Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel

City of
LEMOORE
CALIFORNIA

Maintenance & Fleet Divisions

711 W. Cinnamon Dr.
Lemoore * CA 93245
Phone *(559) 924-6739
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Staff Report

ITEM SS-2

To: **Lemoore City Council**

From: **Joel Joyner, City Engineer**

Date: **July 16, 2015** **Meeting Date: July 21, 2015**

Subject: **Resolution 2015 – 15 – Intent to Levy and Collect the Annual Assessments within Public Facilities Maintenance District No. 1 (PFMD), Zones 1, 2, 4, 3, 5, and 6 of the City of Lemoore**

Discussion:

The resolution before the City Council begins the Proposition 218 process of levying and collecting for Public Facilities Maintenance District (PFMD) Zones 1, 2, 3, 4, 5, 6, 6A and 7. The City Engineer prepared and filed with the City Clerk a report entitled "Engineer's Report and Assessment of the City of Lemoore Public Facilities Maintenance District No. 1, Zones 1-7" dated July 2015. The report contains a description of the existing improvements, the boundaries of Zones 1, 2, 3, 4, 5, 6,A and 7 of the PFMD, the amount of the assessments and other information required by law.

Listed are the current assessments for the Fiscal Year 2014-2015 and the proposed assessments for Fiscal Year 2015-16 on the properties located in District No. 1 for Zones 1-7. The PFMD assessments are based as in the past on both yearly maintenance contracts and long term estimates for repair and replacement in each zone. All assessments remain the same for 2015-16.

Zone	Areas Included	2014-15	2015-16
Zone 1	The Landing, Phases 1, 2, and 3	$539.20	$539.20
Zone 2	Liberty, Phases 1 and 2	$676.56	$676.56
Zone 3	Silva Estates, Phase 10	$709.96	$709.96
Zone 4	Parkview Estates	$497.52	$497.52
Zone 5	East Village Park	$818.58	$818.58
Zone 6	Heritage Acres	$444.26	$444.26
Zone 6A	Heritage Acres	$444.26	$444.26
Zone 7	The Greens	$548.90	$548.90

A public hearing is set for August 2, 2015 for any interested parties to present testimony.

Budget Impact:
The cost for publishing the resolution, estimated at $1,400.

City Manager's Comments:

The City Manager is recommending the following course of action:

- Review the current contractor scope of work for each Zone.
- Prior to the next assessment period, explore the option of conducting a thorough external financial and operational review of the City's PFMD's.

Recommendation:
For Council discussion. This item will be brought back during the regular session for approval.

RESOLUTION NO. 2015-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE WITH THE INTENT TO LEVY AND COLLECT ANNUAL ASSESSMENTS WITHIN PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1 (PFMD) ZONES 1, 2, 3, 4, 5, 6, 6A AND 7 OF THE CITY OF LEMOORE

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on July 21, 2015, at 7:30 p.m. on said day, it was moved by Council Member _____, seconded by Council Member _____ and carried that the following Resolution be adopted:

1. It is the intention of the Council to order the levy and collection of assessments within Public Facilities Maintenance District No. 1 ("PFMD"), Zones 1, 2, 3, 4, 5, 6, 6A and 7 of the City of Lemoore for fiscal year 2015-16, under the authority of Chapter 10 of Title 7 of the Lemoore Municipal Code, as enacted by Ordinance No. 2006-01 (the "Ordinance"), and according to the procedures set forth in Proposition 218 Omnibus Implementation Act (Government Code Sections 53750-53753.5, inclusive) (the "Implementation Act"), Article XIIID of the California Constitution ("Proposition 218") and, to the extent not inconsistent with the Ordinance, the procedures specified in the State Landscaping and Lighting Act of 1972 (Chapter 2 of Part 2 of Division 15 of the California Streets & Highways Code) (the "Landscaping & Lighting Act"). The assessments within PFMD Zones 1, 2, 3, 4, 5, 6, 6A and 7 are not proposed to increase from the previous fiscal year.

2. The territories of PFMD Zones 1, 2, 3, 4, 5, 6, 6A and 7 are comprised of various territories generally located on the attached vicinity map which is the real property particularly, distinctly and specially benefited and to be assessed for the maintenance, repair, operation and periodic replacement of the facilities and improvements generally described in Exhibit A attached hereto and by reference incorporated herein.

3. The City Engineer has prepared and filed with the Clerk of the City of Lemoore a report labeled Engineer's Report of the City of Lemoore Public Facilities Maintenance District No. 1, Zones 1-7, dated July 2015 to which reference is hereby made for a description of the existing improvements, the boundaries of the assessment district and the referenced zones therein, including the general nature, location and extent of the facilities and improvements, and the proposed assessment upon assessable lots and parcels of land within PFMD Zones 1, 2, 3, 4, 5, 6, 6A and 7. No substantial changes are proposed to be made in the existing facilities and improvements and no new facilities or improvements are proposed. The City Council intends to give final approval to the Engineer's Report at the conclusion of the public hearing described in paragraph 4, subject to changes, if any, ordered by the City Council during or upon the conclusion of the hearing.

