Engineer's Report and Assessment
For Zone 6

PUBLIC FACILITIES
MAINTENANCE DISTRICT NO. 1

City of Lemoore

Kings County, California

Submitted by:

Quad Knopf, Inc.
P.O. Box 3699
Visalia, California 93278

May 2013

Quad Knopf

Submitted to:

City Council
City of Lemoore
Park and Recreation Department
119 Fox Street
Lemoore, California 93245

ENGINEER'S REPORT AND ASSESSMENT

CITY OF LEMOORE
PUBLIC FACILITES MAINTENANCE DISTRICT NO. 1, ZONE 6

CITY COUNCIL

Mayor – William Siegel
Mayor Pro Tem – Lois Wynne

Council Members

John Gordon
Eddie Neal
Willard Rodarmel

Prepared for:

THE CITY OF LEMOORE

Prepared by:

Quad Knopf, Inc.
P.O. Box 3699
Visalia, CA 93278
Tel. No: (559) 733-0440
Fax No: (559) 627-2336
harryt@quadknopf.com

May 2013

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L090138

MEMO

To: City Council, City of Lemoore

From: Harry A. Tow, P.E.
Engineer of Work

Date: May 21, 2013

Re: City of Lemoore Public Facilities Maintenance District No. 1, Zone 6

At your May 21 meeting, staff will be presenting the Engineer's Report and the Resolution of Intent to annex and Levy Assessments for Public Facilities Maintenance District No.1, Zone 6.

By June 1, staff will send notices regarding the proposed assessment to the affected property owners, and in accordance with the provisions of the City's Public Facilities Maintenance Ordinance (Chapter 10 of Title 7 of the Municipal Code), will advise property owners of their right to appear at the public hearing on July 16, 2013, and of their right to submit a written ballot for or against the district and assessment to the Parks and Recreation Department, 119 Fox Street, Lemoore, California 93245. The notices will include an assessment ballot with return envelope and other information required by Proposition 218.

The protest procedure is subject to the provisions of Proposition 218. Returned ballots will be used to tabulate the percentage of votes "for" and "against" being assessed within a particular Zone. The vote is for the assessment each owner will receive. If a majority of the owners vote against the assessment, with ballots weighted by the amount of each owner's assessment, the assessment will not occur. This will mean that one of the conditions for approval of final maps for the subdivision included in the Zone will not be met; the City cannot feasibly incur the costs of maintenance of the facilities for which the proposed assessments are to be made. The Council does have the right to unilaterally reduce assessments if they choose, but cannot increase the assessments beyond the maximum unless approved by the owners in a new ballot proceeding.

The public hearing will be scheduled for the City Council meeting on July 16, 2013. Following completion of the hearing and assessment ballot proceeding, the Council will consider all protests received and, if the assessment district is not defeated by a majority of property owner ballots, confirm the assessments. Once confirmed, the assessments will be sent to the County Auditor-Controller's office for inclusion on the tax rolls.

Recommendation:

That City Council accept the Engineer's Report and pass the Resolution of Intention to annex and Levy Assessments for Public Facilities Maintenance District No. 1, Zone 6.

Respectfully Submitted,

Quad Knopf, Inc.

Harry A. Tow, P.E.
Engineer of Work

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ENGINEER'S REPORT

CERTIFICATES OF FILING

CITY OF LEMOORE
PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1, ZONE 6

(Pursuant to the Landscaping and Lighting Act of 1972
and City of Lemoore Ordinance No. 2006-01)

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

Dated: _____, 2013 By: _____
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2013.

Kristie Baley
City Clerk of the City of Lemoore
Kings County, California

By: _____

I HEREBY CERTIFY that the subsequent assessments together with the diagrams attached thereto, were recorded in my office on _____, 2013.

David Wlaschin
Director of Public Works, City of Lemoore
Kings County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagrams thereto attached, was approved and confirmed by the City Council of the City of Lemoore, California, on the _____ day of _____, 2013, by adoption of Resolution No. _____.

Kristie Baley
City Clerk of the City of Lemoore
King's County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagrams thereto attached, was filed with the County Auditor of the County of Kings, on the _____ day of _____, 2013.

Ken Baird
Assessor, County of Kings
Kings County, California

By: _____

INTRODUCTION

The City Council of the City of Lemoore adopted its General Plan with various elements to provide guidelines for orderly development within the community. The City Council further adopted ordinances and regulations governing the development of land providing for the installation and construction of certain lighting, landscaping, street paving, parks and appurtenant facilities to enhance the quality of life and to benefit the value of property.

The requirement for the installation of lighting, landscaping, streets and appurtenant facilities is a condition of development provided for in the City's Subdivision Ordinance and is a requirement of issuance of a permit for construction of commercial, residential, and planned unit development. Lighting, landscaping, streets and appurtenant facilities generally includes street lights, trees, shrubs, plants, turf, irrigation systems, local street paving, parks and necessary appurtenances including curbs, hardscape, monumentation, fencing located in public rights-of-way, medians, parkways, and/or easements adjacent to public rights-of-ways, in and along major thoroughfares, primary and secondary arterials, and local streets as defined in the General Plan's Circulation Element.

