE	\$39,480.00	\$39,480.00
41. 60" HDPE	\$148,010.00	\$148,010.00
42. Drainage Structure with ¾ Ton Rip Rap	\$97,600.00	\$97,600.00
43. Pervious Slope Protection (GeoGrid)	\$63,600.00	\$63,600.00

Table 3-1
Estimated Cost of Improvements (Continued)

Description	Estimated Costs	
	Preliminary	Confirmed
44. 8" Reinforced Concrete Side Slope	\$42,160.00	\$42,160.00
45. 8" PCC Curb SPPWC Plan 10-1	\$8,250.00	\$8,250.00
46. Drainage Structure Footing	\$7,600.00	\$7,600.00
47. Concrete Headwall Caltrans Std. D90	\$36,000.00	\$36,000.00
48. Waterline Relocation	\$361,500.00	\$361,500.00
49. Signing, Striping, and Pavement Markets	\$25,000.00	\$25,000.00
Total Construction	\$4,030,110.00	\$4,030,110.00
Construction Contingency (25%)	\$1,007,528.00	\$1,007,528.00
Total Construction and Contingencies	\$5,037,638.00	\$5,037,638.00
II. INCIDENTAL EXPENSES:		
A. ENGINEERING, CONSTRUCTION, & PROCEDURAL COSTS:		
1. Re-Design/Build Specification Preparation	\$15,000.00	\$15,000.00
2. Bidding Process	\$10,000.00	\$10,000.00
3. Re-Design (Contractor's Engineer)	\$100,000.00	\$100,000.00
4. Construction Survey	\$100,000.00	\$100,000.00
5. Inspection	\$160,000.00	\$160,000.00
6. Construction Management	\$120,000.00	\$120,000.00
7. Geotechnical and Materials Testing	\$60,000.00	\$60,000.00
8. Appraiser	\$20,000.00	\$20,000.00
9. Permits	\$50,000.00	\$50,000.00
Total Incidental	\$635,000.00	\$635,000.00
Incidental Contingency (15%)	\$95,250.00	\$95,250.00
Total Estimated Incidental Expenses and Contingencies	\$730,250.00	\$730,250.00
III. BOND ISSUANCE COSTS:		
1. Bank Origination Fee	\$117,423.09	\$117,423.09
2. Capitalized Interest	\$72,084.73	\$72,084.73
3. Reserve Fund	\$335,494.55	\$335,494.55
4. Cost of Issuance	\$417,000.00	\$417,000.00
5. Additional Proceeds	\$0.63	\$0.63
Total Bond Issuance Cost	\$942,003.00	\$942,003.00
BALANCE TO ASSESSMENT	\$6,709,891.00	\$6,709,891.00

Table 3-2
Estimated Cost of Operations and Maintenance⁽¹⁾

Description	Estimated Annual Costs ⁽²⁾⁽³⁾		Estimated 30 Year Costs ⁽³⁾	
	Preliminary	Confirmed	Preliminary	Confirmed
Facility Inspections	\$671.04	\$671.04	\$20,131.20	\$20,131.20
Culvert Cleaning	\$447.36	\$447.36	\$13,420.80	\$13,420.80
Shoulder Grading	\$4,260.00	\$4,260.00	\$127,800.00	\$127,800.00
Street Sweeping	\$3,000.00	\$3,000.00	\$90,000.00	\$90,000.00
Fog Seal	\$3,027.78	\$3,027.78	\$90,833.40	\$90,833.40
Slurry Seal	\$7,929.90	\$7,929.90	\$237,897.00	\$237,897.00
Chip Seal	\$10,957.68	\$10,957.68	\$328,730.40	\$328,730.40
Crack Seal	\$1,200.00	\$1,200.00	\$36,000.00	\$36,000.00
Pot Holes	\$2,750.00	\$2,750.00	\$82,500.00	\$82,500.00
SDD Admin	\$10,813.50	\$10,813.50	\$324,405.00	\$324,405.00
Auditing	\$874.00	\$874.00	\$26,220.00	\$26,220.00
COWCAP	\$233.75	\$233.75	\$7,012.50	\$7,012.50
Legal Notices	\$100.00	\$100.00	\$3,000.00	\$3,000.00
County Counsel	\$108.14	\$108.14	\$3,244.05	\$3,244.05
Contingency	\$2,318.66	\$2,318.66	\$69,559.72	\$69,559.72
BALANCE TO ASSESSMENT	\$48,691.81	\$48,691.81	\$1,460,754.07	\$1,460,754.07

⁽¹⁾ Annual assessments for operations and maintenance will be assessed in the same manner as the assessments for the improvements in accordance with the Method of Assessment Apportionment detailed in Section 5.

⁽²⁾ As required by Section 10204 of the Municipal Improvement Act of 1913, estimated annual costs reflect estimated assessments for each of the first five years during which the assessment is levied. Please note, the proposed assessments will increase 3% annually.

⁽³⁾ Amounts reflected in 2018 dollars.

Table 3-3
Estimated Cost of Improvements Recapitulation

Description	Estimated Costs	
	Preliminary	Confirmed
I. CONSTRUCTION COSTS AND CONTINGENCIES	\$5,037,638.00	\$5,037,638.00
II. INCIDENTAL EXPENSES AND CONTINGENCIES	\$730,250.00	\$730,250.00
III. BOND ISSUANCE COSTS	\$942,003.00	\$942,003.00
BALANCE TO ASSESSMENT⁽¹⁾	\$6,709,891.00	\$6,709,891.00

⁽¹⁾ Project cost is based on Engineering News Record (ENR) Construction Cost Index Los Angeles, (ENR = 11,555 (March 2017)).

Section 4

Assessment Diagram



A reduced copy of the Assessment Diagram is attached. The original full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the Clerk of the Board, of the County of San Bernardino.

ASSESSMENT DIAGRAM
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1
(SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

S. 1/2, SEC. 14, T.1.N., R.7.W., S.B.B. & M.

AN ASSESSMENT WAS LEVIED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 20____. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE COUNTY OF SAN BERNARDINO ON THE ____ DAY OF _____, 20____. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

 CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, THIS ____ DAY OF _____, 20____.

 CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA

FILED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE COUNTY OF SAN BERNARDINO, THIS ____ DAY OF _____, 20____.

 SUPERINTENDENT OF STREETS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA

SAN BERNARDINO COUNTY
RECORDER'S CERTIFICATE

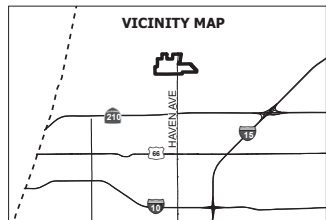
THIS DIAGRAM WAS FILED UNDER DOCUMENT NUMBER _____ THIS ____ DAY OF _____, 20____. IN BOOK _____, PAGE _____, OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT THE REQUEST OF _____ IN THE AMOUNT OF \$ _____.

BOB DUTTON
 ASSESSOR-RECORDER-CLERK
 COUNTY OF SAN BERNARDINO

BY: _____
 DEPUTY RECORDER



- LEGEND**
- ASSESSMENT DISTRICT BOUNDARY
 - PARCEL BOUNDARY
 - ① ASSESSMENT NUMBER



W.O. 11-0011

ALBERT A
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2017-2018.

ASSESSMENT DIAGRAM
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1
(SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
S. 1/2, SEC. 14, T.1.N., R.7.W., S.B.B. & M.

Assmt No.	APN	Assmt No.	APN	Assmt No.	APN
1	0201-033-06	27	0201-043-02	53	0201-043-41
2	0201-033-07	28	0201-043-03	54	0201-043-42
3	0201-033-08	29	0201-043-04	55	0201-043-43
4	0201-033-09	30	0201-043-08	56A	0201-043-69
5	0201-033-14	31	0201-043-09	56B	0201-043-70
6	0201-033-16	32	0201-043-10	57	0201-043-45
7	0201-033-17	33	0201-043-11	58	0201-043-46
8	0201-033-18	34	0201-043-12	59	0201-043-47
9	0201-033-19	35	0201-043-15	60	0201-043-48
10	0201-033-20	36	0201-043-16	61	0201-043-49
11	0201-033-21	37	0201-043-18	62	0201-043-50
12	0201-033-23	38	0201-043-20	63	0201-043-51
13	0201-033-24	39	0201-043-21	64	0201-043-52
14	0201-033-25	40	0201-043-22	65	0201-043-53
15	0201-033-26	41	0201-043-23	66	0201-043-54
16	0201-033-27	42	0201-043-26	67	0201-043-55
17	0201-033-28	43	0201-043-27	68	0201-043-56
18	0201-033-29	44	0201-043-28	69	0201-043-60
19	0201-033-30	45	0201-043-30	70A	0201-043-67
20	0201-033-31	46	0201-043-31	70B	0201-043-68
21	0201-033-32	47	0201-043-32	71A	0201-043-65
22	0201-033-33	48	0201-043-34	71B	0201-043-66
23	0201-033-34	49	0201-043-35	72	0201-281-13
24	0201-033-35	50	0201-043-36	73	0201-281-14
25	0201-033-36	51	0201-043-39	74	0201-281-18
26	0201-043-01	52	0201-043-40	75	0201-281-19

W.O. 11-0011

ALBERT A
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2017-2018.

Section 5

Method of Assessment Apportionment



METHOD OF ASSESSMENT APPORTIONMENT

The assessments required to be set forth in this report shall be deemed to be an estimate only and the final assessments levied under the “Municipal Improvement Act of 1913”, being Division 12 of the Street and Highways Code of the State of California, may differ therefrom in amount but shall be subject to the limitations imposed by the “Special Assessment Investigation, Limitation and Majority Protest Act of 1931”, being Division 4.5 of said Code.

The law, applicable to the levy of the assessments, including Article XIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) provide that special assessments levied pursuant to the “Municipal Improvement Act of 1913” must be based solely on the direct and special benefit properties receive from the work of improvement. The statutes do not specify the method of formula that should be used to apportion the assessment in any special assessment district proceedings. The County of San Bernardino has retained the firm of Albert A. Webb Associates, as Assessment Engineer, for the purpose of assisting the County in making an analysis of the facts in this Assessment District and recommending to the County the correct apportionment of the assessment obligation.

In making the analysis, it was necessary to identify the direct and special benefits that the proposed works of improvement will render to the properties within the boundaries of the Assessment District and to determine that the property owners assessed will receive a direct and special benefit distinguished from that of the general public and thus all properties receiving a special benefit have been assessed.

In order to apportion the assessments in direct proportion with the direct and special benefit that each parcel will receive from the works of improvements, an in-depth analysis was made and several factors were used, as more fully explained below. Based upon an analysis of the direct and special benefit to be received by each parcel from the construction of the works of improvements, the Assessment Engineer recommends the apportionment of costs as outlined below. The final authority and action rests with the County after hearing all testimony and evidence presented at a public hearing, and tabulating the assessment ballots mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the Board of Supervisors of the County of San Bernardino must make the final determination whether or not the assessment spread has been made in direct proportion to the direct and special benefits received by each parcel within the Assessment District. Ballot tabulation will be done at the conclusion of the public hearing and, if a majority of the returned ballots weighted by assessment amount are not in opposition to the Assessment District, the Board of Supervisors of the County of San Bernardino may form the Assessment District and levy the assessments.

The following sections set forth the methodology used to apportion the costs of the improvements as well as the costs of operations and maintenance of the improvements to each parcel.

Direct and Special Benefit

It is necessary to determine the amount of direct and special benefit that the properties to be assessed receive and distinguish it from any general benefits conferred on the public from the proposed improvements using an equitable and quantifiable method. The proposed local street improvements will provide a direct and special benefit to all parcels within the Assessment District as follows:

Property Access Benefit

All developable and publicly owned parcels that are connected to, adjacent to, and that utilize the improvements as primary access to the parcel receive direct and special benefit from the enhancement of roadways by providing adequate ingress and egress for property owners, as well as for police vehicles, fire apparatus and emergency vehicles which is critical to provide to each parcel the necessary level of police protection, fire safety and emergency medical services.

The proposed improvements will provide appropriate ingress and egress to the parcels within the boundaries of the Assessment District which is not available at the present time. Additionally, the improvements will provide improved circulation by providing each parcel with access via both Archibald Avenue and Haven Avenue.

As a result of the direct and special benefits outlined above, the proposed improvements will provide a higher level of service and increase the safety provided to the properties within the Assessment District. Therefore, the proposed improvements are of direct and special benefit to these properties, which is unique and distinct from any incidental general benefit that the proposed improvements provide to members of the general public.

General Benefit

Section 4 of Article XIID requires that any general benefit provided by the proposed improvements be separated from the special benefits and that only the special benefit portion of the costs of the improvements be assessed on those properties identified as receiving the special benefits. Any portion of the costs of the street improvements that will provide general public benefit beyond the properties within the Assessment District will not be assessed to properties within the Assessment District.

For the Assessment District, the proposed improvements are exclusively local roadways. The roadways are not designated as arterial or collector roadways. This Assessment District is located immediately north of the city boundaries of the City of Rancho Cucamonga which has an established

network of arterial streets and roadways which function as intended to provide for the movement of traffic around and through the community at large without the need to utilize the local streets being improved by the Assessment District for such purposes. Any use of these streets within the Assessment District as “through” streets is incidental as the streets will only serve residential properties. There are no streets within the boundaries of the Assessment District which serve as a thruway for any business, destinations, or retail/commercial areas.

The proposed street improvements and the benefits of improved ingress and egress are specific to those properties situated within the Assessment District, with only incidental benefits to those who visit the properties within the Assessment District or pass through the Assessment District on trips originating outside the boundary and having a destination outside the boundary. All parcels within the Assessment District will have feasible access to Snowdrop Road.

Based on the facts and circumstances, there is no new general benefit to the properties within the Assessment District boundary or to the public at large resulting from the proposed street improvements. The general benefits of having public roadways in the areas surrounding the Assessment District presently exists and the proposed improvements will not enhance or add to these existing benefits.

Method of Assessment

The property access benefit described above identifies the direct and special benefit received from the street improvements by the properties within the boundaries of the Assessment District. In recognition of the fact that these improvements will benefit all developable and publicly owned properties within the Assessment District, all properties have been assessed within the Assessment District on an Equivalent Dwelling Unit (the “EDU”) basis. This basis was chosen as properties with a higher number of EDUs will receive greater special benefit as each will experience greater usage of the road based on density and trips per day. Once complete, the improvements will allow for all properties to be developed to their highest use. There are three categories of properties assessed: 1) developed single family residential properties, 2) developable properties that are currently undeveloped, and 3) publicly owned property.

Article XIII D, which was added to the California Constitution by the passage of Proposition 218, mandates that “Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.” The Assessment District ***includes eighteen (18) publicly owned parcels all of which receive special benefit and have been assigned a portion of the assessment based on the methodology described herein.*** The number of parcels and total acreage for each category is listed in the table below.

**Table 5-1
Assessment District Classification Breakdown**

Property Type	Number of Parcels	Total Acreage
Developed	21	81.17
Undeveloped	39	444.36
Publicly Owned	18	312.61

Assessment Calculation Factors

There are many factors taken into consideration in the design and construction of roadways. For our purposes we've identified three primary factors included in roadway design and construction to ensure the total assessment is apportioned equitably and in direct proportion to the special benefit received by all properties within the Assessment District. The assessment calculation accounts for the ultimate impact to the road based upon the intended use by each property owner, the volume of traffic at peak hours, and the length of the road utilized by each property owner. Each of the aforementioned concepts is represented by the following factors used on an EDU basis in the apportionment of the costs of improvements for each parcel within the Assessment District: i) the parcel's zoning, ii) trip count, and iii) equivalent road unit. Each factor is equally weighted in the Method of Assessment at one-third of the total Benefit Units (BUs) as each is equally integral to the design and construction of the proposed roadway. The three factors and their methodologies are detailed below.