4. Notice is hereby given that the 2nd day of August, 2015 at the hour of 7:30 p.m., or as soon thereafter as possible, in the regular meeting place of the City Council, Council Chambers, 429 C Street, Lemoore, California, is hereby fixed as the time and place for public hearing when and where all interested persons may be heard regarding the

question of levy and collection of the proposed assessments in PFMD Zones 1, 2, 3, 4, 5, 6, 6A and 7 for fiscal year 2015-15. At the hearing, any interested person shall be permitted to present written or oral testimony.

5. The City Clerk is hereby authorized and directed to give notice of the public hearing by publication of this Resolution in accordance with subdivision (a) of Section 22626 of the Act.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on the 21st day of July 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Mary J. Venegas
City Clerk

Jeff Chedester
Mayor Pro Tem

Engineer's Report and Assessment
For Zones 1 – 6A

PUBLIC FACILITIES
MAINTENANCE DISTRICT NO. 1

City of Lemoore

Kings County, California

Submitted by:

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

July 2015

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, ZONES 1 – 6A

CITY COUNCIL

Mayor – Lois Wynne
Mayor Pro Tem – Jeff Chedester

Council Members

Ray Madrigal
Eddie Neal
William Siegel

Prepared for:

THE CITY OF LEMOORE

Prepared by:

Quad Knopf, Inc.
P.O. Box 3699
Visalia, CA 93278
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July 2015

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L150185

M E M O

To: City Council, City of Lemoore

From: Joel R. Joyner, P.E., P.L.S.
Engineer of Work

Date: July 17, 2014

Re: City of Lemoore Public Facilities Maintenance District No. 1, Zones 1 – 6A

At your July 21st meeting, staff will be presenting the Engineer's Report for Public Facilities Maintenance District No. 1, Zones 1, 2, 3, 4, 5, 6, and 6A, and the Resolution of Intention to Levy Annual Assessments for Public Facilities Maintenance District No. 1, Zones 1, 2, 3, 4, 5, 6, and 6A.

Mailed notices and ballots are not required. The proposed annual assessments for each Zone are not more than the maximum amounts already approved by a majority of property owners in the Zone in property owner ballot proceedings conducted in accordance with Proposition 218 in 2006 (Zone 1), in 2007 (Zone 2), in 2008 (Zones 3 and 4), in 2012 (Zone 5), and in 2013 (Zone 6 and 6A).

The maximum annual assessments approved by the property owners in each Zone include an annual increase in the assessments according to the corresponding annual increase in the Employee Cost Index for total compensation for State and Local Government Workers (the "Index").

The levies for fiscal year 2015-2016 differ from Zone to Zone due to varying amounts of landscape and other improvements to be maintained, differing ratios between the amount of landscaping and other improvements, and the number of housing units responsible for the maintenance. Listed below by Zone are the current 2014-2015 levies and the proposed 2015-2016 levies. No new improvements are proposed for these Zones.

Zone	**Areas Included**	**2014-15**	**2015-16**
1	The Landing, Phases 1, 2, and 3	$539.20	$539.20
2	Liberty, Phases 1 and 2	$676.56	$676.56
3	Silva Estates, Phase 10	$709.96	$709.96
4	Parkview Estates	$497.52	$497.52
5	East Village Park	$818.58	$818.58
6	Heritage Acres	$444.26	$444.26
6A	Heritage Acres Phase	$444.226	$444.26

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 property owner ballot proceeding.

The public hearing will be scheduled for the City Council meeting on August 2, 2015. Notice of the hearing will be given by publication of the Resolution of Intention once, at least 10 days before the scheduled hearing date. Following completion of the hearing, the Council will consider all written and oral testimony received and decide whether to amend or confirm the Engineer's Report and the annual assessments, as proposed or as modified. Once confirmed, the assessments will be sent to the County Auditor-Controller's office to update the tax rolls.

Recommendation:

That City Council accept the Engineer's Report and pass the Resolution of Intention to Levy Assessments for Public Facilities Maintenance District No. 1, Zones 1, 2, 3, 4, 5, 6 and 6A.

Respectfully Submitted,

Quad Knopf, Inc.

Joel R. Joyner, P.E., P.L.S.
City Engineer

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ENGINEER'S REPORT

CERTIFICATES OF FILING

CITY OF LEMOORE
PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1, ZONES 1 – 6A

(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: July 17_____, 2015 By: _ _____
City Engineer

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 _____, 2015.

Mary J. Venegas By: _____
City Clerk of the City of Lemoore
Kings County, California

I HEREBY CERTIFY that the subsequent assessments together with the diagrams attached thereto, were recorded in my office on _____, 2015.

David Wlaschin By: ___
_____

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

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 _____, 2015, by adoption of Resolution No. _____.

Mary J. Venegas By: _____
City Clerk of the City of Lemoore
King's County, California

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 _____, 2014.