The installation of street lights, landscaping and appurtenant facilities is the responsibility of the subdivider or other development/applicant, triggered by the approval of a tentative subdivision map or other development application. When on any given street of the approved system, a majority of the required landscaping has been provided, and it has been determined that landscaping in front of, or adjacent to certain already developed properties is required to bridge missing gaps, and/or where the future development or redevelopment of existing property is not likely to occur in the foreseeable future, the City Council may deem it appropriate to retrofit or fill such gaps.

After installation, it is City policy that the servicing, operation, maintenance, repair and replacement of the lighting, landscaping, local street paving, parks and appurtenant facilities in turn become the financial responsibility of the properties that specially benefit from the facilities.

The City's lighting, landscape, local street paving and parks maintenance and replacement program is administered according to the provisions of Proposition 218 (Article XIIID of the California Constitution), Chapter 10 of Title 7 of the Municipal Code, which was added by Ordinance No. 2006-01 of the City of Lemoore, the Proposition 218 Omnibus Implementation Act (Government Code Sections 53750 through 53754) and, to the extent applicable, the Landscaping and Lighting Act of 1972 (Streets and Highways Code Part 2, Division 15).

The City cannot feasibly fund by any other method the maintenance and required periodic replacement of such facilities which must be installed with new development. Therefore, the City has determined that such maintenance, operation, repair and replacement should be funded through usage of the assessments on properties within the boundaries of Public Facilities Maintenance District No. 1. The property owners in each Zone of said District enjoy a special benefit from these facilities within the applicable Zone, over and above the general benefits received by these property owners and the public generally, and the assessments levied under this District fund such benefit.

Payment for the assessment will be made in the same manner and at the same time in conjunction with the ad valorem property tax for each assessed lot or parcel in the District.

After approval of the final map for Tract 872, Heritage Acres, the owner requested that the properties be annexed into the City of Lemoore Public Facilities Maintenance District No. 1, Zone 6. The location of the

annexed properties is within the boundaries of the District and is shown on the Assessment Diagram, Exhibit "E" herein.

The proceedings for annexation and assessment of Zone 6 will be conducted under Ordinance No. 2006-01, Proposition 218, the Proposition 218 Omnibus Implementation Act and, to the extent applicable, the Landscaping and Lighting Act of 1972, Sections 22500 through 22679, Part 2, Division 15, of the Streets and Highways Code of the State of California.

The City Council of the City of Lemoore will set the time and place for a public hearing in the Resolution of Intention.

Each property owner of a lot or parcel in the Zone that will have an assessment as a result of these proceedings will be notified by First Class mail a minimum of 45 days before the public hearing. The notice will include a description of the property owner's parcel by proposed Assessor's parcel number or subdivision map and will indicate the total assessments to be charged the entire Zone 6, the proposed assessment for the lot or parcel, the duration of assessment payments, the reason for the assessment, the basis for calculating the assessment, a summary of the process for completing, returning and tabulating assessment ballots and other information required by Proposition 218 and the Proposition 218 Omnibus Implementation Act. Each notice will also have an assessment ballot in the form required by the Implementation Act, instructions for completing and returning the ballot and a return envelope. Notices will be addressed to each property owner within Zone 6, as listed in the last equalized assessment roll in the office of the Assessor of the County of Kings, as available at the time the notices are given, the latest State Board of Equalization assessment roll, or as may be otherwise known to the City.

If properties have changed ownership and/or forwarding mailing addresses are no longer maintained at the original post office location, notice may not reach the most current property owner. Notification to the property owner of record as listed on the last equalized assessment roll or as otherwise known by the City satisfies the provisions of the law.

After reviewing testimony, as well as the projected year's costs for the servicing, maintenance, repair and replacement of the facilities in Zone 6 as herein described, and if there is not a majority of assessment ballots submitted against the annexation and assessment, the City Council will order annexation of the Added Territories to the District as Zone 6 and set the assessment for the 2013-14 fiscal year, which runs between July 1 and June 30.

This report contains the necessary data required to conduct the proceedings and is submitted to the Clerk of the City for filing.

ENGINEER OF WORK STATEMENT

CITY OF LEMOORE
PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1, ZONE 6

I, Harry A. Tow, Engineer of Work for Public Facilities Maintenance District No. 1, Zone 6, City of Lemoore, Kings County, California, make this report, as directed by the City Council, pursuant to Ordinance 2006-01, subsection 4(b) of Article XIII D of the California Constitution, Government Code Sections 53750-53753.5 (the Proposition 218 Omnibus Implementation Act) and, to the extent not inconsistent with Ordinance 2006-01, the procedures in Sections 22565-22574 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

Description of Improvements

The improvements to be installed, maintained, repaired, operated, serviced or replaced which are subject to this report include planting, shrubbery, trees, turf, irrigation systems, entry monuments, hardscapes, local street paving, parks, walls, street lights, fencing, drainage detention and retention facilities, drainage structures including percolation wells, and appurtenant facilities in public right-of-way and easements within the proposed boundary of said Assessment District.

This report consists of five parts as follows:

Exhibit "A"

Description of Improvements

Exhibit "B"

Engineer's Estimate: An estimate of the costs of maintenance and periodic replacement of the improvements.

Exhibit "C"

Method of Assessment: A statement of the method by which the undersigned has determined the amount proposed to be assessed against each lot and parcel within the Assessment District.