Zoning EDUs

Due to the topography of the project area, the County requested a "Slope and Zoning Dwelling Unit Yield Analysis" be prepared by Michael Baker International pursuant to the County's Development Code Standards to determine the number of allowable dwelling units for each parcel within the Assessment District. There were two methodologies used in the analysis; 1) a straight slope analysis and 2) an average slope analysis. The analysis concluded that for all 78 parcels within the Assessment District, the existing County Zoning Designation produced the lowest maximum dwelling unit yield and was far more restrictive than either the straight slope analysis or the average slope analysis. As a result, the Zoning EDU allocation is based solely on the existing Zoning Designation for each parcel. The current County Land Use Zoning designation is defined in the table below:

**Table 5-2
Zoning Designation**

Land Use Zoning	Description	Dwelling Units/ Acres
RS-1	Single Residential - 1 acre	1/1
RL	Rural Living - 2.5 acres	1/2.5
RL-5	Rural Living - 5 acres	1/5
RL-10	Rural Living - 10 acres	1/10
SD-Res	Special Development	1/5

A zoning map for the parcels within the Assessment District was created in order to depict the zoning designations for each parcel, see Appendix D. Pursuant to County Zoning Standards, a maximum dwelling unit yield was determined. The results are expressed on an EDU basis based on the parcel's total acreage and zoning designation. Six developed parcels received EDUs less than one; however, single family residences are constructed on each of these parcels, and as a result their EDUs have been assigned one EDU. The Zoning EDUs for all parcels within the Assessment District are shown in Appendix E. Publicly owned parcels are currently restricted from developing single family residential properties and are each assigned zero EDUs.

Trip Count EDUs

Developed Properties' TPDs

A second factor used to determine the direct and special benefit derived from the improved property access for a parcel is the determination of trip counts. It is appropriate to determine the amount of special benefit to a parcel based on the traffic to be generated by that parcel. The correlation between traffic generation per dwelling unit, Trips Per Day (the "TPD"), and special benefit is appropriately based on the number of TPDs the average single family residential property will generate. According to the Institute of Transportation Engineers¹ the average single family residential property will generate 9.57 TPDs. For the purposes of assigning benefit, a baseline of 9.57 TPDs will equal one EDU (9.57 TPD = 1 EDU). Therefore, all developed single family residential properties will be assessed one (1) EDU per residential dwelling unit.

Undeveloped Properties' TPDs

The local streets to be improved within the Assessment District will benefit the undeveloped but developable properties as they are necessary and required for the future development of residential dwelling units on these properties. Based on the County's general plan and existing zoning for these parcels a maximum number of allowable residential units has been calculated and is listed in the TPD Table in Appendix F.

The area within the boundaries of the Assessment District is mountainous and has a number of properties with an estimated developable acreage less than the gross acreage of the property. Based on the existing County Zoning Designation a total number of allowable units was determined and assigned to the undeveloped property as described below. Each allowable unit has been assigned 9.57 TPDs or 1 EDU per residential dwelling unit.

Undeveloped TPD Exceptions

1. *Assessor's Parcel Number (APN) 0201-043-04 contains a well-site owned and servicing properties owned by Pete Cruz. It has been determined that this parcel is not developable beyond its existing use and has been assigned zero dwelling units, but has been assigned 0.0153 EDUs based on 0.1461 TPD or one trip per week.*

¹ Trip Generation Manual, 8th Edition, Published by Institute of Transportation Engineers

2. APNs 0201-043-09 and 0201-043-12 are privately owned and undevelopable due to terrain and slope restrictions, as confirmed by the County. As such these properties are not assigned any residential dwelling units and have been assigned 0.0017 EDUs each based on 0.0164 TPD or twice per year.

Publicly Owned Properties' TPDs

The less a public property uses the facilities the less benefit it receives from those facilities. Therefore properties owned by public agencies and public utilities, such as Southern California Edison Company, that have significantly fewer TPDs than the average single family residential property will be assigned a lesser number of EDUs for their use of those facilities. All of the properties within the boundaries of the Assessment District have been identified and their individual uses determined as assigned by the San Bernardino County Assessor's Office. These types of properties include open space, government land, flood control properties, well sites, a radio transmission site, and electricity transmission lines. These properties do not generate traffic from the general public. Based on their existing use the only traffic that would be generated would be for maintenance of the public facilities and the public utilities that exist on those properties. Each property owned by a public agency or a public utility has been evaluated and the generally expected number of trips per day based on the current use of the property has been applied. The number of trips per day for each public parcel is determined and converted into EDUs by applying the formula below. Below is an example for converting the number of trips per day assuming that a specific parcel could generate one trip per week, or 0.14 TPDs.

$$\begin{array}{l} \text{Publicly Owned \& Public} \\ \text{Utility Property EDU} \\ \text{Conversion} \end{array} = \frac{\text{Trips per Day}}{\text{Average Single Family Residential Trips per Day}} = \frac{0.14 \text{ TPD}}{9.57 \text{ TPD}} = \begin{array}{l} 0.01 \text{ EDU} \\ \text{Per Parcel} \end{array}$$

Based upon maintenance service records for the various public agencies and public utilities on the existing use and land use as assigned by the San Bernardino County Assessor's Office a determination was made for assigning the number of trips per day. It was determined that each time a public agency or a public utility takes a trip to its property for maintenance each property will be visited during that trip and therefore the TPD is spread equally among these properties. For example, if the City of Los Angeles will make six (6) trips per year for maintenance, that equates to 0.016 TPD. During those trips they will visit each property on that same day, therefore the 0.016 TPD is split evenly among the five (5) properties and each property is assigned 0.0003 EDUs. This evaluation was used to identify the direct and special benefit these properties received from the proposed improvements. Each of the parcels owned by a public agency or a public utility within the Assessment District are not developable beyond their existing use due to existing zoning restrictions and the requirement for their utility uses.

Equivalent Road Unit EDUs

A third factor used in determining the total Benefit Units (BU) of a property is the Equivalent Road Unit (ERU). The farther a property owner travels down Snowdrop Road to reach the subject property, the more a direct and special benefit is being realized. In an effort to determine the total direct and special benefit received per parcel, the County of San Bernardino Special Districts Department created a map which divided the proposed Snowdrop Road into 110 equal stations, see Appendix G. This map was used to determine the total distance a property owner would use to reach the subject property. Stationing is utilized in roadway design and construction as a means of measurement, and each station represents a 100 foot interval along Snowdrop Road. Property owners can enter Snowdrop Road from either the east end or west end of the roadway. Each property’s Equivalent Road Unit EDU is determined by the number of stations traversed to reach the subject property. The maximum number of stations a property owner can potentially use to reach the property is 55. When calculating the Equivalent Road Unit for each property within the Assessment District, the point of ingress and egress for each property was either an existing path or the most logical access point for undeveloped parcels. Property located at the midpoint of Snowdrop Road would have a higher station count than property located near the end of Snowdrop Road as the property owner would use a greater portion of the road to get to the property. The calculation for each parcel’s ERU can be found in Appendix H.

Summary

Benefit Unit

In applying all three factors to determine the total number of Benefit Units each factor was weighted as a portion of that factors set. Each factor is responsible for one-third of the total benefit received from the improvements. Each factor is a separate measure of special benefit and contributes equally to special benefit. No reason was observed why these factors should be weighted differently. The formula for calculating the Benefit Units is as follows:

$$\text{Benefit Unit BU per Parcel} = \frac{\# \text{ Zoning EDUs}}{\text{Total Zoning EDUs}} \times \frac{1}{3} + \frac{\# \text{ TPD EDUs}}{\text{Total TPD EDUs}} \times \frac{1}{3} + \frac{\# \text{ ERU EDUs}}{\text{Total ERU EDUs}} \times \frac{1}{3}$$

The following table apportions the total number of benefit unit based on the three factors contributing to the total direct and special benefit received.

**Table 5-3
Benefit Unit Assignment**

Assmt No.	Assessor's Parcel Number	Land Use Zoning	Gross Acres	Zoning EDU	Trips per Day EDU	Equivalent Road Unit EDU	Benefit Units
1	0201-033-06	SD-Res	19.73	3.00	1.00	11.00	0.0130
2	0201-033-07	SD-Res	0.65	0.00	0.03	3.00	0.0006

Benefit Unit Assignment (Continued)

Assmt No.	Assessor's Parcel Number	Land Use Zoning	Gross Acres	Zoning EDU	Trips per Day EDU	Equivalent Road Unit EDU	Benefit Units
3	0201-033-08	SD-Res	1.62	0.00	0.00	7.00	0.0012
4	0201-033-09	SD-Res	5.21	0.00	0.00	3.00	0.0005
5	0201-033-14	RS-1	2.60	1.00	1.00	2.00	0.0067
6	0201-033-16	RL-10	20.00	1.00	1.00	23.00	0.0103
7	0201-033-17	RL-10	20.84	2.00	1.00	36.00	0.0149
8	0201-033-18	RL-10	44.01	4.00	1.00	53.00	0.0226
9	0201-033-19	RL-5/RL-10	11.00	1.00	1.00	41.00	0.0134
10	0201-033-20	RL-5/RL-10	10.00	1.00	1.00	50.00	0.0150
11	0201-033-21	RS-1	1.00	1.00	1.00	50.00	0.0150
12	0201-033-23	RL-10/RS-1	30.08	6.00	3.00	54.00	0.0355
13	0201-033-24	RL-10/RS-1	9.63	2.00	1.00	45.00	0.0165
14	0201-033-25	RL-10/RS-1	9.78	1.00	1.00	45.00	0.0141
15	0201-033-26	RL-10/RS-1	1.03	1.00	1.00	45.00	0.0141
16	0201-033-27	SD-Res	56.88	13.00	1.00	25.00	0.0392
17	0201-033-28	RL-10/RS-1	2.63	1.00	1.00	38.00	0.0129
18	0201-033-29	RL-10/RS-1	3.08	1.00	1.00	38.00	0.0129
19	0201-033-30	RL-10/RS-1	5.71	2.00	1.00	36.00	0.0149
20	0201-033-31	RL-10/RS-1	4.01	2.00	1.00	27.00	0.0134
21	0201-033-32	SD-Res	1.15	0.00	0.03	25.00	0.0044
22	0201-033-43	SD-Res	36.53	0.00	1.00	25.00	0.0083
23	0201-033-44	SD-Res	0.22	0.00	0.01	25.00	0.0044
24	0201-033-35	FW	0.88	0.00	0.02	25.00	0.0044
25	0201-033-36	FW	0.58	0.00	0.03	25.00	0.0044
26	0201-043-01	RL	4.97	1.00	1.00	23.00	0.0103
27	0201-043-02	RL	4.98	1.00	1.00	17.00	0.0093
28	0201-043-03	RL	4.88	1.00	1.00	17.00	0.0093
29	0201-043-04	RL-5	0.03	0.00	0.02	17.00	0.0030
30	0201-043-08	SD-Res	2.28	0.00	0.00	6.00	0.0010
31	0201-043-09	SD-Res	2.16	0.00	0.00	6.00	0.0010
32	0201-043-10	RL-5/SD-Res	1.90	1.00	1.00	3.00	0.0069
33	0201-043-11	RL-5/SD-Res	2.96	1.00	1.00	3.00	0.0069
34	0201-043-12	SD-Res	0.91	0.00	0.00	7.00	0.0012
35	0201-043-15	RL	4.26	1.00	1.00	7.00	0.0075
36	0201-043-16	RL	3.93	1.00	1.00	25.00	0.0107
37	0201-043-18	RL-5	3.41	1.00	1.00	36.00	0.0126
38	0201-043-20	RL-5	7.88	1.00	1.00	32.00	0.0119
39	0201-043-21	RL-5/RS-1	3.77	1.00	1.00	48.00	0.0146
40	0201-043-22	RL-5	4.95	1.00	1.00	50.00	0.0150

Benefit Unit Assignment (Continued)

Assmt No.	Assessor's Parcel Number	Land Use Zoning	Gross Acres	Zoning EDU	Trips per Day EDU	Equivalent Road Unit EDU	Benefit Units
41	0201-043-23	RL-5	1.88	1.00	1.00	53.00	0.0155
42	0201-043-26	SD-Res	6.88	0.00	0.00	7.00	0.0012
43	0201-043-27	RL/RS-1	0.93	1.00	1.00	7.00	0.0075
44	0201-043-28	RL/RS-1	21.31	17.00	11.00	7.00	0.0852
45	0201-043-30	RL/RL-5/RS-1	20.00	14.00	9.00	46.00	0.0769
46	0201-043-31	RL-5/RS-1	19.08	6.00	4.00	7.00	0.0313
47	0201-043-32	FW	3.80	0.00	0.02	3.00	0.0006
48	0201-043-34	RL-5/SD-Res	0.90	0.00	0.02	3.00	0.0006
49	0201-043-35	RL-5/SD-Res	18.48	0.00	0.00	3.00	0.0005
50	0201-043-36	RL-5/RS-1	5.05	1.00	1.00	7.00	0.0075
51	0201-043-39	RL-5/SD-Res	15.86	0.00	0.00	3.00	0.0005
52	0201-043-40	RL-5/SD-Res	22.66	4.00	1.00	53.00	0.0226
53	0201-043-41	RL-5/SD-Res	14.53	0.00	0.00	7.00	0.0012
54	0201-043-42	RL-5/RS-1/SD-Res	6.16	2.00	1.00	7.00	0.0099
55	0201-043-43	RL-5/SD-Res	12.46	2.00	1.00	32.00	0.0142
56A	0201-043-69	RL-5	1.65	1.00	1.00	32.00	0.0119
56B	0201-043-70	RL-5	2.49	1.00	1.00	32.00	0.0119
57	0201-043-45	RL-5/RS-1	1.98	1.00	1.00	41.00	0.0134
58	0201-043-46	RL-5	4.81	1.00	1.00	48.00	0.0146
59	0201-043-47	RS-1	1.25	1.00	1.00	14.00	0.0088
60	0201-043-48	RS-1	1.73	1.00	1.00	20.00	0.0098
61	0201-043-49	RS-1	2.01	2.00	2.00	20.00	0.0161
62	0201-043-50	RL	2.11	1.00	1.00	32.00	0.0119
63	0201-043-51	RL	2.46	1.00	1.00	32.00	0.0119
64	0201-043-52	RL-5/RS-1	2.56	1.00	1.00	53.00	0.0155
65	0201-043-53	RL-5/RS-1	2.81	2.00	1.00	55.00	0.0182
66	0201-043-54	RL-5/RS-1	5.18	1.00	1.00	53.00	0.0155
67	0201-043-55	RL-5/RS-1	17.66	7.00	3.00	53.00	0.0377
68	0201-043-56	RL/RS-1	4.11	4.00	1.00	23.00	0.0175
69	0201-043-60	RL/RS-1	3.46	2.00	1.00	21.00	0.0123
70A	0201-043-67	RL/RS-1	4.59	2.00	1.00	33.00	0.0144
70B	0201-043-68	RL/RS-1	6.70	4.00	1.00	36.00	0.0197
71A	0201-043-65	RL/RS-1	6.92	4.00	2.00	7.00	0.0186
71B	0201-043-66	RS-1	1.99	1.00	1.00	7.00	0.0075
72	0201-281-13	FW/SD-Res	18.22	0.00	0.00	6.00	0.0010
73	0201-281-14	SD-Res	15.03	0.00	0.00	3.00	0.0005
74	0201-281-18	RS-1	1.00	0.00	0.03	7.00	0.0013
75	0201-281-19	FW/RS-1	205.33	0.00	0.02	3.00	0.0006

Section 6
Assessment

WHEREAS, on January 9, 2018, the Board of Supervisors of the County of San Bernardino, San Bernardino County, California, did, pursuant to the provisions of the “Municipal Improvement Act of 1913”, being Division 12 of the Streets and Highways Code of the State of California, as amended, adopt its Resolution of Intention No. 2018-003, for the construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special Assessment District known and designated as:

COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1
(SNOWDROP ROAD)

(Hereinafter referred to as the “Assessment District”); and,

WHEREAS, said Resolution of Intention, as required by law, did direct the appointed Assessment Engineer to make and file a “Report”, consisting of the following:

- General description of the works of improvement to be constructed, acquired and installed;
- Plans and specifications;
- Cost Estimate;
- Assessment Diagram showing the Assessment District and the subdivisions of land contained therein;
- A proposed assessment of the costs and expenses of the works of improvement levied upon all of the parcels of land which will specially benefit from such works of improvement (the “Assessment Roll”);
- A proposed maximum annual assessment to pay costs incurred by County of San Bernardino and not otherwise reimbursed for administration and collection of assessments or from administration or registration of any associated bonds and reserve or other related funds;
- An estimate of the amount of the assessment to be levied for each of the first five years to fund the costs of operations and maintenance of the street improvements.