Kristine Lee By: _____
Assessor, County of Kings
Kings County, California

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 for 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-ways, 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 of the assessments will be made in the same manner and at the same time in as the ad valorem property tax for each lot and parcel.

The annual assessment proceedings 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.

Notice of the public hearing will be given by publishing the Resolution of Intention once, at least 10 days before the date set for the public hearing.

After reviewing testimony, as well as the projected year's costs for the servicing, maintenance, repair and replacement of the facilities in the District as herein described, the City Council will set and levy the assessments for Zones 1, 2, 3, 4, 5, and 6 of the District for fiscal year 2014-2015, 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.

EXHIBIT A

Description of Improvements

ENGINEER OF WORK STATEMENT

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

I, Joel R. Joyner, Engineer of Work for Public Facilities Maintenance District No. 1, Zones 1, 2, 3, 4, 5, 6 and 6A, 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 B

Engineer's Estimate

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 Zones within the Assessment District are depicted on the Assessment Diagram as shown in Exhibit "E" herein which Diagram includes the following subdivisions, lots and/or parcels:

Zone 1

Boundaries of *Zone 1* include the following properties:

Tract No. 817, The Landing, Phases 1 and 2, recorded in Volume 23 of Licensed Surveyors' Plats, at Page 60, Kings County Records.

Tract No. 817, The Landing, Phase 3, recorded in Volume 23 of Licensed Surveyors' Plats, at Page 92, Kings County Records.

Zone 2

Boundaries of *Zone 2* include the following properties:

Tract No. 821, Liberty, Phase 1, recorded in Volume 21 of Licensed Surveyors' Plats, at Page 78, Kings County Records.

Tract No. 821, Liberty, Phase 2, recorded in volume 21 of Licensed Surveyors' Plats, at Page 87, Kings County Records.

Zone 3

Boundaries of *Zone 3* include the following properties:

Tract No. 838, Silva Estates, Phase 10, recorded in Volume 23 of Licensed Surveyors' Plats, at Page 36, Kings County Records.

Zone 4

Boundaries of *Zone 4* include the following properties:

Tract No. 797, Parkview Estates, recorded in Volume 21 of Licensed Surveyors' Plats, at Page 26, Kings County Records.

Zone 5

Boundaries of *Zone 5* include the following properties:

Tract No. 791, East Village Park, recorded in Volume 21 of Licensed Surveyors' Plats, at Page 71, Kings County Records.

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.

Zone 6A

Boundaries of *Zone 6A* include the following properties:

Tract No. 872, Heritage Acres, Phase 2, recorded in Volume 24 of Licensed Surveyors' Plats, at Page 62, Kings County Records.

Tract No. 872, Heritage Acres, Phase 3, recorded in Volume 24 of Licensed Surveyors' Plats, at Page 64, 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 1 of the District by the Parks and Recreation Department and by the Public Works Department of the City of Lemoore, dated September 7, 2004 are incorporated herein by reference. Said 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 817 by Council Resolution No. 2004-47, September 7, 2004, approving the development as a Planned Unit Development, a Conditional Use Permit, and a vesting tentative subdivision map, Tentative Map No. 2004-03.

The plans and specifications (the "Plans") for the improvements to be maintained, operated, repaired and periodically replaced benefiting Zone 2 of the District by the Parks and Recreation Department and by the Public Works Department of the City of Lemoore, dated June 6, 2006, are incorporated herein by reference. Said 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 821 by Council Resolution No. 2005-08, February 15, 2005, approving the development as a Planned Unit Development, a Conditional Use Permit, and a vesting tentative subdivision map, Tentative Map No. 2004-05.

The plans and specifications (the "Plans") for the improvements to be maintained, operated, repaired and periodically replaced benefiting Zone 3 of the District by the Parks and Recreation Department and by the Public Works Department of the City of Lemoore, dated February 27, 2006, 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 838 by Council Resolution No. 2005-11, March 15, 2005, approving the development as a Planned Unit Development, a Conditional Use Permit, and a vesting tentative subdivision map, Tentative Map No. 2004-07.

The plans and specifications (the "Plans") for the improvements to be maintained, operated, repaired and

periodically replaced benefiting Zone 4 of the District by the Parks and Recreation Department and by the Public Works Department of the City of Lemoore, dated November 6, 2005, 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 797 by Council Resolution No. 2004-06, February 17, 2004, approving the development as a Planned Unit Development, a Conditional Use Permit, and a vesting tentative subdivision map, Tentative Map No. 2003-03.

The plans and specifications (the "Plans") for the improvements to be maintained, operated, repaired and periodically replaced benefiting Zone 5 of the District by the Parks and Recreation Department and by the Public Works Department of the City of Lemoore, dated May 17, 2006, 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 791 by Council Resolution No. 2011-34, August 16, 2011, approving the development as a Planned Unit Development, a Conditional Use Permit, and a vesting tentative subdivision map, Tentative Map No. 2011-02.