Exhibit "D"

Assessment Roll: An assessment of the estimated cost of the maintenance and replacement of improvements on each benefited lot and parcel of land within the benefit Zones in the Assessment District.

Exhibit "E"

Assessment Diagram: A diagram showing all of the lots and parcels of the real property within each of the benefit Zones in this Assessment District.

Respectfully submitted

Engineer of Work

EXHIBIT A

Description of Improvements

EXHIBIT A
DESCRIPTION OF IMPROVEMENTS

(Pursuant to City of Lemoore Ordinance No. 2006-01)

Location of Landscaping, Lighting, Streets and Appurtenant Facilities

The locations of lighting, landscaping, local street paving, parks and appurtenant facilities in the benefit Zone within the Assessment District are depicted on the Assessment Diagram as shown in Exhibit "E" herein which Diagram includes the following subdivision, lots and/or parcels:

Zone 6

Boundaries of *Zone 6* include the following properties:

Tract No. 872, Heritage Acres, Phase 1, recorded in Volume 22 of Licensed Surveyors' Plats, at Page 96, Kings County Records.

Plans and Specifications

The plans and specifications (the "Plans") for the improvements to be maintained, operated, repaired and periodically replaced benefiting Zone 6 of the District by the Parks and Recreation Department and by the Public Works Department of the City of Lemoore, dated August 31, 2007, are incorporated herein by reference. The Plans are a part of the improvement plans required by the City of Lemoore as a condition of approval of the tentative map of Tract 872 by Council Resolution No. 2006-15, May 2, 2006, approving the development as a Planned Unit Development, a Conditional Use Permit, and a vesting tentative subdivision map, Tentative Map No. 2006-02. Such detailed Plans have been prepared by the project developer and are on file with the City Clerk of the City of Lemoore.

Description of Work

The work includes maintaining, operating, repairing and periodically replacing landscaping, street lights, local street paving, parks and appurtenant facilities described as follows:

Plants, shrubbery, trees, turf, irrigation systems, entry monuments, local street maintenance, parks, hardscapes, walls, fencing, street lights and appurtenant facilities in public rights-of-way and easements within or appurtenant to the boundaries of the applicable benefit Zone of said District.

The location of such facilities, as previously described, are within the boundaries of the District , and within or appurtenant to the boundaries of Zone 6 as shown on the Assessment Diagram, Exhibit "E" herein. Approved Plans for landscaping, lighting, local street paving, parks and appurtenant facilities benefiting Zone 6 are filed with the City Clerk and incorporated herein by reference.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the lighting, landscaping, local street paving, parks and appurtenant facilities. Maintenance for landscaping means, but is not limited to, the repair, removal or replacement of landscaping and walls, providing for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury and the removal of trimmings, rubbish, debris and other solid waste. Maintenance for street lights means but is not limited to the furnishing of services and materials

for the ordinary and usual maintenance and repair of street lights including, poles, lens and bulb replacement. Maintenance for local street paving means but is not limited to the scheduled sealing, capping, and remixing/resurfacing of such paving. Maintenance for trees means, but is not limited to the trimming and required replacement of trees in development–adjacent or development-contained arterial or collector streets, medians or parkways, but not street trees on local streets fronting residences. Maintenance for parks interior to, or determined by the Council to provide special benefit to property in, the applicable benefit Zone includes, but is not limited to the continuing maintenance and required replacement of park facilities, including tot lot and playground equipment, trees, park furniture, turf, landscaping and restrooms. Maintenance of sidewalks, curb and gutter includes the required replacement of such improvements only in arterial or collector streets, parkways, or medians adjacent to or contained in the development.

Operating for landscaping improvements means but is not limited to the furnishing of water and electricity for irrigation of the landscaping and the maintenance of any of the appurtenant facilities. For lighting facilities, operating means but is not limited to furnishing the utility power necessary for energizing of electroliers.

The improvements described herein for which maintenance, operating, repair and periodic replacement for, and for which assessments are required to fund such maintenance, servicing and periodic replacement, are those required as a condition of approval of the tentative map of Tract 872. The final map of Tract 872, the 97 single-family lots of which constitute Zone 6 hereunder, was approved by the City Council on April 2008.

EXHIBIT B

Engineer's Estimate

EXHIBIT B
ENGINEER'S ESTIMATE

Actual costs of maintenance and required periodic replacement of improvements have been determined by the Engineer of Work in consultation with the City staff. Such costs are reflected to the extent currently feasible in the assessments for Zone 6. It should be noted that, based on these unit cost assessments and the improvements to be maintained, serviced and operated in this Zone, the actual costs during the past fiscal year and projected for this fiscal year may be greater than the proposed assessments.

Table 1 details unit costs for maintenance and replacement. Table 2 shows the total costs to be assessed to Zone 6. Table 3 estimates the incidental costs required to process the assessments.