For particulars, reference is made to the said Resolution of Intention.

NOW, THEREFORE, I, Matthew E. Webb, P. E., authorized representative of Albert A. Webb Associates, the appointed ASSESSMENT ENGINEER, pursuant to the “Municipal Improvement Act of 1913”, do hereby submit the following:

1. I, pursuant to the provisions of law and the Resolution of Intention, have assessed the costs and expenses of the works of improvement to be constructed or acquired in the Assessment District and the costs of operations and maintenance of the works of improvement for the first five years upon all of the parcels of land specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. All of the specially

2. benefited parcels are included within the boundaries of the Assessment District. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a reduced copy of which is included herein.
3. As required by law, an Assessment Diagram is filed herewith and made a part hereof showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Assessment District as the same existed at the time of the passage of said Resolution of Intention, each subdivision of land or parcels or lots respectively have been given a separate number upon said Assessment Diagram and in the Assessment Roll contained herein.
4. The separate numbers given the subdivisions and parcels of land, as shown on the Assessment Diagram correspond with the numbers appearing on the Assessment Roll contained herein.
5. NOTICE IS HEREBY GIVEN that the County of San Bernardino will issue bonds pursuant to the "Improvement Bond Act of 1915" to represent all unpaid assessments made for the costs and expenses of the works of improvements to be constructed, and the last installment of said bonds shall mature a maximum of twenty-two (22) years from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum. The bonds may be issued in more than one series, depending on duration of the improvement work and related considerations.
6. NOTICE IS HEREBY GIVEN that, as provided for in Subdivision (f) of Section 10204 of the said Code, a proposed maximum annual assessment, in the amount not to exceed one percent of the total amount of the bonds issued to represent all unpaid assessments is proposed to be assessed equally upon each of the several subdivisions of land in the Assessment District. Said annual assessment is to pay costs incurred by the County of San Bernardino and not otherwise reimbursed which result from the administration and collection of assessments or from the administration of the bonds and related funds.
7. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby make the following Assessments to cover the costs and expenses of the works and operation and maintenance of the improvements for the Assessment District based on the costs and expenses as set forth below:

Description	As Preliminarily Approved	As Confirmed
Estimated Costs of Construction and Contingencies	\$5,037,638.00	\$5,037,638.00
Estimated Incidental Costs and Expenses	\$730,250.00	\$730,250.00
Estimated Total Project Cost	\$5,767,888.00	\$5,767,888.00
Bond Issuance Costs	\$942,003.00	\$942,003.00
Balance to Improvements Assessment⁽¹⁾	\$6,709,891.00	\$6,709,891.00

⁽¹⁾ Project cost is based on Engineering News Record (ENR) Construction Cost Index Los Angeles, (ENR = 11,555 (March 2017)).

Description	As Preliminarily Approved	As Confirmed
Estimated Costs of Operations and Maintenance	\$1,460,754.07	\$1,460,754.07
Balance to Operations and Maintenance Assessment	\$1,460,754.07	\$1,460,754.07

8. It is my opinion that:

- All properties that receive a direct and special benefit from the works of improvement have been included within the boundaries of the Assessment District, and all such receive a direct and special benefit from the works of improvement as proposed to be constructed for the Assessment District; as discussed in Section 5 of this report.
- The proportionate direct and special benefit derived by each parcel proposed to be assessed has been determined in relationship to the entirety of the cost of the works of improvement and with respect to the assessment for the cost of operations and maintenance in the same proportion;
- No assessment is proposed to be imposed on any parcel which exceeds the reasonable cost of the proportional direct and special benefit to be conferred on such parcel;
- Only special benefits have been assessed; there is no general benefit derived from the works of improvement
- There are eighteen parcels within the Assessment District owned by a public agency which will receive a direct and special benefit from the works of improvement. These public properties will be assessed in the same manner as private properties.

9. In accordance with Part 7.5, Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Division 4 of the Streets and Highways Code, State of California (the "1931 Act"), the following information is supplied:

- The total amount, as near as may be determined, of the total principal sum of all unpaid assessments and special assessments required or proposed to be levied against the total area of the Assessment District is \$6,709,891.00 for the works of improvement and \$1,460,754.07 for the operation and maintenance of said improvements.

- The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed, as determined from the assessed values of land and structures from the 2017 San Bernardino County Assessor's Roll, is \$33,912,434.00.
- We hereby find that the total amount of the principal sum of all unpaid special assessments plus the principal amount of the special assessment proposed to be levied by the Assessment District, does not exceed one-half of the total value of the parcels proposed to be assessed.

For particulars as to the individual assessments, and their descriptions, reference is made to the Assessment Rolls included herein.

Dated this _____ day of _____, 2018.

ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ASSESSMENT ENGINEER FOR
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1 (SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

At the order of the Board of Supervisors of the County of San Bernardino, the individual assessment amounts shown on the Assessment Rolls in Section 6 of this report have been recomputed, and said recomputed amounts are listed on said roll in the column headed "Assessment as Confirmed".

Dated this _____ day of _____, 2018.

ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ASSESSMENT ENGINEER FOR
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1 (SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

The assessments of the total amount of the costs and expenses of the improvements upon the subdivisions of land within the Assessment District in proportion to the direct and special benefit to be received by the properties from the improvements is set forth upon the following Assessment Roll filed with and made part of this Report.

The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed is set forth below.

The total assessed value, determined from the latest County of San Bernardino Assessor's roll, of the parcels of land and improvements which are proposed to be assessed are included in the following tables.

**Table 6-1
Improvements Assessment Roll**

Assmt No.	Assessor's Parcel Number	Assessee	Total 2017 Assessed Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Received
1	0201-033-06	CT L INVESTMENTS CO	\$182,304	\$0	\$88,116.01	\$87,237.05
2	0201-033-07	CUCAMONGA COUNTY WATER DISTRICT	\$0	\$0	\$4,237.46	\$4,170.50
3	0201-033-08	SOUTHERN CALIFORNIA EDISON COMPANY	\$0	\$0	\$8,260.44	\$8,123.54
4	0201-033-09	CITY OF LOS ANGELES	\$16,955	\$0	\$3,544.48	\$3,485.75
5	0201-033-14	GRANT, PEGGY S	\$733,035	\$0	\$45,328.55	\$44,855.31
6	0201-033-16	GUEMBER, CHARLES	\$162,340	\$0	\$70,075.25	\$69,191.70
7	0201-033-17	GOMBERG, DAVE	\$342,720	\$0	\$101,485.50	\$100,233.01
8	0201-033-18	JADALLAH, CHARLES	\$233,739	\$0	\$153,700.27	\$151,885.76
9	0201-033-19	FRANCIS, SABRINA TRUST 12/11/15	\$844,025	\$0	\$91,286.70	\$90,051.46
10	0201-033-20	FAN, KWOK KEUNG	\$857,321	\$0	\$101,892.43	\$100,481.34
11	0201-033-21	DAVIES, LESTER A	\$107,355	\$0	\$101,892.43	\$100,481.34
12	0201-033-23	DAVIES, PAUL	\$394,389	\$0	\$240,822.12	\$238,119.75
13	0201-033-24	DAVIES, ALBERT SURVIVORS TRUST	\$28,050	\$0	\$112,091.23	\$110,662.90
14	0201-033-25	DAVIES, ALBERT SURVIVOR'S TR	\$28,050	\$0	\$96,000.36	\$94,686.97
15	0201-033-26	DAVIES, ALBERT SURVIVORS TRUST	\$319,057	\$0	\$96,000.36	\$94,686.97
16	0201-033-27	SUNLAND PROPERTIES INC	\$445,638	\$0	\$265,522.46	\$263,220.62
17	0201-033-28	FORTUNATO, MICHAEL R & TERESA H FM T	\$1,106,402	\$0	\$87,751.46	\$86,574.83
18	0201-033-29	BAILEY, SEAN T	\$1,253,975	\$0	\$87,751.46	\$86,574.83
19	0201-033-30	LAMB, ROGER A TR	\$80,364	\$0	\$101,485.50	\$100,233.01
20	0201-033-31	SUNLAND PROPERTIES INC	\$331,172	\$0	\$90,879.77	\$89,803.13
21	0201-033-32	CUCAMONGA COUNTY WATER DIST	\$865	\$0	\$30,162.57	\$29,665.77
22	0201-033-43	SUNLAND PROPERTIES INC	\$586,500	\$0	\$56,341.21	\$55,533.52
23	0201-033-44	KDAY RADIO LLC	\$211,249	\$0	\$29,729.17	\$29,237.51

Improvements Assessment Roll (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Total 2017 Assessed Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Received
24	0201-033-35	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$29,922.09	\$29,428.14
25	0201-033-36	CUCAMONGA COUNTY WATER DISTRICT	\$0	\$0	\$30,162.57	\$29,665.77
26	0201-043-01	BRUNCATI, ANTHONY	\$512,279	\$0	\$70,075.25	\$69,191.70
27	0201-043-02	CRUZ FAMILY TRUST	\$510,264	\$0	\$63,004.76	\$62,238.44
28	0201-043-03	CARDENAS, GUADALUPE	\$594,967	\$0	\$63,004.76	\$62,238.44
29	0201-043-04	CRUZ FAMILY TRUST	\$276	\$0	\$20,443.33	\$20,106.30
30	0201-043-08	SOUTHERN CALIFORNIA EDISON COMPANY	\$0	\$0	\$7,082.03	\$6,964.66
31	0201-043-09	SOMMERS, CRAIG	\$49,834	\$0	\$7,116.66	\$6,998.88
32	0201-043-10	SOMMERS, CRAIG	\$580,851	\$0	\$46,506.96	\$46,014.18
33	0201-043-11	KNIFER, FRED GEORGE JR	\$708,881	\$0	\$46,506.96	\$46,014.18
34	0201-043-12	CHERBAK, ANTHONY C	\$7,287	\$0	\$8,295.07	\$8,157.76
35	0201-043-15	MAJER, LES SEP PROP TRUST 1/2/04	\$206,163	\$0	\$51,220.62	\$50,649.68
36	0201-043-16	BOCK, DANNY A	\$1,154,734	\$0	\$72,432.08	\$71,509.45
37	0201-043-18	NOREEN, BRUCE E	\$12,450	\$0	\$85,394.63	\$84,257.08
38	0201-043-20	KHOSRAVI, FARSHAD	\$84,233	\$0	\$80,680.98	\$79,621.58
39	0201-043-21	HUCANA TRUST	\$47,746	\$0	\$99,535.60	\$98,163.59
40	0201-043-22	WYANT, TIMOTHY A REVOCABLE TRUST	\$2,354,526	\$0	\$101,892.43	\$100,481.34
41	0201-043-23	PENDLETON, MICHAEL L	\$554,529	\$0	\$105,427.68	\$103,957.97
42	0201-043-26	SOUTHERN CALIFORNIA EDISON COMPANY	\$0	\$0	\$8,260.44	\$8,123.54
43	0201-043-27	TOP OF HAVEN SNOW DROP TRUST 02/27	\$7,929	\$0	\$51,220.62	\$50,649.68
44	0201-043-28	KAYAM INC	\$561,000	\$0	\$577,482.99	\$571,880.81
45	0201-043-30	GRIGSBY, WILLIAM R & PAULA M TRS	\$287,021	\$0	\$521,406.85	\$516,025.93
46	0201-043-31	GOLDEN ARK INC	\$295,800	\$0	\$212,317.50	\$210,214.21
47	0201-043-32	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$3,996.97	\$3,932.88
48	0201-043-34	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$3,996.97	\$3,932.88
49	0201-043-35	CITY OF LOS ANGELES	\$11,657	\$0	\$3,544.48	\$3,485.75
50	0201-043-36	MAJER, ANDREW J	\$413,039	\$0	\$51,220.62	\$50,649.68
51	0201-043-39	CITY OF LOS ANGELES	\$308,486	\$0	\$3,544.48	\$3,485.75
52	0201-043-40	PENDLETON, MICHAEL L	\$950,621	\$0	\$153,700.27	\$151,885.76
53	0201-043-41	CITY OF LOS ANGELES	\$381,546	\$0	\$8,258.13	\$8,121.26
54	0201-043-42	RODRIGUEZ, D & DULGHERU, C REV TR	\$1,120,547	\$0	\$67,311.48	\$66,625.62
55	0201-043-43	MARICIC, GEORGE	\$233,123	\$0	\$96,771.84	\$95,597.51
56A ⁽¹⁾	0201-043-69	SAMBOLD, ERIC R TRUST 9/1/02	\$0	\$0	N/A	\$79,621.58
56B ⁽¹⁾	0201-043-70	SAMBOLD, ERIC R TRUST 9/1/02	\$0	\$0	N/A	\$79,621.58
57	0201-043-45	ANDRESEN, DOUGLAS & LINDA FAMILY TR	\$1,248,234	\$0	\$91,286.70	\$90,051.46
58	0201-043-46	DHILLON, RANJIT S	\$254,581	\$0	\$99,535.60	\$98,163.59
59	0201-043-47	NOUFAL, MAZEN	\$475,000	\$0	\$59,469.52	\$58,761.82
60	0201-043-48	NOREEN, SHANNON M	\$914,715	\$0	\$66,540.00	\$65,715.07

⁽¹⁾ Subsequent to the approval of the preliminary report assessment number 56 split into assessment numbers 56A and 56B.