The plans and specifications (the "Plans") for the improvements to be maintained, operated, repaired and periodically replaced benefiting Zone 6 and Zone 6A 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.

Detailed plans for each Zone 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 locations of such facilities, as previously described, are within the boundaries of the District, and within or appurtenant to the boundaries of Zones 1, 2, 3, 4, 5, 6, and 6A as shown on the Assessment Diagram, Exhibit "E" herein. Approved plans for landscaping, lighting, local street paving, parks and appurtenant facilities benefiting Zones 1, 2, 3, 4, 5, 6, and 6A 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 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 or fronting parks or tot lots or in arterial or collector street 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 conditions of approval of the vesting tentative maps of Tract 817, Tract 821, Tract 838, Tract 797, Tract 791, and Tract 872:

- The final map of Phase 1 of Tract 817 (39 single-family lots), Phase 2 (32 single-family lots), and Phase 3 (41 single-family lots) of which constitute Zone 1 hereunder, were approved by the City Council on September 6, 2005, June 27, 2007, and July 19, 2011, respectively.
- The final map of Phases 1 and 2 of Tract 821, the 242 single-family lots of which constitute Zone 2 hereunder, was approved by the City Council on June 6, 2006.
- The final map of Phase 10 of Tract 838, the 74 single-family lots and 5 multi-family lots of which constitute Zone 3 hereunder, was approved by the City Council on August 10, 2006.
- The final map of Tract 797, the 39 single-family lots of which constitute Zone 4 hereunder, was approved by the City Council on January 17, 2006.
- The final map of Tract 791, the 81 single-family lots of which constitute Zone 5 hereunder, was approved by the City Council on July 29, 2011.
- 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 C

Method of Apportionment

EXHIBIT B
ENGINEER'S ESTIMATE

The estimated costs of administration, maintenance, operations, and servicing the improvements as described, 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 Zones 1, 2, 3, 4, 5, 6, and 6A. It should be noted that, based on these unit cost assessments and the improvements to be maintained, serviced and operated in these Zones, the actual costs during the past fiscal year and projected for this fiscal year may be greater than the proposed assessments.

Each Zone shows the actual cost occurred in 2014-15 and the estimated cost for 2015-16 to be assessed to each Zone.

Public Facilities Maintenance District #1
Zone #1 The Landing Phases 1, 2, and 3

112 Equivalent Dwelling Units (EDU)
112 Lots

		Expenses FY 2014-15		Estimated FY 2015-16
Beginning Fund Balance	$	-	$	53,334.38
Revenue				
Assessments $539.20/EDU	$	60,390.40	*$*	*60,390.40*
Total Revenue Available	$	60,390.40	*$*	*113,724.78*
Expenditures				
Regular Salaries	$	1,183.34	$	1,500.00
Operating Supplies	$	-	$	50.00
Landscape Services	$	5,129.80	$	5,276.00
Professional Contract Services	$	146.63	$	535.00
Printing Publications	$	137.75	$	150.00
Utilities	$	346.50	$	375.00
County Processing Fee ($1.00 per Parcel)	$	112.00	$	112.00
Total Expenditures	$	7,056.02	$	7,998.00
Operating Reserve	$	-	$	3,000.00
Maintenance/Replacement Reserve	$	-	$	102,726.78
GENERAL FUND CONTRIBUTION	**$**	**-**	$	-
Ending Fund Balance	$	53,334.38	$	0.00
		2015/16 Assessment per Lot	***$***	***539.20***

Note: Per the 1972 Act Operating Reserves may not exceed 50% of the expenditures

Note: The above costs are based on an Employment Cost Index for total compensation for State and local government workers of 124.7 (U.S. Bureau of Labor Statistics, December, 2014).*

Public Facilities Maintenance District #1
Zone #2 Liberty Phases 1 and 2

242 Equivalent Dwelling Units (EDU)
242 Lots

		Expenses FY 2014-15		Estimated FY 2015-16
Beginning Fund Balance	$	-	$	128,291.14
Revenue				
Assessments $676.56/EDU	$	163,727.52	*$*	*163,727.52*
Total Revenue Available	$	163,727.52	*$*	*292,018.66*
Expenditures				
Regular Salaries	$	2,556.86	$	1,500.00
Operating Supplies	$	965.06	$	50.00
Landscape Services	$	24,227.47	$	24,650.00
Professional Contract Services	$	2,190.49	$	535.00
Printing Publications	$	137.75	$	150.00
Utilities	$	5,116.75	$	5,200.00
County Processing Fee ($1.00 per Parcel)	$	242.00	$	242.00
Total Expenditures	$	35,436.38	$	32,327.00
Operating Reserve	$	-	$	12,000.00
Maintenance/Replacement Reserve	$	-	$	247,691.66
GENERAL FUND CONTRIBUTION	**$**	**-**	$	-
Ending Fund Balance	$	128,291.14	$	0.00
		2015/16 Assessment per Lot	***$***	***676.56***