TABLE 1
UNIT COST ESTIMATE - ZONE 6

EXHIBIT B **ENGINEER'S ESTIMATE – Zone 6, Public Facilities Maintenance District No. 1**				
1. Maintenance, operation, repair and periodic replacement costs, Annual, Tract 872 (97 lots)				
Item	**Unit**	**O & M**	**Replacement**	**Annual Cost Total**
Street Lights	31 EA	$51.88	$27.27	$2,454
Trees	38 EA	$149.46	$6.54	$5,928
Planter	11,138 S. F.	$1.215	$.065	$14,257
Dump Fee	11,138 S. F.	$.0231	0	$257
Water/Electricity	11,138 S. F.	$.273	$.0651	$3,766
Canal Interceptor				
Interceptor Trench	1,420 L. F.	0	$.10	$142
Interceptor Lift Station	1 EA	$160.00	$40.00	$200
Local Street Paving Maintenance (40-Yr Cycle)				
Reclamite	228,869 S. F.	$.0049	0	$1,121
Crack Filling	228,869 S. F.	$.0060	0	$1,373
1½" Overlay	228,869 S. F.	$.0323	0	$7,392
Remix	228,869 S. F.	$.0647	0	$14,808
Fortune Street (south side)				
SW/Cross Gutter	4,748 S. F.	$.0404	0	$192
C & G	1,145 L. F.	$.2829	0	$324
			Total	$52,214[(1)]
			Cost of Total Required Assessment on Zone 6	$52,214[(1)]

[(1)]Number of parcels (single-family lots) in Phase 1 of Tract 872 (Zone 6): 33
Total number of parcels(single-family lots) in Tract 872: 97
Only 33 of the 97 lots have been constructed.
Therefore, proportionate share of costs assessable to Zone 6 is (33/97) x $52,214 = $17,764. These proportionate share costs are lessthan those which would appertain to Zone 6 if it were assessed for the required facilities within and appurtenant thereto if the balanceof Tract 872 is not constructed, because the total cost of the assessment would be allocated to the 33 built lots only.

Note: The above costs are based on an Employment Cost Index for Total Compensation for State and Local Government workers of 119.9 (U.S. Bureau of Labor Statistics, December 2012).

TABLE 2
ESTIMATED COSTS TO ASSESSMENT
2013-2014

Zone	EDU	Lots
6	33	33

1.	Public Facilities Maintenance Costs	$17,764.00
2.	Incidental Costs (See Table 3)	3,499.88
3.	Noticing	33.00
4.	County Processing Fee ($1.00 per Assessment)	33.00
	Total Costs to Assessment	$21,329.88
	2013-14 Assessment - Zone 6	**$21,329.88**

TABLE 3
ESTIMATED INCIDENTAL COSTS TO ASSESSMENT
APRIL 2013 THROUGH MARCH 2014

	Estimated Cost
Engineering Fees, Legal Fees, and City Administrative Costs	$3,500.00

EXHIBIT C

Method of Apportionment

EXHIBIT C
RATE AND METHOD OF ASSESSMENT

General Discussion

The improvements described in Exhibit "A" are provided for the particular, distinct special benefit directly received by each lot or parcel in each benefit Zone of the District, above the benefit received by these lots and parcels or the public generally. Each lot or parcel has been determined to directly and specially benefit proportionally by Equivalent Dwelling Unit (EDU).

City noticing and County administrative expenses will be apportioned to each lot or parcel as one unit of assessment for each lot/parcel.

The annual maintenance, operation, repair and periodic replacement costs of the facilities and improvements benefiting Zone 6 of the District described in Exhibit A of this Report, are estimated in Exhibit "B."

The City is unable to provide funds for such maintenance, operation, repair and periodic replacement of the described facilities and improvements. The facilities and improvements and their maintenance, operation, repair and periodic replacement provide equally for each lot and parcel in the Zone essential safety, lighting, property access, security and aesthetically-pleasing public right-of-way landscaping not available to the general community. The value, accessibility, appearance, safety and use of each lot and parcel in the Zone are significantly and directly enhanced by regular maintenance and periodic replacement of these facilities and improvements. These are benefits distinct and particular to the lots and parcels in this Zone and not realized by the general community. Therefore, annual maintenance, operation, repair and periodic replacement of the described facilities and improvements, and the funding thereof, provide direct special benefits to the lots and parcels in the Zone, over and above general benefits conferred on real property in the Zone or to the public at large.

Moreover, the Engineer has determined that each individual lot and parcel in the Zone established by a recorded final subdivision is benefited equally by such annual maintenance and periodic replacement. Each assessed lot and parcel contains, or will contain in accord with the City's development approvals, a single dwelling unit. Each lot and parcel, within the Zone, therefore derives the same proportionate special benefit from the assessed facilities and improvements and their regular maintenance and periodic replacement.

Accordingly, the individual annual assessment for each lot and parcel in the Zone (the "Maximum Annual Assessment") is determined by dividing the total estimated costs of annual maintenance and replacement and related notice and processing fees (for fiscal year 2013-14, set forth in Exhibit "B") by the total number of lots and parcels in the Zone. The costs of such maintenance and periodic replacement will increase each year. In order to assure continued adequacy of the financing of such costs and, therefore, the continued special benefits to the lots and parcels in the Zone, the Maximum Annual Assessment shall be comparably and automatically increased each fiscal year to cover the maintenance and replacement cost increases. The annual increase in the Maximum Annual Assessment shall be in accordance with increases in the Employment Cost Index for total compensation for State and Local Government Workers (the "Index"), published quarterly by the U.S. Bureau of Labor Statistics. Increases in the Index will track comparably to increases in the costs of annual maintenance and periodic replacement of the described facilities and improvements, since the majority of the maintenance and replacement work is and will be done by City employees.