Improvements Assessment Roll (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Total 2017 Assessed Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Received
61	0201-043-49	HOLLOWAY, JACK D	\$969,376	\$0	\$109,511.72	\$108,252.62
62	0201-043-50	NOREEN 1993 FAMILY TRUST	\$223,648	\$0	\$80,680.98	\$79,621.58
63	0201-043-51	COVEY FAMILY TRUST 12/28/13	\$501,717	\$0	\$80,680.98	\$79,621.58
64	0201-043-52	ABRAM, KALEED Y	\$379,478	\$0	\$105,427.68	\$103,957.97
65	0201-043-53	LIONS PRIDE DEV INC	\$349,503	\$0	\$123,875.37	\$122,251.65
66	0201-043-54	HWANG FAMILY TRUST 8/16/06	\$324,678	\$0	\$105,427.68	\$103,957.97
67	0201-043-55	HARTWIG, MARK A	\$824,249	\$0	\$255,734.58	\$252,936.80
68	0201-043-56	OVERTON, CHRISTOPHER	\$365,533	\$0	\$118,347.84	\$117,119.49
69	0201-043-60	RODRIGUEZ, JAVIER	\$464,271	\$0	\$83,809.28	\$82,849.88
70A	0201-043-67	FAKHOURY, FAWZI NICOLA	\$92,000	\$0	\$97,950.26	\$96,756.39
70B	0201-043-68	FAKHOURY, FAWZI NICOLA	\$134,300	\$0	\$133,667.23	\$132,184.88
71A	0201-043-65	CARDENAS QUALIFIED DOMESTIC TR	\$2,907,915	\$0	\$126,374.07	\$125,139.10
71B	0201-043-66	CARDENAS, JOSE	\$3,264,000	\$0	\$51,220.62	\$50,649.68
72	0201-281-13	SOUTHERN CALIFORNIA EDISON COMP	\$0	\$0	\$7,082.03	\$6,964.66
73	0201-281-14	CITY OF LOS ANGELES	\$3,942	\$0	\$3,544.48	\$3,485.75
74	0201-281-18	CUCAMONGA COUNTY WATER DISTRICT	\$0	\$0	\$8,951.12	\$8,806.01
75	0201-281-19	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$3,996.97	\$3,932.88
Totals			\$33,912,434	\$0	\$6,709,891.00	\$6,709,891.00

**Table 6-2
Operations and Maintenance Assessment Roll**

Assmt No.	Assessor's Parcel Number	Assessee	Total 2017 Assessed Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Received
1	0201-033-06	C T L INVESTMENTS CO	\$182,304	\$0	\$19,183.00	\$18,991.65
2	0201-033-07	CUCAMONGA COUNTY WATER DISTRICT	\$0	\$0	\$922.50	\$907.93
3	0201-033-08	SOUTHERN CALIFORNIA EDISON COMP	\$0	\$0	\$1,798.31	\$1,768.51
4	0201-033-09	CITY OF LOS ANGELES	\$16,955	\$0	\$771.64	\$758.85
5	0201-033-14	GRANT, PEGGY S	\$733,035	\$0	\$9,868.10	\$9,765.07
6	0201-033-16	GUEMBER, CHARLES	\$162,340	\$0	\$15,255.49	\$15,063.14
7	0201-033-17	GOMBERG, DAVE	\$342,720	\$0	\$22,093.56	\$21,820.89
8	0201-033-18	JADALLAH, CHARLES	\$233,739	\$0	\$33,460.80	\$33,065.78
9	0201-033-19	FRANCIS, SABRINA TRUST 12/11/15	\$844,025	\$0	\$19,873.26	\$19,604.35
10	0201-033-20	FAN, KWOK KEUNG	\$857,321	\$0	\$22,182.15	\$21,874.95
11	0201-033-21	DAVIES, LESTER A	\$107,355	\$0	\$22,182.15	\$21,874.95
12	0201-033-23	DAVIES, PAUL	\$394,389	\$0	\$52,427.36	\$51,839.05
13	0201-033-24	DAVIES, ALBERT SURVIVORS TRUST	\$28,050	\$0	\$24,402.44	\$24,091.49
14	0201-033-25	DAVIES, ALBERT SURVIVOR'S TR	\$28,050	\$0	\$20,899.43	\$20,613.50
15	0201-033-26	DAVIES, ALBERT SURVIVORS TRUST	\$319,057	\$0	\$20,899.43	\$20,613.50
16	0201-033-27	SUNLAND PROPERTIES INC	\$445,638	\$0	\$57,804.67	\$57,303.55
17	0201-033-28	FORTUNATO, MICHAEL R & TERESA H FM	\$1,106,402	\$0	\$19,103.63	\$18,847.48
18	0201-033-29	BAILEY, SEAN T	\$1,253,975	\$0	\$19,103.63	\$18,847.48
19	0201-033-30	LAMB, ROGER A TR	\$80,364	\$0	\$22,093.56	\$21,820.89
20	0201-033-31	SUNLAND PROPERTIES INC	\$331,172	\$0	\$19,784.67	\$19,550.29
21	0201-033-32	CUCAMONGA COUNTY WATER DIST	\$865	\$0	\$6,566.44	\$6,458.29
22	0201-033-43	SUNLAND PROPERTIES INC	\$586,500	\$0	\$12,265.57	\$12,089.74
23	0201-033-44	KDAY RADIO LLC	\$211,249	\$0	\$6,472.09	\$6,365.05
24	0201-033-35	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$6,514.09	\$6,406.55
25	0201-033-36	CUCAMONGA COUNTY WATER DISTRICT	\$0	\$0	\$6,566.44	\$6,458.29
26	0201-043-01	BRUNCATI, ANTHONY	\$512,279	\$0	\$15,255.49	\$15,063.14
27	0201-043-02	CRUZ FAMILY TRUST	\$510,264	\$0	\$13,716.24	\$13,549.41
28	0201-043-03	CARDENAS, GUADALUPE	\$594,967	\$0	\$13,716.24	\$13,549.41
29	0201-043-04	CRUZ FAMILY TRUST	\$276	\$0	\$4,450.55	\$4,377.17
30	0201-043-08	SOUTHERN CALIFORNIA EDISON COMP	\$0	\$0	\$1,541.77	\$1,516.22
31	0201-043-09	SOMMERS, CRAIG	\$49,834	\$0	\$1,549.31	\$1,523.67
32	0201-043-10	SOMMERS, CRAIG	\$580,851	\$0	\$10,124.64	\$10,017.36
33	0201-043-11	KNIFER, FRED GEORGE JR	\$708,881	\$0	\$10,124.64	\$10,017.36
34	0201-043-12	CHERBAK, ANTHONY C	\$7,287	\$0	\$1,805.85	\$1,775.96
35	0201-043-15	MAJER, LES SEP PROP TRUST 1/2/04	\$206,163	\$0	\$11,150.81	\$11,026.52
36	0201-043-16	BOCK, DANNY A	\$1,154,734	\$0	\$15,768.58	\$15,567.72
37	0201-043-18	NOREEN, BRUCE E	\$12,450	\$0	\$18,590.55	\$18,342.90
38	0201-043-20	KHOSRAVI, FARSHAD	\$84,233	\$0	\$17,564.38	\$17,333.75
39	0201-043-21	HUCANA TRUST	\$47,746	\$0	\$21,669.06	\$21,370.37

Operations and Maintenance Assessment Roll (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Total 2017 Assessed Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Received
40	0201-043-22	WYANT, TIMOTHY A REVOCABLE TRUST	\$2,354,526	\$0	\$22,182.15	\$21,874.95
41	0201-043-23	PENDLETON, MICHAEL L	\$554,529	\$0	\$22,951.77	\$22,631.82
42	0201-043-26	SOUTHERN CALIFORNIA EDISON COMPANY	\$0	\$0	\$1,798.31	\$1,768.51
43	0201-043-27	TOP OF HAVEN SNOW DROP TRUST	\$7,929	\$0	\$11,150.81	\$11,026.52
44	0201-043-28	KAYAM INC	\$561,000	\$0	\$125,718.98	\$124,499.37
45	0201-043-30	GRIGSBY, WILLIAM R & PAULA M TRS	\$287,021	\$0	\$113,511.11	\$112,339.67
46	0201-043-31	GOLDEN ARK INC	\$295,800	\$0	\$46,221.86	\$45,763.97
47	0201-043-32	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$870.15	\$856.19
48	0201-043-34	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$870.15	\$856.19
49	0201-043-35	CITY OF LOS ANGELES	\$11,657	\$0	\$771.64	\$758.85
50	0201-043-36	MAJER, ANDREW J	\$413,039	\$0	\$11,150.81	\$11,026.52
51	0201-043-39	CITY OF LOS ANGELES	\$308,486	\$0	\$771.64	\$758.85
52	0201-043-40	PENDLETON, MICHAEL L	\$950,621	\$0	\$33,460.80	\$33,065.78
53	0201-043-41	CITY OF LOS ANGELES	\$381,546	\$0	\$1,797.81	\$1,768.01
54	0201-043-42	RODRIGUEZ, D & DULGHERU, C REV TR	\$1,120,547	\$0	\$14,653.82	\$14,504.50
55	0201-043-43	MARICIC, GEORGE	\$233,123	\$0	\$21,067.39	\$20,811.73
56A	0201-043-69	SAMBOLD, ERIC R TRUST 9/1/02	\$0	\$0	N/A	\$17,333.75
56B	0201-043-70	SAMBOLD, ERIC R TRUST 9/1/02	\$0	\$0	N/A	\$17,333.75
57	0201-043-45	ANDRESEN, DOUGLAS & LINDA FAMILY TR	\$1,248,234	\$0	\$19,873.26	\$19,604.35
58	0201-043-46	DHILLON, RANJIT S	\$254,581	\$0	\$21,669.06	\$21,370.37
59	0201-043-47	NOUFAL, MAZEN	\$475,000	\$0	\$12,946.61	\$12,792.54
60	0201-043-48	NOREEN, SHANNON M	\$914,715	\$0	\$14,485.87	\$14,306.28
61	0201-043-49	HOLLOWAY, JACK D	\$969,376	\$0	\$23,840.88	\$23,566.77
62	0201-043-50	NOREEN 1993 FAMILY TRUST	\$223,648	\$0	\$17,564.38	\$17,333.75
63	0201-043-51	COVEY FAMILY TRUST 12/28/13	\$501,717	\$0	\$17,564.38	\$17,333.75
64	0201-043-52	ABRAM, KALEED Y	\$379,478	\$0	\$22,951.77	\$22,631.82
65	0201-043-53	LIONS PRIDE DEV INC	\$349,503	\$0	\$26,967.87	\$26,614.38
66	0201-043-54	HWANG FAMILY TRUST 8/16/06	\$324,678	\$0	\$22,951.77	\$22,631.82
67	0201-043-55	HARTWIG, MARK A	\$824,249	\$0	\$55,673.83	\$55,064.75
68	0201-043-56	OVERTON, CHRISTOPHER	\$365,533	\$0	\$25,764.52	\$25,497.10
69	0201-043-60	RODRIGUEZ, JAVIER	\$464,271	\$0	\$18,245.42	\$18,036.55
70A	0201-043-67	FAKHOURY, FAWZI NICOLA	\$92,000	\$0	\$21,323.93	\$21,064.02
70B	0201-043-68	FAKHOURY, FAWZI NICOLA	\$134,300	\$0	\$29,099.57	\$28,776.86
71A	0201-043-65	CARDENAS QUALIFIED DOMESTIC TR 9/26/	\$2,907,915	\$0	\$27,511.84	\$27,242.98
71B	0201-043-66	CARDENAS, JOSE	\$3,264,000	\$0	\$11,150.81	\$11,026.52
72	0201-281-13	SOUTHERN CALIFORNIA EDISON COMPANY	\$0	\$0	\$1,541.77	\$1,516.22
73	0201-281-14	CITY OF LOS ANGELES	\$3,942	\$0	\$771.64	\$758.85
74	0201-281-18	CUCAMONGA COUNTY WATER DISTRICT	\$0	\$0	\$1,948.67	\$1,917.08
75	0201-281-19	SAN BERNARDINO CO FLOOD CONTROL	\$0	\$0	\$870.15	\$856.19
Totals			\$33,912,434	\$0	\$1,460,754.07	\$1,460,754.07

Appendix A

Resolution of Intention



RESOLUTION NO. 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO DECLARING ITS INTENTION TO TAKE PROCEEDINGS PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913 TO FORM COUNTY OF SAN BERNARDINO ASSESSMENT DISTRICT NO. 2018-1 (SNOWDROP ROAD) AND TO ISSUE BONDS PURSUANT TO THE IMPROVEMENT BOND ACT OF 1915 AND MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH

On Tuesday January 9, 2018, on motion of Supervisor Hagman, duly seconded by Supervisor Ramos and carried, the following resolution is adopted by the Board of Supervisors of San Bernardino County, State of California.

WHEREAS, the Board of Supervisors of the County of San Bernardino (the "County") desires to install certain street improvements and complete all appurtenant work thereto as described in Exhibit A hereto (collectively, the "Improvements") and to order the formation of an assessment district to pay the costs thereof under and pursuant to the provisions of the Municipal Improvement Act of 1913 commencing at Streets and Highways Code Section 10000 (the "1913 Act"); and

WHEREAS, in accordance with Streets and Highways Code Section 10204(c), the County further desires to levy an assessment to pay for the cost of maintaining and repairing the Improvements (the "Maintenance Assessment"); and

WHEREAS, the proposed assessment district, if it is formed, is to be known and designated as the County of San Bernardino Assessment District No. 2018-1 (Snowdrop Road) (the "Assessment District"); and

WHEREAS, the proposed boundaries of the Assessment District are shown on a map which indicates by a boundary line the extent of the territory proposed to be included in the Assessment District, which map is designated "Proposed Boundaries of County of San Bernardino Assessment District No. 2018-1 (Snowdrop Road)" (the "Map"), which Map is on file in the office of the Clerk of the Board of Supervisors; and

WHEREAS, Albert A. Webb Associates is competent to make and file with the Clerk of the Board of Supervisors the report with regard to the Improvements and the Maintenance Assessment which is required by the 1913 Act to be made and filed; and

WHEREAS, before ordering the Improvements or approving the Maintenance Assessment, the Board of Supervisors is required, under the 1913 Act, to adopt a resolution declaring its intention to do so; and

WHEREAS, the Board of Supervisors is further required under the Improvement Bond Act of 1915 commencing at Streets and Highways Code Section 8500 (the "1915 Act") to express its intent to issue bonds thereunder;

NOW, THEREFORE, the Board of Supervisors of the County of San Bernardino **DOES HEREBY FIND, DETERMINE, RESOLVE, AND ORDER** as follows:

SECTION 1. The above recitals, and each of them, are true and correct.

SECTION 2. The Map is hereby approved, adopted and declared to describe the proposed boundaries of the Assessment District; and it shall govern for all details as to the extent of the Assessment District. The Clerk of the Board of Supervisors is hereby directed to endorse her certificate on the original of the Map evidencing the date and adoption of this resolution and to file the Map in her office, and to file a copy of said Map so endorsed with the County Recorder of San Bernardino County within fifteen (15) days after the adoption of the resolution fixing the time and place of hearing on the formation and extent of the Assessment District.

SECTION 3. The Improvements generally include the installation of street improvements and all appurtenant work thereto. The Maintenance Assessment will be used to fund the cost of the maintenance and repair of the Improvements following their completion.

SECTION 4. The Board of Supervisors hereby finds and declares that the public interest and necessity require the Improvements, and the Improvements will be of direct and special benefit to the properties and land within the Assessment District. The Board of Supervisors hereby declares its intention to order the construction and acquisition of the Improvements, to make the expenses thereof chargeable upon the area included within the Assessment District, and to form the Assessment District; provided, however, it is the further intention of this Board of Supervisors to order such construction and acquisition of the Improvements only if there is not a majority protest against the Maintenance Assessment.

SECTION 5. The Board of Supervisors further declares its intention to levy a special assessment upon the land within the Assessment District for the purpose of paying for the Improvements and a second special assessment which shall be the Maintenance Assessment and that the assessment for the Improvements will be levied only if there is not a majority protest to the Maintenance Assessment. Both assessments shall be levied on all of the parcels specially benefitted by the Improvements in accordance with the proportional direct and special benefit to be received by each parcel of land from the Improvements. Publicly-owned property which is specially benefitted by the Improvements will be specially assessed.

SECTION 6. This Board of Supervisors finds and determines that before ordering the construction and acquisition of the Improvements it shall take proceedings pursuant to the 1913 Act and pursuant to Part 7.5 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Streets and Highways Code Section 2960 *et seq.* (the "1931 Act").

SECTION 7. Albert A. Webb Associates is appointed as the Assessment Engineer. The Assessment Engineer is hereby authorized and directed to make and file with the Clerk of the Board of Supervisors a written report (the "Report"), which Report shall comply with the requirements of Section 10204 of the Streets and Highways Code and Article XIID of the California Constitution and shall contain the following:

Section 7.1. Plans and specifications for the Improvements;

Section 7.2. A general description of works or appliances already installed and any other property necessary or convenient for the operation of the Improvements, if the works, appliances or property are to be acquired as part of the Improvements;

Section 7.3. An estimate of the cost of the Improvements, and the cost of land, rights of ways, easements, and incidental expenses in connection with the Improvements together with an estimate of the amount of the Maintenance Assessment for each of the first five years during which the Maintenance Assessment would be levied;

Section 7.4. A diagram showing the Assessment District, and the boundaries, lines and dimensions of each parcel of land within the Assessment District as they existed at the time of passage of this resolution (each subdivision to be given a separate number on the diagram); and

Section 7.5. A proposed assessment of the total amount of the cost and expenses of the Improvements upon the several subdivisions of land in the Assessment District in direct proportion to the estimated special benefits to be received by such subdivision, respectively, from the Improvements (the assessment shall refer to the subdivisions by their respective numbers assigned as provided in Section 7.4 above).