Note: Per the 1972 Act Operating Reserves may not exceed 50% of the expenditures

Note: The above costs are based on an Employment Cost Index for total compensation for State and local government workers of 124.7 (U.S. Bureau of Labor Statistics, December 2014).*

Public Facilities Maintenance District #1
Zone #3 Silva Estates 10

74 Equivalent Dwelling Units (EDU)
74 Lots

		Expenses FY 2014-15		Estimated FY 2015-16
Beginning Fund Balance	$	-	$	40,078.11
Revenue				
Assessments $709.96/EDU	$	52,537.04	*$*	*52,537.04*
Total Revenue Available	$	52,537.04	*$*	*92,615.15*
Expenditures				
Regular Salaries	$	751.71	$	1,500.00
Operating Supplies	$	-	$	50.00
Landscape Services	$	10,774.76	$	11,000.00
Professional Contract Services	$	130.11	$	535.00
Printing Publications	$	137.74	$	150.00
Utilities	$	590.61	$	650.00
County Processing Fee ($1.00 per Parcel)	$	74.00	$	74.00
Total Expenditures	$	12,458.93	$	13,959.00
Operating Reserve	$	-	$	6,000.00
Maintenance/Replacement Reserve	$	-	$	72,656.15
GENERAL FUND CONTRIBUTION	**$**	**-**	$	-
Ending Fund Balance	$	40,078.11	$	(0.00)
2015/16 Assessment per Lot			***$***	***709.96***

Note: Per the 1972 Act Operating Reserves may not exceed 50% of the expenditures

Note: The above costs are based on an Employment Cost Index for total compensation for State and local government workers of 124.7 (U.S. Bureau of Labor Statistics, December 2014).*

Public Facilities Maintenance District #1
Zone #4 Parkview Estates

39 Equivalent Dwelling Units (EDU)
39 Lots

		Expenses FY 2014-15		Estimated FY 2015-16
Beginning Fund Balance	$	-	$	14,476.46
Revenue				
Assessments $497.52/EDU	$	19,403.28	*$*	*19,403.28*
Total Revenue Available	$	19,403.28	*$*	*33,879.74*
Expenditures				
Regular Salaries	$	211.17	$	1,500.00
Operating Supplies	$	-	$	50.00
Landscape Services	$	3,875.57	$	4,000.00
Professional Contract Services	$	48.05	$	535.00
Printing Publications	$	137.74	$	150.00
Utilities	$	615.29	$	650.00
County Processing Fee ($1.00 per Parcel)	$	39.00	$	39.00
Total Expenditures	$	4,926.82	$	6,924.00
Operating Reserve	$	-	$	3,000.00
Maintenance/Replacement Reserve	$	-	$	23,955.74
GENERAL FUND CONTRIBUTION	**$**	**-**	$	-
Ending Fund Balance	$	14,476.46	$	0.00
		2015/16 Assessment per Lot	***$***	***497.52***

Note: Per the 1972 Act Operating Reserves may not exceed 50% of the expenditures

Note: The above costs are based on an Employment Cost Index for Total Compensation for State and Local Government workers of 124.7 (U.S. Bureau of Labor Statistics, December 2014).*

Public Facilities Maintenance District #1
Zone #5 East Village Park

81 Equivalent Dwelling Units (EDU)
81 Lots

		Expenses FY 2014-15		Estimated FY 2015-16
Beginning Fund Balance	$	-	$	67.48
Revenue				
Assessments $818.58/EDU	$	66,304.98	*$*	*66,304.98*
Total Revenue Available	$	66,304.98	*$*	*66,372.46*
Expenditures				
Regular Salaries	$	1,047.81	$	1,500.00
Operating Supplies	$	-	$	50.00
Landscape Services *	$	55,795.33	$	14,750.00
Professional Contract Services	$	164.21	$	535.00
Printing Publications	$	137.74	$	150.00
Utilities	$	9,011.41	$	175.00
County Processing Fee ($1.00 per Parcel)	$	81.00	$	81.00
Total Expenditures	$	66,237.50	$	17,241.00
Operating Reserve	$	-	$	8,000.00
Maintenance/Replacement Reserve	$	-	$	41,131.46
GENERAL FUND CONTRIBUTION			$	-
Ending Fund Balance	$	67.48	$	0.00
2015/16 Assessment per Lot			***$***	***818.58***

Note: Per the 1972 Act Operating Reserves may not exceed 50% of the expenditures

Note: The above costs are based on an Employment Cost Index for Total Compensation for State and Local Government workers of 124.7 (U.S. Bureau of Labor Statistics, December 2014).*