Therefore, the annual assessment each fiscal year on each lot and parcel in the Zone shall be determined and

levied according to the above rate and methodology up to, but not more than, the Maximum Annual Assessment as increased for that fiscal year by the Index. The actual annual assessments may be less than or up to the Maximum Annual Assessment, as so increased, but cannot exceed the Maximum Annual Assessment, as so increased, without approval in a landowner ballot proceeding under Proposition 218 and the Proposition 218 Omnibus Implementation Act.

The initial actual assessment and Maximum Annual Assessment on each lot and parcel in Zone 6 of the District for fiscal year 2013-14 is set forth in Exhibit "D" of this Report.

Hearing Dates

A public hearing will be held at the regularly scheduled City Council meeting on July 16, 2013. Any protests received will be submitted to Council and individuals will be allowed to give testimony. At this meeting, the assessment ballots will be tabulated and the Council will take action deemed necessary regarding the assessments. If there is no majority protest, and if the Council elects to proceed with annexation of the Zone and levy of assessments, final assessments, commencing with the 2013-14 fiscal year, will be levied on Zone 6 at this meeting and the County shall be notified of the final assessment amounts.

Protesting the Assessments

A ballot will be included with the written notices sent to the owner(s) of each lot or parcel in the Zone. The ballot will be used to tabulate votes for and against the proposed annexation and assessment. Ballots must be sealed in the sealing envelope included with the notice, and sealed ballots may be returned to the Parks and Recreation Department in the return envelope included with the notice by mail or personal delivery, or may be delivered at the public hearing. In either case, to be counted, ballots must be returned before the public hearing is closed. The returned ballots will remain sealed until the public hearing is closed, at which time the returned ballots will be unsealed and tabulated. The tabulation shall be used to determine the percentage voting for and against the assessment. If a majority of the ballots received, weighted according to the proportional financial obligation of the individual lot or parcel, are votes against the annexation and assessment, the Zone cannot be annexed and the assessment cannot be levied.

EXHIBIT D

Assessment Roll

EXHIBIT D
ASSESSMENT ROLL
CITY OF LEMOORE
PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1

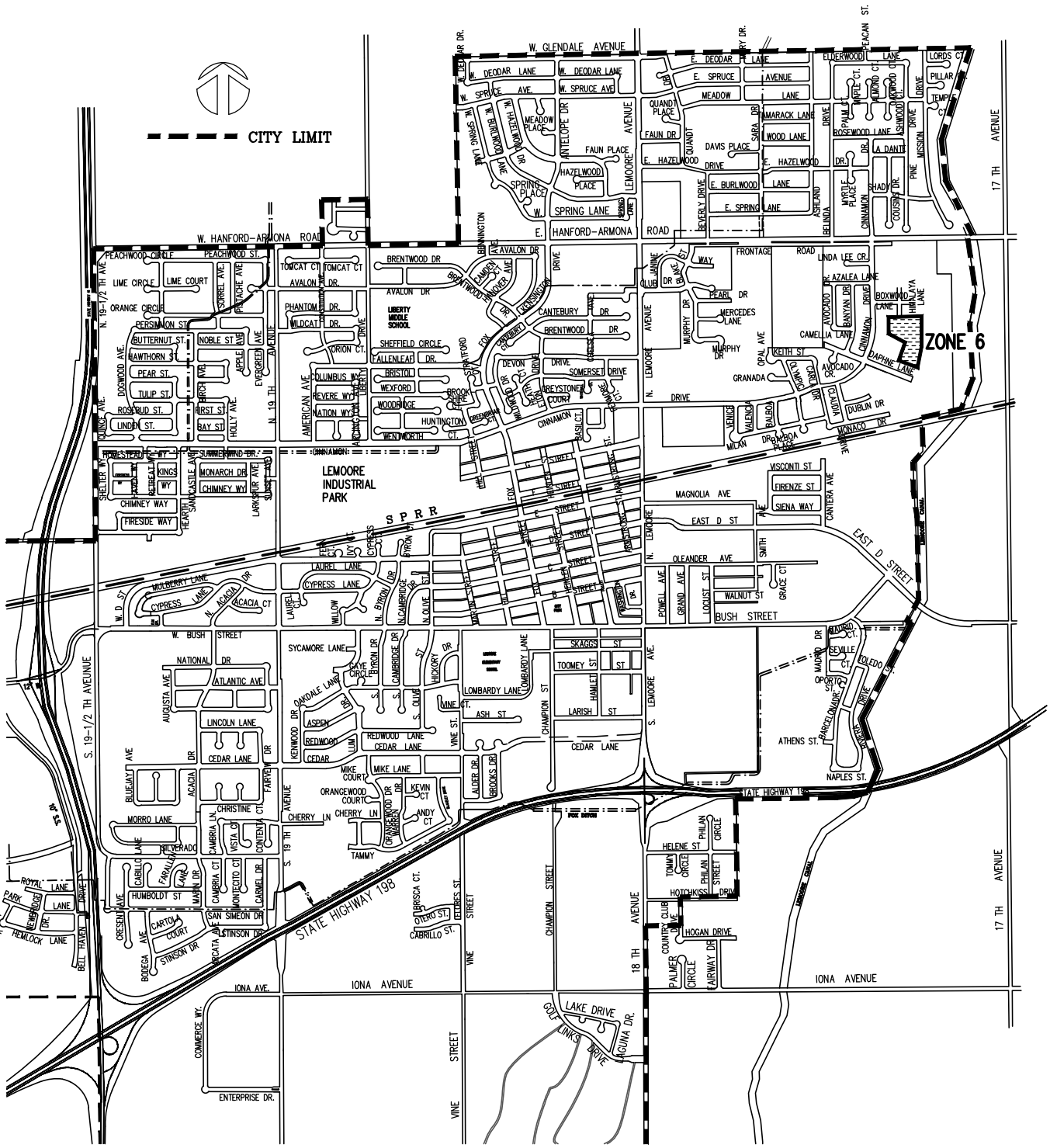
ZONE	ASSESSOR'S PARCEL NO.	2013-14 ASSESSMENT
6	021-820-001-000	$646.36
6	021-820-002-000	646.36
6	021-820-003-000	646.36
6	021-820-004-000	646.36
6	021-820-005-000	646.36
6	021-820-006-000	$646.36
6	021-820-007-000	646.36
6	021-820-008-000	646.36
6	021-820-009-000	646.36
6	021-820-010-000	646.36
6	021-820-011-000	$646.36
6	021-820-012-000	646.36
6	021-820-013-000	646.36
6	021-820-014-000	646.36
6	021-820-015-000	646.36
6	021-820-016-000	$646.36
6	021-820-017-000	646.36
6	021-820-018-000	646.36
6	021-820-019-000	646.36
6	021-820-020-000	646.36
6	021-820-021-000	$646.36
6	021-820-022-000	646.36
6	021-820-023-000	646.36
6	021-820-024-000	646.36
6	021-820-025-000	646.36
6	021-820-026-000	$646.36
6	021-820-027-000	646.36
6	021-820-028-000	646.36
6	021-820-029-000	646.36
6	021-820-030-000	646.36
6	021-820-031-000	$646.36
6	021-820-032-000	646.36
6	021-820-033-000	646.36
Total Assessment Zone 6		**$21,329.88**