Section 7.6. A proposed maximum annual assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the County and not otherwise reimbursed which result from the administration and collection of assessments or from the administration or registration of any associated bonds and reserve or other related funds.

In addition, the Report shall contain the information required by the 1931 Act as set forth in Streets & Highways Code Section 2961(b), including:

(a) The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than the proposed assessments to be levied with respect to the Assessment District, which would require an investigation and report under the 1931 Act against the total area proposed to be assessed; and

(b) The total true value, as near as may be determined, of the parcels of land and improvements within the Assessment District which are proposed to be assessed. Total true value may be estimated as the full cash value of the parcels as shown upon the last equalized assessment roll of the county. Alternatively, total true value may be determined by other reasonable means, including, but not limited to, by adjusting the value shown on the last equalized assessment roll to correct for deviations from market value due to Article XIII A of the California Constitution.

SECTION 8. Following the construction and acquisition of the Improvements and the payment of all incidental expenses in connection with the formation of the Assessment District and the issuance of bonds pursuant to the 1915 Act, any surplus remaining in the improvement fund established for the Assessment District shall be used as determined by the Board of Supervisors as provided in Section 10427 of the Streets and Highways Code.

SECTION 9. It is the intention of the Board of Supervisors to proceed with issuing bonds pursuant to the 1915 Act to finance the construction and acquisition of the Improvements and if the bonds are issued, the following provisions shall apply to the bonds:

(a) Bonds bearing interest at a rate not to exceed 12 percent per annum will be issued in the manner provided in the 1915 Act to represent the unpaid assessments. The principal amount of such bonds maturing or becoming subject to mandatory prior redemption each year shall not be an amount equal to an even annual proportion of the aggregate principal amount of the bonds, but rather (except as specifically otherwise provided by the Board of Supervisors in connection with the sale of such bonds), shall be an amount which, when added to the amount of interest payable in each year, will generally be a sum which is approximately equal in each year (with the exception of the first year and any adjustment required with respect thereto). The last installment of such bonds shall mature a maximum of twenty-two (22) years from the second day of September next succeeding twelve months after their date.

(b) The provisions of Part 11.1 of the 1915 Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds, shall apply.

(c) It is hereby determined that the bonds proposed to be issued in these proceedings pursuant to the 1915 Act may be refunded. Any adjustment to assessments resulting from such refunding shall be done on a pro rata basis as required pursuant to Section 8571.5 of the Streets and Highways Code. Any such refunding shall be pursuant to the provisions of Division 11.5 (commencing with Section 9500) of the Streets and Highways Code, except that, if, following the filing of the report specified in Section 9523 and any subsequent modifications of the report, the Board of Supervisors finds that all of the conditions specified in Section 9525 are satisfied and that the adjustments to assessments are on a pro rata basis, the Board of Supervisors may approve and confirm the report and may, without further proceedings, authorize, issue, and sell the refunding bonds pursuant to Chapter 3 (commencing with Section 9600) of Division 11.5 of the Streets and Highways Code. Any such refunding bonds shall bear interest at the rate of not to exceed twelve percent (12%) per annum, or such higher rate of interest as may be authorized by applicable law at the time of sale of such bonds; and the last installment of such bonds shall mature on such date as will be determined by the Board of Supervisors in the proceedings for such refunding.

SECTION 10. The provisions of Part 10.5 of the 1915 Act (commencing with Section 8740) of the Streets and Highways Code, providing an alternative procedure for the division of land and bond, shall apply.

SECTION 11. Except as specifically otherwise provided for herein, the Improvements shall be made and ordered pursuant to the provisions of the 1913 Act.

SECTION 12. The Board of Supervisors hereby determines in accordance with Section 8769 of the Streets and Highways Code that the County will not obligate itself to advance available funds from its treasury to cure any deficiency which may occur in the bond redemption fund established for the Assessment District.

SECTION 13. The public interest will not be served by allowing the property owners to take any contract to be let for the construction of the Improvements, and no notice of award of contract shall be published.

SECTION 14. The Bonds, upon redemption prior to maturity other than a redemption through annual sinking fund installments, shall provide a premium of five percent (5%) on the unmatured principal, and language shall be added to the redemption clause in each bond to require the property owner to pay the premium in order to discharge the obligation of the lien prior to maturity; provided, however, that the foregoing premium may be reduced by the Board of Supervisors prior to the issuance of the bonds as provided in Streets and Highways Code Section 8651.5.

SECTION 15. Notice is hereby given that the grade to which the Improvements shall be done is to be shown on the plans and profiles therefor, which grade may vary from the existing grades. The Improvements shall be done to the grades as indicated on the plans and specifications, to which reference is made for a description of the grade at which the Improvements shall be done. Any objections or protests to the proposed grade shall be made at the public hearing to be conducted under these proceedings.

SECTION 16. It is in the public interest and more economical to do certain work on private property to eliminate any disparity in level or size between the Improvements and private property and to add the actual cost of such work to the assessment of the property to which such work was done; provided that no work of this nature shall be performed until and unless the written consent of the owner of property is first obtained.

SECTION 17. The Board of Supervisors hereby declares that none of the Improvements will be owned, managed or controlled by any other public agency, regulated public utility or mutual water company and that no agreements of the type described in Streets and Highways Code Section 10110 are needed with respect to the Improvements.

SECTION 18. All inquiries for any and all information relating to these proceeding, including information relating to protest procedures, should be directed to:

COUNTY OF SAN BERNARDINO
Attention: Clerk of the Board of Supervisors
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415

SECTION 19. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS: Robert A. Lovingood, Janice Rutherford, James Ramos
Curt Hagman

NOES: SUPERVISORS: None

ABSENT: SUPERVISORS: Josie Gonzales

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, **LAURA H. WELCH**, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of January 9, 2018. Item #35 jll

LAURA H. WELCH
Clerk of the Board of Supervisors

By  Deputy



Appendix B

Right-of-Way Certificate



**APPENDIX B
RIGHT-OF-WAY CERTIFICATE**

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

The undersigned, Matthew E. Webb, P. E., hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

At all times mentioned, the undersigned was, and now is, the authorized representative of ALBERT A. WEBB ASSOCIATES, the appointed ASSESSMENT ENGINEER for the COUNTY OF SAN BERNARDINO ASSESSMENT DISTRICT NO. 2018-1 (SNOWDROP ROAD).

That there have now been instituted proceedings under the provisions of the “Municipal Improvement Act of 1913”, being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in special assessment district known and designated as

COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1
(SNOWDROP ROAD)

(Hereinafter referred to as the “Assessment District”)

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

(check one)

- () a. That all easements, rights-of-way, or land necessary for the accomplishment of the works of improvement for the above referenced Assessment District have been obtained and are in the possession of County of San Bernardino.
- (X) b. That all easements, rights-of-way or land necessary for the accomplishment of the works of improvement for the above referenced Assessment District have not been obtained.

It is further acknowledged that works of improvement as proposed to be acquired and/or constructed within said Assessment District must be constructed within public rights-of-way necessary for the works of improvement and will be obtained and in the possession of the County of San Bernardino prior to the commencement of any construction.

EXECUTED this _____ day of _____, 2018, at San Bernardino, California

ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ASSESSMENT ENGINEER FOR
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1 (SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

Appendix C
Certificates

**APPENDIX C
CERTIFICATES**

I, Clerk of the Board of Supervisors, County of San Bernardino, California, do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the ___ day of _____, 2018.

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

I, _____, as Clerk of the Board of Supervisors, County of San Bernardino, California, do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the Board of Supervisors of said Assessment District on the ___ day of _____, 2018.

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

I, _____, as Superintendent of Streets of the County of San Bernardino, California, do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the ___ day of _____, 2018.

SUPERINTENDENT OF STREETS
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

Appendix D
Zoning Map

Appendix E
Zoning EDUs

**Appendix E
Zoning EDUs**

Assmt No.	Assessor's Parcel Number	Assessee	Lot Study Zoning	Zoning (EDU)
1	0201-033-06	C T L INVESTMENTS CO	3.920	3.00
2	0201-033-07	CUCAMONGA COUNTY WATER DISTRICT	0.130	0.00
3	0201-033-08	SOUTHERN CALIFORNIA EDISON COMPANY	0.324	0.00
4	0201-033-09	CITY OF LOS ANGELES	1.080	0.00
5	0201-033-14	GRANT, PEGGY S	0.494	1.00
6	0201-033-16	GUEMBER, CHARLES	1.991	1.00
7	0201-033-17	GOMBERG, DAVE	2.100	2.00
8	0201-033-18	JADALLAH, CHARLES	4.664	4.00
9	0201-033-19	FRANCIS, SABRINA TRUST 12/11/15	1.419	1.00
10	0201-033-20	FAN, KWOK KEUNG	1.127	1.00
11	0201-033-21	DAVIES, LESTER A	1.000	1.00
12	0201-033-23	DAVIES, PAUL	6.366	6.00
13	0201-033-24	DAVIES, ALBERT SURVIVORS TRUST	2.028	2.00
14	0201-033-25	DAVIES, ALBERT SURVIVOR'S TR	1.789	1.00
15	0201-033-26	DAVIES, ALBERT SURVIVORS TRUST	1.014	1.00
16	0201-033-27	SUNLAND PROPERTIES INC	13.102	13.00
17	0201-033-28	FORTUNATO, MICHAEL R & TERESA H FM T	1.260	1.00
18	0201-033-29	BAILEY, SEAN T	0.839	1.00
19	0201-033-30	LAMB, ROGER A TR	2.158	2.00
20	0201-033-31	SUNLAND PROPERTIES INC	2.134	2.00
21	0201-033-32	CUCAMONGA COUNTY WATER DIST	0.230	0.00
22	0201-033-43	SUNLAND PROPERTIES INC	0.000	0.00
23	0201-033-44	KDAY RADIO LLC	0.000	0.00
24	0201-033-35	SAN BERNARDINO CO FLOOD CONTROL DIST	7.320	0.00
25	0201-033-36	CUCAMONGA COUNTY WATER DISTRICT	0.046	0.00
26	0201-043-01	BRUNCATI, ANTHONY	1.992	1.00
27	0201-043-02	CRUZ FAMILY TRUST	1.992	1.00
28	0201-043-03	CARDENAS, GUADALUPE	1.980	1.00
29	0201-043-04	CRUZ FAMILY TRUST	0.000	0.00
30	0201-043-08	SOUTHERN CALIFORNIA EDISON COMPANY	0.456	0.00
31	0201-043-09	SOMMERS, CRAIG	0.418	0.00
32	0201-043-10	SOMMERS, CRAIG	0.380	1.00
33	0201-043-11	KNIFER, FRED GEORGE JR	0.598	1.00
34	0201-043-12	CHERBAK, ANTHONY C	0.184	0.00
35	0201-043-15	MAJER, LES SEP PROP TRUST 1/2/04	1.716	1.00
36	0201-043-16	BOCK, DANNY A	1.508	1.00

Zoning EDUs (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Lot Study Zoning	Zoning (EDU)
37	0201-043-18	NOREEN, BRUCE E	1.356	1.00
38	0201-043-20	KHOSRAVI, FARSHAD	1.594	1.00
39	0201-043-21	HUCANA TRUST	1.450	1.00
40	0201-043-22	WYANT, TIMOTHY A REVOCABLE TRUST 11/	1.028	1.00
41	0201-043-23	PENDLETON, MICHAEL L	0.378	1.00
42	0201-043-26	SOUTHERN CALIFORNIA EDISON COMPANY	1.376	0.00
43	0201-043-27	TOP OF HAVEN SNOW DROP TRUST 02/27/0	0.684	1.00
44	0201-043-28	KAYAM INC	17.102	17.00
45	0201-043-30	GRIGSBY, WILLIAM R & PAULA M TRS	14.548	14.00
46	0201-043-31	GOLDEN ARK INC	6.588	6.00
47	0201-043-32	SAN BERNARDINO CO FLOOD CONTROL DIST	0.000	0.00
48	0201-043-34	SAN BERNARDINO CO FLOOD CONTROL DIST	0.180	0.00
49	0201-043-35	CITY OF LOS ANGELES	3.696	0.00
50	0201-043-36	MAJER, ANDREW J	1.342	1.00
51	0201-043-39	CITY OF LOS ANGELES	3.124	0.00
52	0201-043-40	PENDLETON, MICHAEL L	4.932	4.00
53	0201-043-41	CITY OF LOS ANGELES	2.942	0.00
54	0201-043-42	RODRIGUEZ, D & DULGHERU, C REV TR	2.208	2.00
55	0201-043-43	MARICIC, GEORGE	2.572	2.00
56A	0201-043-69	SAMBOLD, ERIC R TRUST 9/1/02	N/A ⁽¹⁾	1.00
56B	0201-043-70	SAMBOLD, ERIC R TRUST 9/1/02	N/A ⁽¹⁾	1.00
57	0201-043-45	ANDRESEN, DOUGLAS & LINDA FAMILY TR	1.376	1.00
58	0201-043-46	DHILLON, RANJIT S	0.862	1.00
59	0201-043-47	NOUFAL, MAZEN	0.800	1.00
60	0201-043-48	NOREEN, SHANNON M	1.510	1.00
61	0201-043-49	HOLLOWAY, JACK D	2.010	2.00
62	0201-043-50	NOREEN 1993 FAMILY TRUST	0.756	1.00
63	0201-043-51	COVEY FAMILY TRUST 12/28/13	0.984	1.00
64	0201-043-52	ABRAM, KALEED Y	1.992	1.00
65	0201-043-53	LIONS PRIDE DEV INC	2.714	2.00
66	0201-043-54	HWANG FAMILY TRUST 8/16/06	1.356	1.00
67	0201-043-55	HARTWIG, MARK A	7.014	7.00
68	0201-043-56	OVERTON, CHRISTOPHER	4.066	4.00
69	0201-043-60	RODRIGUEZ, JAVIER	2.728	2.00
70A	0201-043-67	FAKHOURY, FAWZI NICOLA	N/A ⁽¹⁾	2.00
70B	0201-043-68	FAKHOURY, FAWZI NICOLA	N/A ⁽¹⁾	4.00

⁽¹⁾ Parcels subdivided following completion of the lot study; as a result, values are unavailable for these parcels.