Public Facilities Maintenance District #1
Zone #6 Heritage Acres Phase 1

33 Equivalent Dwelling Units (EDU)
33 Lots

		Expenses FY 2014-15		Estimated FY 2015-16
Beginning Fund Balance	$	-	$	14,333.60
Revenue				
Assessments $44.262/EDU	$	14,660.58	*$*	*14,660.58*
Total Revenue Available	$	14,660.58	*$*	*28,994.18*
Expenditures				
Regular Salaries	$	75.35	$	500.00
Operating Supplies	$	-	$	50.00
Landscape Services	$	44.57	$	1,360.00
Professional Contract Services	$	36.31	$	535.00
Printing Publications	$	137.74	$	150.00
Utilities	$	-	$	1,200.00
County Processing Fee ($1.00 per Parcel)	$	33.00	$	33.00
Total Expenditures	$	326.98	$	3,795.00
Operating Reserve	$	-	$	2,000.00
Maintenance/Replacement Reserve	$	-	$	23,199.18
GENERAL FUND CONTRIBUTION	**$**	**-**	$	-
Ending Fund Balance	$	14,333.60	$	0.00
		2015/16 Assessment per Lot	***$***	***444.26***

Note: Per the 1972 Act Operating Reserves may not exceed 50% of the expenditures

Note: The above costs are based on an Employment Cost Index for Total Compensation for State and Local Government workers of 124.7 (U.S. Bureau of Labor Statistics, December 2014).

Public Facilities Maintenance District #1
Zone #6A Heritage Acres Phase 2 and 3

64 Equivalent Dwelling Units (EDU)
64 Lots

		Expenses FY 2014-15		Estimated FY 2015-16
Beginning Fund Balance	$	-	$	27,927.89
Revenue				
Assessments $107.92/EDU	$	28,432.64	*$*	*28,432.64*
Total Revenue Available	$	28,432.64	*$*	*56,360.53*
Expenditures				
Regular Salaries	$	146.14	$	1,000.00
Operating Supplies	$	-	$	50.00
Landscape Services	$	86.45	$	2,640.00
Professional Contract Services	$	70.42	$	535.00
Printing Publications	$	137.74	$	150.00
Utilities	$	-	$	2,050.00
County Processing Fee ($1.00 per Parcel)	$	64.00	$	64.00
Total Expenditures	$	504.75	$	6,425.00
Operating Reserve	$	-	$	3,000.00
Maintenance/Replacement Reserve	$	-	$	46,935.53
GENERAL FUND CONTRIBUTION	**$**	**-**	$	-
Ending Fund Balance	$	27,927.89	$	0.00
		2015/16 Assessment per Lot	***$***	***444.26***

Note: Per the 1972 Act Operating Reserves may not exceed 50% of the expenditures

Note: The above costs are based on an Employment Cost Index for Total Compensation for State and Local Government workers of 124.7 (U.S. Bureau of Labor Statistics, December 2014).*

* The 12-month change in the index from December 2013 to December 2014 was +2.0%. Such percentage increase does not apply to the landscape contract.

EXHIBIT D

Assessment Roll

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 Zones 1, 2, 3, 4, 5, 6, and 6A 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 District 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 District are significantly and directly enhanced by regular maintenance and periodic replacement of these facilities and improvements. These are special benefits distinct and particular to the lots and parcels in this District 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 each Zone of the District, 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 each Zone in the District 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 a particular 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 each Zone in the District (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 2015-16, 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 District, 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 District 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 property owner ballot proceeding under Proposition 218 and the Proposition 218 Omnibus Implementation Act. This methodology for determining Maximum Annual Assessments, including annual increases according to the Index, was approved by a majority of property owners at a duly noticed and conducted property owner ballot proceeding in 2006 for Zone 1, in 2007 for Zone 2, in 2008 for Zones 3 and 4, 2012 for Zone 5, and 2013 for Zone 6. Therefore, no additional property ballot proceeding will be required to increase the annual assessments according to the Index, up to the Maximum Annual Assessment.

The actual assessment and Maximum Annual Assessment on each lot and parcel in Zones 1, 2, 3, 4, 5, 6, and 6A of the District for fiscal year 2014-15 is set forth in Exhibit "D" of this Report. The Maximum Annual Assessments proposed within Zones 1, 2, 3, 4, 5, and 6 are proposed to increase from the previous fiscal year.

Hearing Dates

A hearing will be held at the regularly scheduled City Council meeting on August 4, 2015. Individuals will be allowed to give testimony. Final assessments will be amended or adopted on Zones 1, 2, 3, 4, 5, 6, and 6A at this meeting. The County shall be notified of the final assessment amounts.

EXHIBIT E

Assessment District and Zone Location
Assessment Diagram

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
1	023-600-001-000	$528.64
1	023-600-002-000	528.64
1	023-600-003-000	528.64
1	023-600-004-000	528.64
1	023-600-005-000	528.64
1	023-600-006-000	$528.64
1	023-600-007-000	528.64
1	023-600-008-000	528.64
1	023-600-009-000	528.64
1	023-600-012-000	528.64
1	023-600-013-000	$528.64
1	023-600-014-000	528.64
1	023-600-015-000	528.64
1	023-600-016-000	528.64
1	023-600-017-000	528.64
1	023-600-018-000	$528.64
1	023-600-019-000	528.64
1	023-600-020-000	528.64
1	023-600-021-000	528.64
1	023-600-022-000	528.64
1	023-600-023-000	$528.64
1	023-600-024-000	528.64
1	023-600-025-000	528.64
1	023-600-026-000	528.64
1	023-600-027-000	528.64
1	023-600-028-000	$528.64
1	023-600-029-000	528.64
1	023-600-030-000	528.64
1	023-600-031-000	528.64
1	023-600-032-000	528.64
1	023-600-033-000	$528.64
1	023-600-034-000	528.64
1	023-600-035-000	528.64
1	023-600-036-000	528.64
1	023-600-037-000	528.64
1	023-600-038-000	$528.64
1	023-600-039-000	528.64
1	023-600-040-000	528.64
1	023-600-041-000	528.64
1	023-600-043-000	528.64