EXHIBIT E

Assessment District and Zone Location
Assessment Diagram

CITY OF LEMOORE

PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1, ZONE 6


CITY LIMIT
ZONE 6
W. GLENDALE AVENUE
W. HANFORD-ARMONA ROAD
E. HANFORD-ARMONA ROAD
LIBERTY MIDDLE SCHOOL
LEMOORE INDUSTRIAL PARK
S P R R
STATE HIGHWAY 198
STATE HIGHWAY 198
EAST D STREET
BUSH STREET
IONA AVENUE
17 TH AVENUE
18 TH AVENUE
S. 19-1/2 TH AVENUE
N. 19-1/2 TH AVE
N. LEMOORE
S. LEMOORE AVE.
CHAMPION STREET
VINE STREET
LAKE DRIVE
GOLF LINKS DRIVE
LAGUNA DR.
COMMERCE WY.
ENTERPRISE DR.
PEACHWOOD CIRCLE
LIME CIRCLE
LIME COURT
ORANGE CIRCLE
PERSIMMON ST.
BUTTERNUT ST.
HAWTHORN ST.
PEAR ST.
TULIP ST.
ROSEBUD ST.
LINDEN ST.
NOBLE AVE
FIRST ST.
BAY ST.
HOLLY AVE.
QUINCE AVE.
DOGWOOD AVE.
AMERICAN AVE
N. 19 TH
TOMCAT CT
PHANTOM DR.
WILDCAT DR.
ORION CT.
COLUMBUS WY.
REVERE WY.
NATION WY.
BRENTWOOD DR
AVALON DR
SHEFFIELD CIRCLE
FALLENLEAF DR.
BRISTOL
WEXFORD
WOODBRIDGE
HUNTINGTON CT.
WENTWORTH CT.
CANTERBURY DR
BREYSTONE COURT
SOMERSET DRIVE
DEVON DR
CINNAMON
BASILCT.
MONARCH DR
CHIMNEY WY
CHIMNEY WAY
FIRESIDE WAY
SHELTER WY.
KINGS WY
SUMMERWIND DR.
SUMMERCASTLE AVE
LARKSPUR AVE
HEARTH
MULBERRY LANE
CYPRESS LANE
ACACIA CT
N. ACACIA DR
W. D ST
LAUREL LANE
WILLOW
N. BYRON DR
N. CAMBRIDGE DR
N. OLIVE
SYCAMORE LANE
OAKDALE LANE
ASPEN
REDWOOD
REDWOOD LANE
CEDAR LANE
MIKE COURT
MIKE LANE
ORANGEWOOD COURT
KEVIN CT
ANDY CT.
TAMMY
CHERRY LN
CHRISTINE LN
CAMBRIA LN
VISTA CT
CONTENTO CT
CARMEL DR
MONTEREY CT
SAN SIMEON DR
STINSON DR
CARTOLA COURT
HUMBOLDT ST
MARIN DR
SILVERADO
CABRILLO LANE
FARALLON LANE
MORRO LANE
BLUEJAY AVE
ACACIA
FAIRVIEW DR
KENWOOD DR
NATIONAL DR
ATLANTIC AVE
AUGUSTA AVE
LINCOLN LANE
CEDAR LANE
ROYAL LANE
PARK LANE
HEMLOCK LANE
CHURCH DR
BELL HAVEN DR
CRESENT AVE
BODEGA AVE
BRICATA AVE
LOMBARDY LANE
ASH ST.
VINE CT.
VINE ST.
ALDER DR.
BROOKS DR
CHAMPION ST
HAMLET ST
LARISH ST
TOOMEY ST
SKAGGS ST
OLEANDER AVE
MAGNOLIA AVE
EAST D ST
WALNUT ST
POWELL AVE
GRAND AVE
LOCUST ST
GRACE CT
VISCONTI ST
FIRENZE ST
SIENA WAY
CANTERA AVE
MADRID DR
SEVILLE CT
TOLEDO CT
OPORTO ST
BARCELONA DR
ATHENS ST.
NAPLES ST.
HELENE ST
PHILAN CIRCLE
TOMMY CIRCLE
PHILAN STREET
HOTCHKISS DRIVE
COUNTRY CLUB DRIVE
HOGAN DRIVE
PALMER CIRCLE
FAIRWAY DR
BRISCA CT.
OTERO ST.
CABRILLO ST.
ELDERWOOD LANE
LORDS CT
PILLAR CT
TEMPLE CT
ROSEWOOD LANE
ASHWOOD DRIVE
MISSION DRIVE
PINE
A DANTE
CINNAMON
COUSIN DR.
SHADY
MYRTLE PLACE
ASPLAND
BELINDA
E. BURLWOOD LANE
E. SPRING LANE
E. HAZELWOOD DRIVE
FAUN DR
FAUN PLACE
DAVIS PLACE
QUANDT PLACE
MEADOW LANE
E. SPRUCE AVENUE
E. DEODAR LANE
W. DEODAR LANE
W. SPRUCE AVE
MEADOW PLACE
ANTELOPE DR
HAZELWOOD PLACE
SPRING PLACE
W. SPRING LANE
BEVERLY DRIVE
FRONTAGE ROAD
LINDA LEE CR.
AZALEA LANE
BOXWOOD LANE
HIMALAYA LANE
PEARL DR
MERCEDES LANE
CAMELLIA LANE
MURPHY DR
OPAL AVE
KEITH ST
GRANADA
AVOCADO CR.
DAPHNE LANE
DUBLIN DR
MONACO DR
VENICE
VALENCIA
BALBOA
MILAN
BRONBOA PLACE
BRENTWOOD LANE
CANTERBURY LANE
CAMBRIDGE LANE
BENNINGTON
CAMBRIDGE
HAZELWOOD
SPRING LANE
W. DEODAR LANE
W. SPRUCE AVE
W. DEODAR LANE
W. SPRUCE AVE
W. DEODAR LANE
W. SPRUCE AV