Zoning EDUs (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Lot Study Zoning	Zoning (EDU)
71A	0201-043-65	CARDENAS QUALIFIED DOMESTIC TR 9/26/	4.482	4.00
71B	0201-043-66	CARDENAS, JOSE	1.980	1.00
72	0201-281-13	SOUTHERN CALIFORNIA EDISON COMPANY	1.980	0.00
73	0201-281-14	CITY OF LOS ANGELES	0.886	0.00
74	0201-281-18	CUCAMONGA COUNTY WATER DISTRICT	2.936	0.00
75	0201-281-19	SAN BERNARDINO CO FLOOD CONTROL DIST	1.000	0.00

Appendix F

Trips per Day EDUs

Appendix F
Trips Per Day (TPD) EDUs

Assmt No.	Assessor's Parcel Number	Assessee	Land Use Zoning	Parcel Type	Dwelling Units	Trips per Day (TPD)	TPD EDU
1	0201-033-06	C T L INVESTMENTS CO	SD-Res	Private-Undev	3	9.5700	1.0000
2	0201-033-07	CUCAMONGA COUNTY WATER DISTRICT	SD-Res	Public Owned	0	0.2500	0.0261
3	0201-033-08	SOUTHERN CALIFORNIA EDISON COMPANY	SD-Res	Public Owned	0	0.0038	0.0004
4	0201-033-09	CITY OF LOS ANGELES	SD-Res	Public Owned	0	0.0033	0.0003
5	0201-033-14	GRANT, PEGGY S	RS-1	Private-Developed	1	9.5700	1.0000
6	0201-033-16	GUEMBER, CHARLES	RL-10	Private-Undev	1	9.5700	1.0000
7	0201-033-17	GOMBERG, DAVE	RL-10	Private-Undev	2	9.5700	1.0000
8	0201-033-18	JADALLAH, CHARLES	RL-10	Private-Undev	4	9.5700	1.0000
9	0201-033-19	FRANCIS, SABRINA TRUST 12/11/15	RL-5/RL-10	Private-Developed	1	9.5700	1.0000
10	0201-033-20	FAN, KWOK KEUNG	RL-5/RL-10	Private-Developed	1	9.5700	1.0000
11	0201-033-21	DAVIES, LESTER A	RS-1	Private-Undev	1	9.5700	1.0000
12	0201-033-23	DAVIES, PAUL	RL-10/RS-1	Private-Undev	6	28.7100	3.0000
13	0201-033-24	DAVIES, ALBERT SURVIVORS TRUST	RL-10/RS-1	Private-Undev	2	9.5700	1.0000
14	0201-033-25	DAVIES, ALBERT SURVIVOR'S TR	RL-10/RS-1	Private-Undev	1	9.5700	1.0000
15	0201-033-26	DAVIES, ALBERT SURVIVORS TRUST	RL-10/RS-1	Private-Developed	1	9.5700	1.0000
16	0201-033-27	SUNLAND PROPERTIES INC	SD-Res	Private-Undev	13	9.5700	1.0000
17	0201-033-28	FORTUNATO, MICHAEL R & TERESA H FM T	RL-10/RS-1	Private-Developed	1	9.5700	1.0000
18	0201-033-29	BAILEY, SEAN T	RL-10/RS-1	Private-Developed	1	9.5700	1.0000
19	0201-033-30	LAMB, ROGER A TR	RL-10/RS-1	Private-Undev	2	9.5700	1.0000
20	0201-033-31	SUNLAND PROPERTIES INC	RL-10/RS-1	Private-Undev	2	9.5700	1.0000
21	0201-033-32	CUCAMONGA COUNTY WATER DIST	SD-Res	Public Owned	0	0.2500	0.0261
22	0201-033-43	SUNLAND PROPERTIES INC	SD-Res	Private-Undev	0	9.5700	1.0000
23	0201-033-44	KDAY RADIO LLC	SD-Res	Public Owned	0	0.0957	0.0100
24	0201-033-35	SAN BERNARDINO CO FLOOD CONTROL DIST	FW	Public Owned	0	0.1644	0.0172
25	0201-033-36	CUCAMONGA COUNTY WATER DISTRICT	FW	Public Owned	0	0.2500	0.0261
26	0201-043-01	BRUNCATI, ANTHONY	RL	Private-Developed	1	9.5700	1.0000

Trips Per Day (TPD) EDUs (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Land Use Zoning	Parcel Type	Dwelling Units	Trips per Day (TPD)	TPD EDU
27	0201-043-02	CRUZ FAMILY TRUST	RL	Private-Developed	1	9.5700	1.0000
28	0201-043-03	CARDENAS, GUADALUPE	RL	Private-Undev	1	9.5700	1.0000
29	0201-043-04	CRUZ FAMILY TRUST	RL-5	Private-Undev	0	0.1461	0.0153
30	0201-043-08	SOUTHERN CALIFORNIA EDISON COMPANY	SD-Res	Public Owned	0	0.0038	0.0004
31	0201-043-09	SOMMERS, CRAIG	SD-Res	Private-Undev	0	0.0164	0.0017
32	0201-043-10	SOMMERS, CRAIG	RL-5/SD-Res	Private-Developed	1	9.5700	1.0000
33	0201-043-11	KNIFER, FRED GEORGE JR	RL-5/SD-Res	Private-Developed	1	9.5700	1.0000
34	0201-043-12	CHERBAK, ANTHONY C	SD-Res	Private-Undev	0	0.0164	0.0017
35	0201-043-15	MAJER, LES SEP PROP TRUST 1/2/04	RL	Private-Undev	1	9.5700	1.0000
36	0201-043-16	BOCK, DANNY A	RL	Private-Developed	1	9.5700	1.0000
37	0201-043-18	NOREEN, BRUCE E	RL-5	Private-Undev	1	9.5700	1.0000
38	0201-043-20	KHOSRAVI, FARSHAD	RL-5	Private-Undev	1	9.5700	1.0000
39	0201-043-21	HUCANA TRUST	RL-5/RS-1	Private-Undev	1	9.5700	1.0000
40	0201-043-22	WYANT, TIMOTHY A REVOCABLE TRUST 11/	RL-5	Private-Undev	1	9.5700	1.0000
41	0201-043-23	PENDLETON, MICHAEL L	RL-5	Private-Undev	1	9.5700	1.0000
42	0201-043-26	SOUTHERN CALIFORNIA EDISON COMPANY	SD-Res	Public Owned	0	0.0038	0.0004
43	0201-043-27	TOP OF HAVEN SNOW DROP TRUST 02/27/0	RL/RS-1	Private-Undev	1	9.5700	1.0000
44	0201-043-28	KAYAM INC	RL/RS-1	Private-Undev	17	105.2700	11.0000
45	0201-043-30	GRIGSBY, WILLIAM R & PAULA M TRS	RL/RL-5/RS-1	Private-Undev	14	86.1300	9.0000
46	0201-043-31	GOLDEN ARK INC	RL-5/RS-1	Private-Undev	6	38.2800	4.0000
47	0201-043-32	SAN BERNARDINO CO FLOOD CONTROL DIST	FW	Public Owned	0	0.1644	0.0172
48	0201-043-34	SAN BERNARDINO CO FLOOD CONTROL DIST	RL-5/SD-Res	Public Owned	0	0.1644	0.0172
49	0201-043-35	CITY OF LOS ANGELES	RL-5/SD-Res	Public Owned	0	0.0033	0.0003
50	0201-043-36	MAJER, ANDREW J	RL-5/RS-1	Private-Developed	1	9.5700	1.0000
51	0201-043-39	CITY OF LOS ANGELES	RL-5/SD-Res	Public Owned	0	0.0033	0.0003

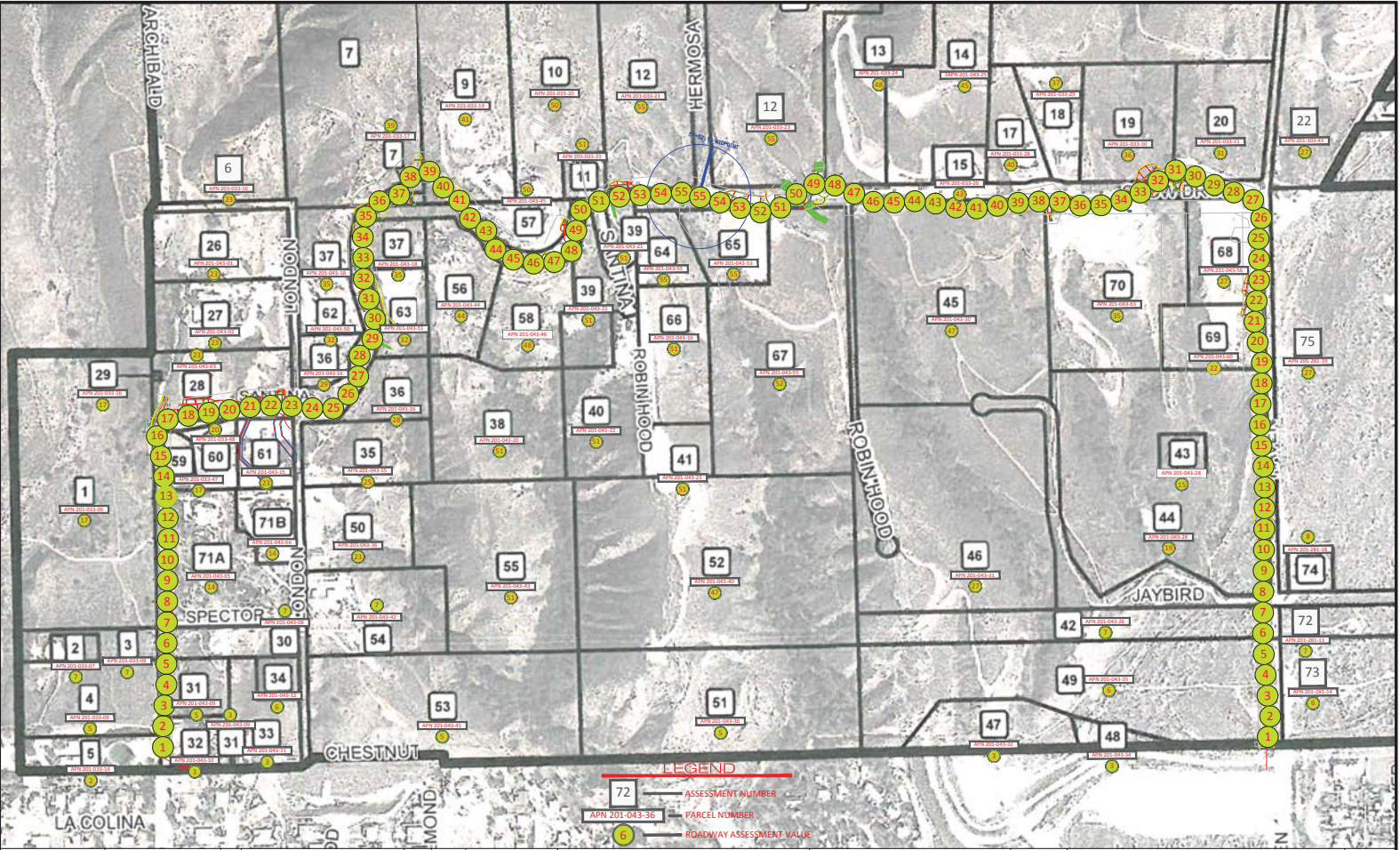
Trips Per Day (TPD) EDUs (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Land Use Zoning	Parcel Type	Dwelling Units	Trips per Day (TPD)	TPD EDU
52	0201-043-40	PENDLETON, MICHAEL L	RL-5/SD-Res	Private-Undev	4	9.5700	1.0000
53	0201-043-41	CITY OF LOS ANGELES	RL-5/SD-Res	Public Owned	0	0.0033	0.0003
54	0201-043-42	RODRIGUEZ, D & DULGHERU, C REV TR	RL-5/RS-1/SD-Res	Private-Developed	2	9.5700	1.0000
55	0201-043-43	MARICIC, GEORGE	RL-5/SD-Res	Private-Undev	2	9.5700	1.0000
56A	0201-043-69	SAMBOLD, ERIC R TRUST 9/1/02	RL-5	Private-Developed	1	9.5700	1.0000
56B	0201-043-70	SAMBOLD, ERIC R TRUST 9/1/02	RL-5	Private-Developed	1	9.5700	1.0000
57	0201-043-45	ANDRESEN, DOUGLAS & LINDA FAMILY TR	RL-5/RS-1	Private-Developed	1	9.5700	1.0000
58	0201-043-46	DHILLON, RANJIT S	RL-5	Private-Undev	1	9.5700	1.0000
59	0201-043-47	NOUFAL, MAZEN	RS-1	Private-Undev	1	9.5700	1.0000
60	0201-043-48	NOREEN, SHANNON M	RS-1	Private-Developed	1	9.5700	1.0000
61	0201-043-49	HOLLOWAY, JACK D	RS-1	Private-Developed	2	19.1400	2.0000
62	0201-043-50	NOREEN 1993 FAMILY TRUST	RL	Private-Developed	1	9.5700	1.0000
63	0201-043-51	COVEY FAMILY TRUST 12/28/13	RL	Private-Undev	1	9.5700	1.0000
64	0201-043-52	ABRAM, KALEED Y	RL-5/RS-1	Private-Undev	1	9.5700	1.0000
65	0201-043-53	LIONS PRIDE DEV INC	RL-5/RS-1	Private-Undev	2	9.5700	1.0000
66	0201-043-54	HWANG FAMILY TRUST 8/16/06	RL-5/RS-1	Private-Undev	1	9.5700	1.0000
67	0201-043-55	HARTWIG, MARK A	RL-5/RS-1	Private-Undev	7	28.7100	3.0000
68	0201-043-56	OVERTON, CHRISTOPHER	RL/RS-1	Private-Undev	4	9.5700	1.0000
69	0201-043-60	RODRIGUEZ, JAVIER	RL/RS-1	Private-Undev	2	9.5700	1.0000
70A	0201-043-67	FAKHOURY, FAWZI NICOLA	RL/RS-1	Private-Undev	2	9.5700	1.0000
70B	0201-043-68	FAKHOURY, FAWZI NICOLA	RL/RS-1	Private-Undev	4	9.5700	1.0000
71A	0201-043-65	CARDENAS QUALIFIED DOMESTIC TR 9/26/	RL/RS-1	Private-Developed	4	19.1400	2.0000
71B	0201-043-66	CARDENAS, JOSE	RS-1	Private-Developed	1	9.5700	1.0000
72	0201-281-13	SOUTHERN CALIFORNIA EDISON COMPANY	FW/SD-Res	Public Owned	0	0.0038	0.0004
73	0201-281-14	CITY OF LOS ANGELES	SD-Res	Public Owned	0	0.0033	0.0003
74	0201-281-18	CUCAMONGA COUNTY WATER DISTRICT	RS-1	Public Owned	0	0.2500	0.0261
75	0201-281-19	SAN BERNARDINO CO FLOOD CONTROL DIST	FW/RS-1	Public Owned	0	0.1644	0.0172

Appendix G

Equivalent Road Unit Map





LEGEND

72 — ASSESSMENT NUMBER

APN 201-043-36 — PARCEL NUMBER

6 — ROADWAY ASSESSMENT VALUE

	DESIGNED BY: CMM	PREPARED BY:	SUBMITTED BY:	SCALE: AS SHOWN	COUNTY OF SAN BERNARDINO	SHEET 1
	DRAWN BY: CMM	157 W. FIFTH STREET, 2ND FLOOR SAN BERNARDINO, CA 92415-0450 909-387-5940	DISTRICT MANAGER	DATE	COUNTY OF SAN BERNARDINO	OF 1
REV. REVISION DESCRIPTION BY DATE	CHECKED BY:	APPROVED BY:	SPECIAL DISTRICTS DEPARTMENT	DATE	157 W. FIFTH ST SECOND FLOOR SAN BERNARDINO, CA 92415	DRAWING NO. 1
SNOW DROP - ASSESSMENT MAP						