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
1	023-600-044-000	$528.64
1	023-600-045-000	528.64
1	023-600-046-000	528.64
1	023-600-047-000	528.64
1	023-600-048-000	528.64
1	023-600-049-000	$528.64
1	023-600-050-000	528.64
1	023-600-051-000	528.64
1	023-600-052-000	528.64
1	023-600-053-000	528.64
1	023-600-054-000	$528.64
1	023-600-055-000	528.64
1	023-600-056-000	528.64
1	023-600-057-000	528.64
1	023-600-058-000	528.64
1	023-600-059-000	$528.64
1	023-600-060-000	528.64
1	023-600-061-000	528.64
1	023-600-062-000	528.64
1	023-600-063-000	528.64
1	023-600-064-000	$528.64
1	023-600-065-000	528.64
1	023-600-066-000	528.64
1	023-600-067-000	528.64
1	023-600-068-000	528.64
1	023-600-069-000	$528.64
1	023-600-070-000	528.64
1	023-600-071-000	528.64
1	023-600-072-000	528.64
1	023-600-073-000	528.64
1	023-600-074-000	$528.64
1	023-620-001-000	528.64
1	023-620-002-000	528.64
1	023-620-003-000	528.64
1	023-620-004-000	528.64
1	023-620-005-000	$528.64
1	023-620-006-000	528.64
1	023-620-007-000	528.64
1	023-620-008-000	528.64
1	023-620-009-000	528.64

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
1	023-620-010-000	$528.64
1	023-620-011-000	528.64
1	023-620-012-000	528.64
1	023-620-013-000	528.64
1	023-620-014-000	528.64
1	023-620-015-000	$528.64
1	023-620-016-000	528.64
1	023-620-017-000	528.64
1	023-620-019-000	528.64
1	023-620-020-000	528.64
1	023-620-021-000	$528.64
1	023-620-022-000	528.64
1	023-620-023-000	528.64
1	023-620-024-000	528.64
1	023-620-025-000	528.64
1	023-620-026-000	$528.64
1	023-620-027-000	528.64
1	023-620-028-000	528.64
1	023-620-029-000	528.64
1	023-620-030-000	528.64
1	023-620-031-000	$528.64
1	023-620-032-000	528.64
1	023-620-033-000	528.64
1	023-620-034-000	528.64
1	023-620-035-000	528.64
1	023-620-036-000	$528.64
1	023-620-037-000	528.64
1	023-620-038-000	528.64
1	023-620-039-000	528.64
1	023-620-040-000	528.64
1	023-620-041-000	$528.64
1	023-620-042-000	528.64
Total Assessment Zone 1		**$59,207.68**

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
2	021-780-001-000	$676.56
2	021-780-002-000	676.56
2	021-780-003-000	676.56
2	021-780-004-000	676.56
2	021-780-005-000	676.56
2	021-780-006-000	$676.56
2	021-780-007-000	676.56
2	021-780-008-000	676.56
2	021-780-009-000	676.56
2	021-780-010-000	676.56
2	021-780-011-000	$676.56
2	021-780-012-000	676.56
2	021-780-013-000	676.56
2	021-780-014-000	676.56
2	021-780-015-000	676.56
2	021-780-016-000	$676.56
2	021-780-018-000	676.56
2	021-780-019-000	676.56
2	021-780-020-000	676.56
2	021-780-021-000	676.56
2	021-780-022-000	$676.56
2	021-780-023-000	676.56
2	021-780-024-000	676.56
2	021-780-025-000	676.56
2	021-780-026-000	676.56
2	021-780-027-000	$676.56
2	021-780-028-000	676.56
2	021-780-029-000	676.56
2	021-780-030-000	676.56
2	021-780-031-000	676.56
2	021-780-032-000	$676.56
2	021-780-033-000	676.56
2	021-780-035-000	676.56
2	021-780-036-000	676.56
2	021-780-037-000	676.56
2	021-780-038-000	$676.56
2	021-780-039-000	676.56
2	021-780-040-000	676.56
2	021-780-041-000	676.56
2	021-780-042-000	676.56