Zone 6

KINGS COUNTY ASSESSOR'S MAP

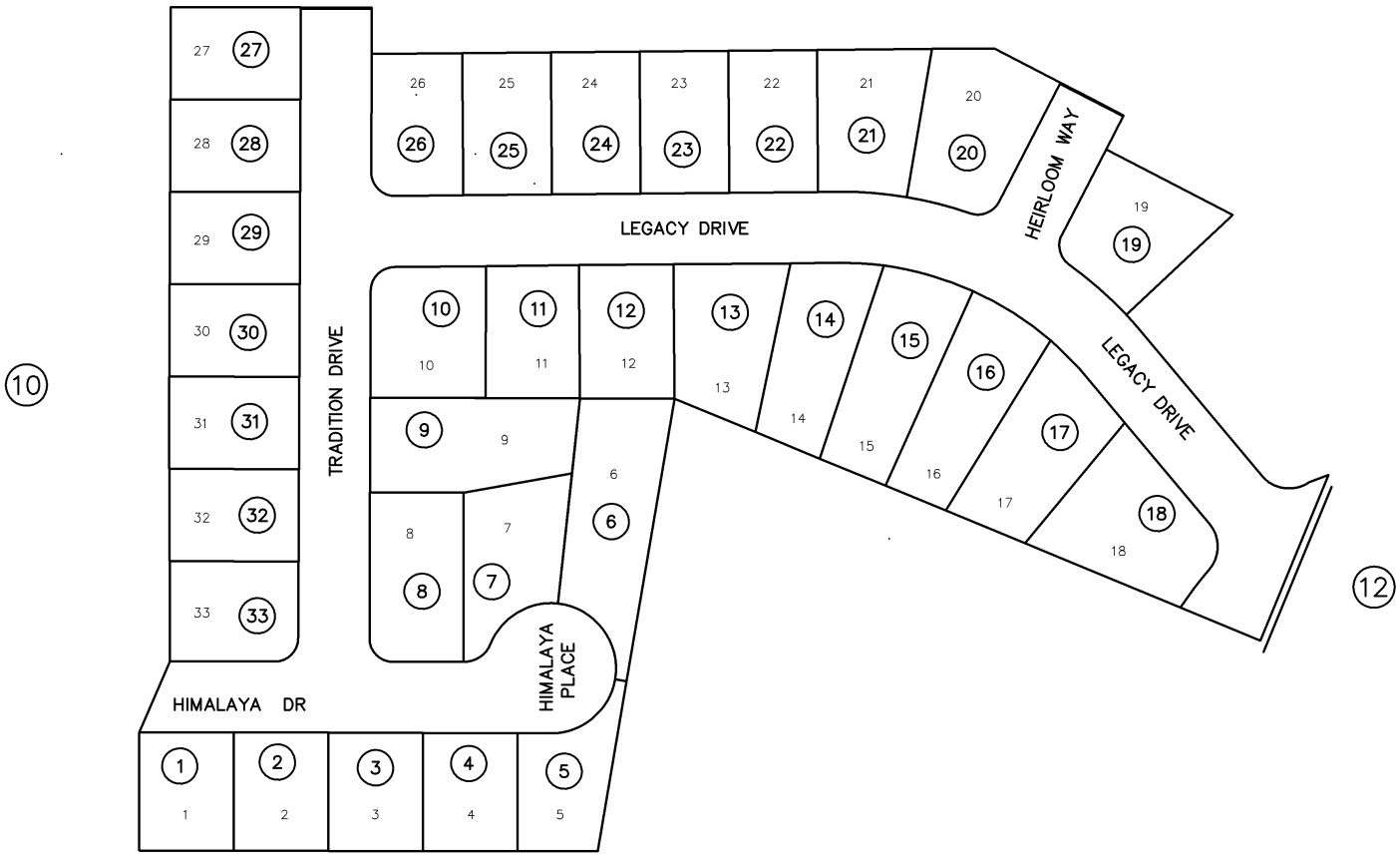
21–82

TRACT NO 872
HERITAGE ACRES

3–003

LSP 22–96

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
MAY 2008



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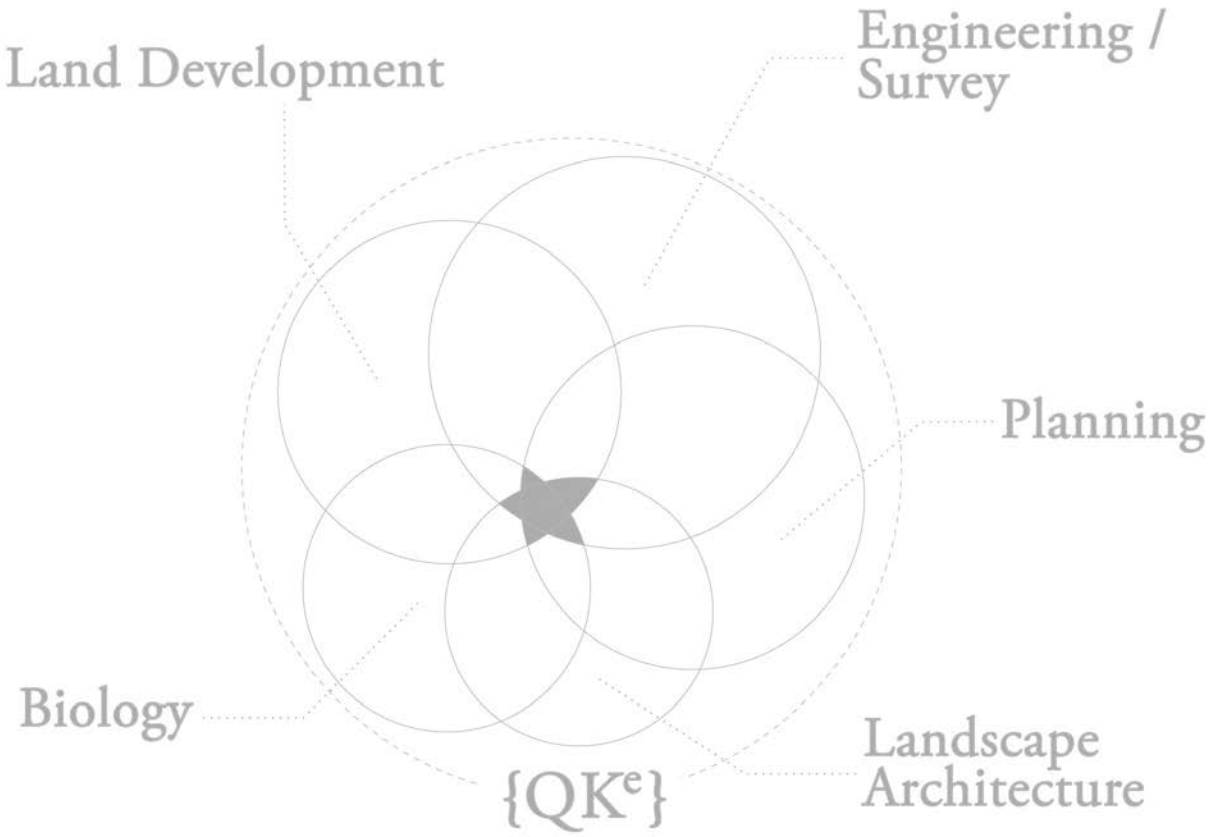
1" = 100'



5110 West Cypress Avenue
Visalia, California 93277
(559) 733-0440

6051 North Fresno Street, Suite 200
Fresno, California 93710
(559) 449-2400

735 Sunrise Avenue, Suite 100
Roseville, California 95661
(916) 784-7823

5080 California Avenue, Suite 220
Bakersfield, California 93309
(661) 616-2600

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