Appendix H

Equivalent Road Unit EDUs



Appendix H
Equivalent Road Unit EDUs

Assmt No.	Assessor's Parcel Number	Assessee	Equivalent Road Unit (ERU)	Equivalent Road Unit EDU
1	0201-033-06	C T L INVESTMENTS CO	11.00	11.00
2	0201-033-07	CUCAMONGA COUNTY WATER DISTRICT	3.00	3.00
3	0201-033-08	SOUTHERN CALIFORNIA EDISON COMPANY	7.00	7.00
4	0201-033-09	CITY OF LOS ANGELES	3.00	3.00
5	0201-033-14	GRANT, PEGGY S	2.00	2.00
6	0201-033-16	GUEMBER, CHARLES	23.00	23.00
7	0201-033-17	GOMBERG, DAVE	36.00	36.00
8	0201-033-18	JADALLAH, CHARLES	53.00	53.00
9	0201-033-19	FRANCIS, SABRINA TRUST 12/11/15	41.00	41.00
10	0201-033-20	FAN, KWOK KEUNG	50.00	50.00
11	0201-033-21	DAVIES, LESTER A	50.00	50.00
12	0201-033-23	DAVIES, PAUL	54.00	54.00
13	0201-033-24	DAVIES, ALBERT SURVIVORS TRUST	45.00	45.00
14	0201-033-25	DAVIES, ALBERT SURVIVOR'S TR	45.00	45.00
15	0201-033-26	DAVIES, ALBERT SURVIVORS TRUST	45.00	45.00
16	0201-033-27	SUNLAND PROPERTIES INC	25.00	25.00
17	0201-033-28	FORTUNATO, MICHAEL R & TERESA H FM T	38.00	38.00
18	0201-033-29	BAILEY, SEAN T	38.00	38.00
19	0201-033-30	LAMB, ROGER A TR	36.00	36.00
20	0201-033-31	SUNLAND PROPERTIES INC	27.00	27.00
21	0201-033-32	CUCAMONGA COUNTY WATER DIST	25.00	25.00
22	0201-033-43	SUNLAND PROPERTIES INC	25.00	25.00
23	0201-033-44	KDAY RADIO LLC	25.00	25.00
24	0201-033-35	SAN BERNARDINO CO FLOOD CONTROL DIST	25.00	25.00
25	0201-033-36	CUCAMONGA COUNTY WATER DISTRICT	25.00	25.00
26	0201-043-01	BRUNCATI, ANTHONY	23.00	23.00
27	0201-043-02	CRUZ FAMILY TRUST	17.00	17.00
28	0201-043-03	CARDENAS, GUADALUPE	17.00	17.00
29	0201-043-04	CRUZ FAMILY TRUST	17.00	17.00
30	0201-043-08	SOUTHERN CALIFORNIA EDISON COMPANY	6.00	6.00
31	0201-043-09	SOMMERS, CRAIG	6.00	6.00
32	0201-043-10	SOMMERS, CRAIG	3.00	3.00

Equivalent Road Unit EDUs (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Equivalent Road Unit (ERU)	Equivalent Road Unit EDU
33	0201-043-11	KNIFER, FRED GEORGE JR	3.00	3.00
34	0201-043-12	CHERBAK, ANTHONY C	7.00	7.00
35	0201-043-15	MAJER, LES SEP PROP TRUST 1/2/04	7.00	7.00
36	0201-043-16	BOCK, DANNY A	25.00	25.00
37	0201-043-18	NOREEN, BRUCE E	36.00	36.00
38	0201-043-20	KHOSRAVI, FARSHAD	32.00	32.00
39	0201-043-21	HUCANA TRUST	48.00	48.00
40	0201-043-22	WYANT, TIMOTHY A REVOCABLE TRUST 11/	50.00	50.00
41	0201-043-23	PENDLETON, MICHAEL L	53.00	53.00
42	0201-043-26	SOUTHERN CALIFORNIA EDISON COMPANY	7.00	7.00
43	0201-043-27	TOP OF HAVEN SNOW DROP TRUST 02/27/0	7.00	7.00
44	0201-043-28	KAYAM INC	7.00	7.00
45	0201-043-30	GRIGSBY, WILLIAM R & PAULA M TRS	46.00	46.00
46	0201-043-31	GOLDEN ARK INC	7.00	7.00
47	0201-043-32	SAN BERNARDINO CO FLOOD CONTROL DIST	3.00	3.00
48	0201-043-34	SAN BERNARDINO CO FLOOD CONTROL DIST	3.00	3.00
49	0201-043-35	CITY OF LOS ANGELES	3.00	3.00
50	0201-043-36	MAJER, ANDREW J	7.00	7.00
51	0201-043-39	CITY OF LOS ANGELES	3.00	3.00
52	0201-043-40	PENDLETON, MICHAEL L	53.00	53.00
53	0201-043-41	CITY OF LOS ANGELES	7.00	7.00
54	0201-043-42	RODRIGUEZ, D & DULGHERU, C REV TR	7.00	7.00
55	0201-043-43	MARICIC, GEORGE	32.00	32.00
56A	0201-043-69	SAMBOLD, ERIC R TRUST 9/1/02	32.00	32.00
56B	0201-043-70	SAMBOLD, ERIC R TRUST 9/1/02	32.00	32.00
57	0201-043-45	ANDRESEN, DOUGLAS & LINDA FAMILY TR	41.00	41.00
58	0201-043-46	DHILLON, RANJIT S	48.00	48.00
59	0201-043-47	NOUFAL, MAZEN	14.00	14.00
60	0201-043-48	NOREEN, SHANNON M	20.00	20.00
61	0201-043-49	HOLLOWAY, JACK D	20.00	20.00
62	0201-043-50	NOREEN 1993 FAMILY TRUST	32.00	32.00
63	0201-043-51	COVEY FAMILY TRUST 12/28/13	32.00	32.00
64	0201-043-52	ABRAM, KALEED Y	53.00	53.00

Equivalent Road Unit EDUs (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Equivalent Road Unit (ERU)	Equivalent Road Unit EDU
65	0201-043-53	LIONS PRIDE DEV INC	55.00	55.00
66	0201-043-54	HWANG FAMILY TRUST 8/16/06	53.00	53.00
67	0201-043-55	HARTWIG, MARK A	53.00	53.00
68	0201-043-56	OVERTON, CHRISTOPHER	23.00	23.00
69	0201-043-60	RODRIGUEZ, JAVIER	21.00	21.00
70A	0201-043-67	FAKHOURY, FAWZI NICOLA	33.00	33.00
70B	0201-043-68	FAKHOURY, FAWZI NICOLA	36.00	36.00
71A	0201-043-65	CARDENAS QUALIFIED DOMESTIC TR 9/26/	7.00	7.00
71B	0201-043-66	CARDENAS, JOSE	7.00	7.00
72	0201-281-13	SOUTHERN CALIFORNIA EDISON COMPANY	6.00	6.00
73	0201-281-14	CITY OF LOS ANGELES	3.00	3.00
74	0201-281-18	CUCAMONGA COUNTY WATER DISTRICT	7.00	7.00
75	0201-281-19	SAN BERNARDINO CO FLOOD CONTROL DIST	3.00	3.00

Appendix I

Improvements Assessment Calculation



**Appendix I
Improvements Assessment Calculation**

Assmt No.	Assessor's Parcel Number	Assessee	Use Code	Roll Base Year	Total 2017 Assessed Value	Lot Acreage	Benefit Units (BUs)	Total Assessment	100% Payoff Amount Prior to Bond Sale
1	0201-033-06	C T L INVESTMENTS CO	Vacant	1990	\$182,304	19.73	0.0130	\$87,237.05	\$74,989.82
2	0201-033-07	CUCAMONGA COUNTY WATER DISTRICT	Vacant	1975	\$0	0.65	0.0006	\$4,170.50	\$3,585.01
3	0201-033-08	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	1.62	0.0012	\$8,123.54	\$6,983.07
4	0201-033-09	CITY OF LOS ANGELES	Vacant	1983	\$16,955	5.21	0.0005	\$3,485.75	\$2,996.39
5	0201-033-14	GRANT, PEGGY S	SFR	2006	\$733,035	2.60	0.0067	\$44,855.31	\$38,558.06
6	0201-033-16	GUEMBER, CHARLES	Vacant	2007	\$162,340	20.00	0.0103	\$69,191.70	\$59,477.86
7	0201-033-17	GOMBERG, DAVE	Vacant	1976	\$342,720	20.84	0.0149	\$100,233.01	\$86,161.28
8	0201-033-18	JADALLAH, CHARLES	Vacant	2007	\$233,739	44.01	0.0226	\$151,885.76	\$130,562.49
9	0201-033-19	FRANCIS, SABRINA TRUST 12/11/15	SFR	1983	\$844,025	11.00	0.0134	\$90,051.46	\$77,409.12
10	0201-033-20	FAN, KWOK KEUNG	SFR	2005	\$857,321	10.00	0.0150	\$100,481.34	\$86,374.75
11	0201-033-21	DAVIES, LESTER A	Vacant	1998	\$107,355	1.00	0.0150	\$100,481.34	\$86,374.75
12	0201-033-23	DAVIES, PAUL	Vacant	2005	\$394,389	30.08	0.0355	\$238,119.75	\$204,690.07
13	0201-033-24	DAVIES, ALBERT SURVIVORS TRUST	Vacant	2004	\$28,050	9.63	0.0165	\$110,662.90	\$95,126.91
14	0201-033-25	DAVIES, ALBERT SURVIVOR'S TR	Vacant	2004	\$28,050	9.78	0.0141	\$94,686.97	\$81,393.84
15	0201-033-26	DAVIES, ALBERT SURVIVORS TRUST	SFR	2004	\$319,057	1.03	0.0141	\$94,686.97	\$81,393.84
16	0201-033-27	SUNLAND PROPERTIES INC	Vacant	1992	\$445,638	56.88	0.0392	\$263,220.62	\$226,267.02
17	0201-033-28	FORTUNATO, MICHAEL R & TERESA H FM	SFR	2002	\$1,106,402	2.63	0.0129	\$86,574.83	\$74,420.58
18	0201-033-29	BAILEY, SEAN T	SFR	2002	\$1,253,975	3.08	0.0129	\$86,574.83	\$74,420.58
19	0201-033-30	LAMB, ROGER A TR	Vacant	1975	\$80,364	5.71	0.0149	\$100,233.01	\$86,161.28
20	0201-033-31	SUNLAND PROPERTIES INC	Vacant	2005	\$331,172	4.01	0.0134	\$89,803.13	\$77,195.65
21	0201-033-32	CUCAMONGA COUNTY WATER DIST	Water Dist	1981	\$865	1.15	0.0044	\$29,665.77	\$25,500.99
22	0201-033-43	SUNLAND PROPERTIES INC	Vacant	2010	\$586,500	36.53	0.0083	\$55,533.52	\$47,737.16
23	0201-033-44	KDAY RADIO LLC	Radio Trans	2007	\$211,249	0.22	0.0044	\$29,237.51	\$25,132.85
24	0201-033-35	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1983	\$0	0.88	0.0044	\$29,428.14	\$25,296.72
25	0201-033-36	CUCAMONGA COUNTY WATER DISTRICT	Vacant	1987	\$0	0.58	0.0044	\$29,665.77	\$25,500.99
26	0201-043-01	BRUNCATI, ANTHONY	Vacant	2007	\$512,279	4.97	0.0103	\$69,191.70	\$59,477.86
27	0201-043-02	CRUZ FAMILY TRUST	SFR	1995	\$510,264	4.98	0.0093	\$62,238.44	\$53,500.77

Improvements Assessment Calculation (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Use Code	Roll Base Year	Total 2017 Assessed Value	Lot Acreage	Benefit Units (BUs)	Total Assessment	100% Payoff Amount Prior to Bond Sale
28	0201-043-03	CARDENAS, GUADALUPE	Vacant	2004	\$594,967	4.88	0.0093	\$62,238.44	\$53,500.77
29	0201-043-04	CRUZ FAMILY TRUST	Well Site	1985	\$276	0.03	0.0030	\$20,106.30	\$17,283.57
30	0201-043-08	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	2.28	0.0010	\$6,964.66	\$5,986.89
31	0201-043-09	SOMMERS, CRAIG	Vacant	1999	\$49,834	2.16	0.0010	\$6,998.88	\$6,016.31
32	0201-043-10	SOMMERS, CRAIG	SFR	1999	\$580,851	1.9	0.0069	\$46,014.18	\$39,554.24
33	0201-043-11	KNIFER, FRED GEORGE JR	SFR	1996	\$708,881	2.96	0.0069	\$46,014.18	\$39,554.24
34	0201-043-12	CHERBAK, ANTHONY C	Vacant	1983	\$7,287	0.91	0.0012	\$8,157.76	\$7,012.49
35	0201-043-15	MAJER, LES SEP PROP TRUST 1/2/04	Vacant	1988	\$206,163	4.26	0.0075	\$50,649.68	\$43,538.96
36	0201-043-16	BOCK, DANNY A	SFR	1980	\$1,154,734	3.93	0.0107	\$71,509.45	\$61,470.22
37	0201-043-18	NOREEN, BRUCE E	Vacant	1976	\$12,450	3.41	0.0126	\$84,257.08	\$72,428.21
38	0201-043-20	KHOSRAVI, FARSHAD	Vacant	2005	\$84,233	7.88	0.0119	\$79,621.58	\$68,443.49
39	0201-043-21	HUCANA TRUST	Vacant	2005	\$47,746	3.77	0.0146	\$98,163.59	\$84,382.39
40	0201-043-22	WYANT, TIMOTHY A REVOCABLE TRUST	Vacant	1984	\$2,354,526	4.95	0.0150	\$100,481.34	\$86,374.75
41	0201-043-23	PENDLETON, MICHAEL L	Vacant	2006	\$554,529	1.88	0.0155	\$103,957.97	\$89,363.29
42	0201-043-26	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	6.88	0.0012	\$8,123.54	\$6,983.07
43	0201-043-27	TOP OF HAVEN SNOW DROP TRUST 02/27	Vacant	1994	\$7,929	0.93	0.0075	\$50,649.68	\$43,538.96
44	0201-043-28	KAYAM INC	Vacant	1999	\$561,000	21.31	0.0852	\$571,880.81	\$491,594.34
45	0201-043-30	GRIGSBY, WILLIAM R & PAULA M TRS	Vacant	1980	\$287,021	20.00	0.0769	\$516,025.93	\$443,580.94
46	0201-043-31	GOLDEN ARK INC	Vacant	2010	\$295,800	19.08	0.0313	\$210,214.21	\$180,702.19
47	0201-043-32	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1980	\$0	3.80	0.0006	\$3,932.88	\$3,380.74
48	0201-043-34	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1984	\$0	0.90	0.0006	\$3,932.88	\$3,380.74
49	0201-043-35	CITY OF LOS ANGELES	Vacant	1990	\$11,657	18.48	0.0005	\$3,485.75	\$2,996.39
50	0201-043-36	MAJER, ANDREW J	SFR	1985	\$413,039	5.05	0.0075	\$50,649.68	\$43,538.96
51	0201-043-39	CITY OF LOS ANGELES	Vacant	1985	\$308,486	15.86	0.0005	\$3,485.75	\$2,996.39
52	0201-043-40	PENDLETON, MICHAEL L	Vacant	2006	\$950,621	22.66	0.0226	\$151,885.76	\$130,562.49
53	0201-043-41	CITY OF LOS ANGELES	Vacant	1985	\$381,546	14.53	0.0012	\$8,121.26	\$6,981.11
54	0201-043-42	RODRIGUEZ, D & DULGERU, C REV TR	SFR	2004	\$1,120,547	6.16	0.0099	\$66,625.62	\$57,272.03

Improvements Assessment Calculation (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Use Code	Roll Base Year	Total 2017 Assessed Value	Lot Acreage	Benefit Units (BUs)	Total Assessment	100% Payoff Amount Prior to Bond Sale
55	0201-043-43	MARICIC, GEORGE	Vacant	1991	\$233,123	12.46	0.0142	\$95,597.51	\$82,176.56
56A	0201-043-69	SAMBOLD, ERIC R TRUST 9/1/02	SFR	2009	\$0	1.65	0.0119	\$79,621.58	\$68,443.49
56B	0201-043-70	SAMBOLD, ERIC R TRUST 9/1/02	SFR	2017	\$0	2.49	0.0119	\$79,621.58	\$68,443.49
57	0201-043-45	ANDRESEN, DOUGLAS & LINDA FAMILY	SFR	2006	\$1,248,234	1.98	0.0134	\$90,051.46	\$77,409.12
58	0201-043-46	DHILLON, RANJIT S	Vacant	2002	\$254,581	4.81	0.0146	\$98,163.59	\$84,382.39
59	0201-043-47	NOUFAL, MAZEN	Vacant	2006	\$475,000	1.25	0.0088	\$58,761.82	\$50,512.23
60	0201-043-48	NOREEN, SHANNON M	SFR	2005	\$914,715	1.73	0.0098	\$65,715.07	\$56,489.32
61	0201-043-49	HOLLOWAY, JACK D	SFR	2005	\$969,376	2.01	0.0161	\$108,252.62	\$93,055.02
62	0201-043-50	NOREEN 1993 FAMILY TRUST	SFR	2005	\$223,648	2.11	0.0119	\$79,621.58	\$68,443.49
63	0201-043-51	COVEY FAMILY TRUST 12/28/13	Vacant	2005	\$501,717	2.46	0.0119	\$79,621.58	\$68,443.49
64	0201-043-52	ABRAM, KALEED Y	Vacant	2010	\$379,478	2.56	0.0155	\$103,957.97	\$89,363.29
65	0201-043-53	LIONS PRIDE DEV INC	Vacant	2005	\$349,503	2.81	0.0182	\$122,251.65	\$105,088.72
66	0201-043-54	HWANG FAMILY TRUST 8/16/06	Vacant	2005	\$324,678	5.18	0.0155	\$103,957.97	\$89,363.29
67	0201-043-55	HARTWIG, MARK A	Vacant	2007	\$824,249	17.66	0.0377	\$252,936.80	\$217,426.95
68	0201-043-56	OVERTON, CHRISTOPHER	Vacant	2009	\$365,533	4.11	0.0175	\$117,119.49	\$100,677.06
69	0201-043-60	RODRIGUEZ, JAVIER	Vacant	2009	\$464,271	3.46	0.0123	\$82,849.88	\$71,218.57
70A	0201-043-67	FAKHOURY, FAWZI NICOLA	Vacant	2010	\$92,000	4.59	0.0144	\$96,756.39	\$83,172.74
70B	0201-043-68	FAKHOURY, FAWZI NICOLA	Vacant	2016	\$134,300	6.70	0.0197	\$132,184.88	\$113,627.41
71A	0201-043-65	CARDENAS QUALIFIED DOMESTIC TR	SFR	2000	\$2,907,915	6.92	0.0186	\$125,139.10	\$107,570.80
71B	0201-043-66	CARDENAS, JOSE	SFR	2015	\$3,264,000	1.99	0.0075	\$50,649.68	\$43,538.96
72	0201-281-13	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	18.22	0.0010	\$6,964.66	\$5,986.89
73	0201-281-14	CITY OF LOS ANGELES	Vacant	1986	\$3,942	15.03	0.0005	\$3,485.75	\$2,996.39
74	0201-281-18	CUCAMONGA COUNTY WATER DISTRICT	Vacant	1987	\$0	1	0.0013	\$8,806.01	\$7,569.73
75	0201-281-19	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1987	\$0	205.33	0.0006	\$3,932.88	\$3,380.74

Appendix J

Operations and Maintenance Assessment Calculation



**Appendix J
Operations and Maintenance Assessment Calculation**

Assmt No.	Assessor's Parcel Number	Assessee	Use Code	Roll Base Year	Total 2017 Assessed Value	Lot Acreage	Benefit Units (BUs)	Total Assessment
1	0201-033-06	C T L INVESTMENTS CO	Vacant	1990	\$182,304	19.73	0.0130	\$18,991.65
2	0201-033-07	CUCAMONGA COUNTY WATER DISTRICT	Vacant	1975	\$0	0.65	0.0006	\$907.93
3	0201-033-08	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	1.62	0.0012	\$1,768.51
4	0201-033-09	CITY OF LOS ANGELES	Vacant	1983	\$16,955	5.21	0.0005	\$758.85
5	0201-033-14	GRANT, PEGGY S	SFR	2006	\$733,035	2.60	0.0067	\$9,765.07
6	0201-033-16	GUEMBER, CHARLES	Vacant	2007	\$162,340	20.00	0.0103	\$15,063.14
7	0201-033-17	GOMBERG, DAVE	Vacant	1976	\$342,720	20.84	0.0149	\$21,820.89
8	0201-033-18	JADALLAH, CHARLES	Vacant	2007	\$233,739	44.01	0.0226	\$33,065.78
9	0201-033-19	FRANCIS, SABRINA TRUST 12/11/15	SFR	1983	\$844,025	11.00	0.0134	\$19,604.35
10	0201-033-20	FAN, KWOK KEUNG	SFR	2005	\$857,321	10.00	0.0150	\$21,874.95
11	0201-033-21	DAVIES, LESTER A	Vacant	1998	\$107,355	1.00	0.0150	\$21,874.95
12	0201-033-23	DAVIES, PAUL	Vacant	2005	\$394,389	30.08	0.0355	\$51,839.05
13	0201-033-24	DAVIES, ALBERT SURVIVORS TRUST	Vacant	2004	\$28,050	9.63	0.0165	\$24,091.49
14	0201-033-25	DAVIES, ALBERT SURVIVOR'S TR	Vacant	2004	\$28,050	9.78	0.0141	\$20,613.50
15	0201-033-26	DAVIES, ALBERT SURVIVORS TRUST	SFR	2004	\$319,057	1.03	0.0141	\$20,613.50
16	0201-033-27	SUNLAND PROPERTIES INC	Vacant	1992	\$445,638	56.88	0.0392	\$57,303.55
17	0201-033-28	FORTUNATO, MICHAEL R & TERESA H FM	SFR	2002	\$1,106,402	2.63	0.0129	\$18,847.48
18	0201-033-29	BAILEY, SEAN T	SFR	2002	\$1,253,975	3.08	0.0129	\$18,847.48
19	0201-033-30	LAMB, ROGER A TR	Vacant	1975	\$80,364	5.71	0.0149	\$21,820.89
20	0201-033-31	SUNLAND PROPERTIES INC	Vacant	2005	\$331,172	4.01	0.0134	\$19,550.29
21	0201-033-32	CUCAMONGA COUNTY WATER DIST	Water Dist	1981	\$865	1.15	0.0044	\$6,458.29
22	0201-033-43	SUNLAND PROPERTIES INC	Vacant	2010	\$586,500	36.53	0.0083	\$12,089.74
23	0201-033-44	KDAY RADIO LLC	Radio Trans	2007	\$211,249	0.22	0.0044	\$6,365.05
24	0201-033-35	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1983	\$0	0.88	0.0044	\$6,406.55
25	0201-033-36	CUCAMONGA COUNTY WATER DISTRICT	Vacant	1987	\$0	0.58	0.0044	\$6,458.29
26	0201-043-01	BRUNCATI, ANTHONY	Vacant	2007	\$512,279	4.97	0.0103	\$15,063.14
27	0201-043-02	CRUZ FAMILY TRUST	SFR	1995	\$510,264	4.98	0.0093	\$13,549.41

Operations and Maintenance Assessment Calculation (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Use Code	Roll Base Year	Total 2017 Assessed Value	Lot Acreage	Benefit Units (BUs)	Total Assessment
28	0201-043-03	CARDENAS, GUADALUPE	Vacant	2004	\$594,967	4.88	0.0093	\$13,549.41
29	0201-043-04	CRUZ FAMILY TRUST	Well Site	1985	\$276	0.03	0.0030	\$4,377.17
30	0201-043-08	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	2.28	0.0010	\$1,516.22
31	0201-043-09	SOMMERS, CRAIG	Vacant	1999	\$49,834	2.16	0.0010	\$1,523.67
32	0201-043-10	SOMMERS, CRAIG	SFR	1999	\$580,851	1.90	0.0069	\$10,017.36
33	0201-043-11	KNIFER, FRED GEORGE JR	SFR	1996	\$708,881	2.96	0.0069	\$10,017.36
34	0201-043-12	CHERBAK, ANTHONY C	Vacant	1983	\$7,287	0.91	0.0012	\$1,775.96
35	0201-043-15	MAJER, LES SEP PROP TRUST 1/2/04	Vacant	1988	\$206,163	4.26	0.0075	\$11,026.52
36	0201-043-16	BOCK, DANNY A	SFR	1980	\$1,154,734	3.93	0.0107	\$15,567.72
37	0201-043-18	NOREEN, BRUCE E	Vacant	1976	\$12,450	3.41	0.0126	\$18,342.90
38	0201-043-20	KHOSRAVI, FARSHAD	Vacant	2005	\$84,233	7.88	0.0119	\$17,333.75
39	0201-043-21	HUCANA TRUST	Vacant	2005	\$47,746	3.77	0.0146	\$21,370.37
40	0201-043-22	WYANT, TIMOTHY A REVOCABLE TRUST	Vacant	1984	\$2,354,526	4.95	0.0150	\$21,874.95
41	0201-043-23	PENDLETON, MICHAEL L	Vacant	2006	\$554,529	1.88	0.0155	\$22,631.82
42	0201-043-26	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	6.88	0.0012	\$1,768.51
43	0201-043-27	TOP OF HAVEN SNOW DROP TRUST	Vacant	1994	\$7,929	0.93	0.0075	\$11,026.52
44	0201-043-28	KAYAM INC	Vacant	1999	\$561,000	21.31	0.0852	\$124,499.37
45	0201-043-30	GRIGSBY, WILLIAM R & PAULA M TRS	Vacant	1980	\$287,021	20.00	0.0769	\$112,339.67
46	0201-043-31	GOLDEN ARK INC	Vacant	2010	\$295,800	19.08	0.0313	\$45,763.97
47	0201-043-32	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1980	\$0	3.80	0.0006	\$856.19
48	0201-043-34	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1984	\$0	0.90	0.0006	\$856.19
49	0201-043-35	CITY OF LOS ANGELES	Vacant	1990	\$11,657	18.48	0.0005	\$758.85
50	0201-043-36	MAJER, ANDREW J	SFR	1985	\$413,039	5.05	0.0075	\$11,026.52
51	0201-043-39	CITY OF LOS ANGELES	Vacant	1985	\$308,486	15.86	0.0005	\$758.85
52	0201-043-40	PENDLETON, MICHAEL L	Vacant	2006	\$950,621	22.66	0.0226	\$33,065.78
53	0201-043-41	CITY OF LOS ANGELES	Vacant	1985	\$381,546	14.53	0.0012	\$1,768.01
54	0201-043-42	RODRIGUEZ, D & DULGHERU, C REV TR	SFR	2004	\$1,120,547	6.16	0.0099	\$14,504.50

Operations and Maintenance Assessment Calculation (Continued)

Assmt No.	Assessor's Parcel Number	Assessee	Use Code	Roll Base Year	Total 2017 Assessed Value	Lot Acreage	Benefit Units (BUs)	Total Assessment
55	0201-043-43	MARICIC, GEORGE	Vacant	1991	\$233,123	12.46	0.0142	\$20,811.73
56A	0201-043-69	SAMBOLD, ERIC R TRUST 9/1/02	SFR	2009	\$0	1.65	0.0119	\$17,333.75
56B	0201-043-70	SAMBOLD, ERIC R TRUST 9/1/02	SFR	2017	\$0	2.49	0.0119	\$17,333.75
57	0201-043-45	ANDRESEN, DOUGLAS & LINDA FAMILY	SFR	2006	\$1,248,234	1.98	0.0134	\$19,604.35
58	0201-043-46	DHILLON, RANJIT S	Vacant	2002	\$254,581	4.81	0.0146	\$21,370.37
59	0201-043-47	NOUFAL, MAZEN	Vacant	2006	\$475,000	1.25	0.0088	\$12,792.54
60	0201-043-48	NOREEN, SHANNON M	SFR	2005	\$914,715	1.73	0.0098	\$14,306.28
61	0201-043-49	HOLLOWAY, JACK D	SFR	2005	\$969,376	2.01	0.0161	\$23,566.77
62	0201-043-50	NOREEN 1993 FAMILY TRUST	SFR	2005	\$223,648	2.11	0.0119	\$17,333.75
63	0201-043-51	COVEY FAMILY TRUST 12/28/13	Vacant	2005	\$501,717	2.46	0.0119	\$17,333.75
64	0201-043-52	ABRAM, KALEED Y	Vacant	2010	\$379,478	2.56	0.0155	\$22,631.82
65	0201-043-53	LIONS PRIDE DEV INC	Vacant	2005	\$349,503	2.81	0.0182	\$26,614.38
66	0201-043-54	HWANG FAMILY TRUST 8/16/06	Vacant	2005	\$324,678	5.18	0.0155	\$22,631.82
67	0201-043-55	HARTWIG, MARK A	Vacant	2007	\$824,249	17.66	0.0377	\$55,064.75
68	0201-043-56	OVERTON, CHRISTOPHER	Vacant	2009	\$365,533	4.11	0.0175	\$25,497.10
69	0201-043-60	RODRIGUEZ, JAVIER	Vacant	2009	\$464,271	3.46	0.0123	\$18,036.55
70A	0201-043-67	FAKHOURY, FAWZI NICOLA	Vacant	2010	\$92,000	4.59	0.0144	\$21,064.02
70B	0201-043-68	FAKHOURY, FAWZI NICOLA	Vacant	2016	\$134,300	6.70	0.0197	\$28,776.86
71A	0201-043-65	CARDENAS QUALIFIED DOMESTIC TR	SFR	2000	\$2,907,915	6.92	0.0186	\$27,242.98
71B	0201-043-66	CARDENAS, JOSE	SFR	2015	\$3,264,000	1.99	0.0075	\$11,026.52
72	0201-281-13	SOUTHERN CALIFORNIA EDISON COMP	Vacant	1975	\$0	18.22	0.0010	\$1,516.22
73	0201-281-14	CITY OF LOS ANGELES	Vacant	1986	\$3,942	15.03	0.0005	\$758.85
74	0201-281-18	CUCAMONGA COUNTY WATER DISTRICT	Vacant	1987	\$0	1.00	0.0013	\$1,917.08
75	0201-281-19	SAN BERNARDINO CO FLOOD CONTROL	Vacant	1987	\$0	205.33	0.0006	\$856.19

Appendix K

Assessment District 2018-1 Boundary Map



EXEMPT FROM RECORDING FEES PURSUANT TO GEN. CODE 273001
EXEMPT FROM RECORDING FEES PURSUANT TO GEN. CODE 6103

PROPOSED BOUNDARY MAP
COUNTY OF SAN BERNARDINO
ASSESSMENT DISTRICT NO. 2018-1
(SNOWDROP ROAD)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
S. 1/2, SEC. 14, T.1.N., R.7.W., S.B.B. & M.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 2018-1 FOR THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO AT A REGULAR MEETING THEREOF, HELD ON THE 04TH DAY OF JANUARY, 2018. BY ITS RESOLUTION NO. 2018-03

[Signature]
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, THIS 04TH DAY OF JANUARY, 2018

[Signature]
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA

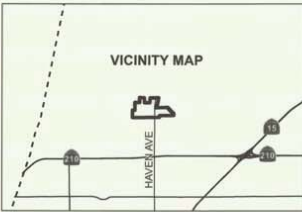
SAN BERNARDINO COUNTY
RECORDER'S CERTIFICATE

THIS DIAGRAM WAS FILED UNDER DOCUMENT NUMBER 2018-00186 THIS 18TH DAY OF JANUARY, 2018 IN BOOK 87, PAGE 78, OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT THE REQUEST OF County of San Bernardino IN THE AMOUNT OF \$ 0

BOB DUTTON
ASSESSOR-RECORDER-CLERK
COUNTY OF SAN BERNARDINO

BY: *[Signature]*
DEPUTY RECORDER

Printed in Official Records,
County of San Bernardino
Book: 2018-2019-08
1/18/2018 10:28 AM



LEGEND

- ASSESSMENT DISTRICT BOUNDARY
- PARCEL BOUNDARY

W.O. 11-0011



THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2017-2018.

0 1,500 3,000 Feet





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