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
2	021-780-043-000	$676.56
2	021-780-044-000	676.56
2	021-780-045-000	676.56
2	021-780-046-000	676.56
2	021-780-047-000	676.56
2	021-780-048-000	$676.56
2	021-780-049-000	676.56
2	021-780-050-000	676.56
2	021-780-051-000	676.56
2	021-780-052-000	676.56
2	021-780-054-000	$676.56
2	021-780-055-000	676.56
2	021-780-056-000	676.56
2	021-780-057-000	676.56
2	021-780-058-000	676.56
2	021-780-059-000	$676.56
2	021-780-060-000	676.56
2	021-780-061-000	676.56
2	021-780-062-000	676.56
2	021-780-063-000	676.56
2	021-780-064-000	$676.56
2	021-780-065-000	676.56
2	021-780-066-000	676.56
2	021-780-068-000	676.56
2	021-780-069-000	676.56
2	021-780-070-000	$676.56
2	021-780-071-000	676.56
2	021-780-072-000	676.56
2	021-780-073-000	676.56
2	021-780-074-000	676.56
2	021-780-075-000	$676.56
2	021-780-076-000	676.56
2	021-780-077-000	676.56
2	021-780-078-000	676.56
2	021-780-079-000	676.56
2	021-780-080-000	$676.56
2	021-790-001-000	676.56
2	021-790-002-000	676.56
2	021-790-003-000	676.56
2	021-790-004-000	676.56

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
2	021-790-005-000	$676.56
2	021-790-006-000	676.56
2	021-790-007-000	676.56
2	021-790-008-000	676.56
2	021-790-009-000	676.56
2	021-790-010-000	$676.56
2	021-790-011-000	676.56
2	021-790-012-000	676.56
2	021-790-013-000	676.56
2	021-790-014-000	676.56
2	021-790-015-000	$676.56
2	021-790-016-000	676.56
2	021-790-017-000	676.56
2	021-790-018-000	676.56
2	021-790-019-000	676.56
2	021-790-021-000	$676.56
2	021-790-022-000	676.56
2	021-790-023-000	676.56
2	021-790-024-000	676.56
2	021-790-025-000	676.56
2	021-790-026-000	$676.56
2	021-790-027-000	676.56
2	021-790-028-000	676.56
2	021-790-029-000	676.56
2	021-790-030-000	676.56
2	021-790-031-000	$676.56
2	021-790-032-000	676.56
2	021-790-035-000	676.56
2	021-790-036-000	676.56
2	021-790-037-000	676.56
2	021-790-038-000	$676.56
2	021-790-039-000	676.56
2	021-790-040-000	676.56
2	021-790-041-000	676.56
2	021-790-042-000	676.56
2	021-790-043-000	$676.56
2	021-790-044-000	676.56
2	021-790-045-000	676.56
2	021-790-046-000	676.56
2	021-790-047-000	676.56

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
2	021-790-048-000	$676.56
2	021-790-049-000	676.56
2	021-790-050-000	676.56
2	021-790-051-000	676.56
2	021-790-052-000	676.56
2	021-790-053-000	$676.56
2	021-790-054-000	676.56
2	021-790-055-000	676.56
2	021-790-056-000	676.56
2	021-790-057-000	676.56
2	021-790-058-000	$676.56
2	021-790-059-000	676.56
2	021-790-060-000	676.56
2	021-790-061-000	676.56
2	021-790-062-000	676.56
2	021-790-064-000	$676.56
2	021-790-065-000	676.56
2	021-790-066-000	676.56
2	021-790-067-000	676.56
2	021-790-068-000	676.56
2	021-790-069-000	$676.56
2	021-790-070-000	676.56
2	021-790-071-000	676.56
2	021-790-072-000	676.56
2	021-790-073-000	676.56
2	021-790-074-000	$676.56
2	021-790-075-000	676.56
2	021-800-001-000	676.56
2	021-800-002-000	676.56
2	021-800-003-000	676.56
2	021-800-004-000	$676.56
2	021-800-005-000	676.56
2	021-800-006-000	676.56
2	021-800-007-000	676.56
2	021-800-008-000	676.56
2	021-800-009-000	$676.56
2	021-800-010-000	676.56
2	021-800-011-000	676.56
2	021-800-012-000	676.56
2	021-800-013-000	676.56

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
2	021-800-014-000	$676.56
2	021-800-015-000	676.56
2	021-800-016-000	676.56
2	021-800-017-000	676.56
2	021-800-018-000	676.56
2	021-800-019-000	$676.56
2	021-800-020-000	676.56
2	021-800-021-000	676.56
2	021-800-022-000	676.56
2	021-800-023-000	676.56
2	021-800-024-000	$676.56
2	021-800-025-000	676.56
2	021-800-026-000	676.56
2	021-800-027-000	676.56
2	021-800-028-000	676.56
2	021-800-029-000	$676.56
2	021-800-030-000	676.56
2	021-800-031-000	676.56
2	021-800-032-000	676.56
2	021-800-033-000	676.56
2	021-800-034-000	$676.56
2	021-800-035-000	676.56
2	021-800-036-000	676.56
2	021-800-037-000	676.56
2	021-800-038-000	676.56
2	021-800-039-000	$676.56
2	021-800-040-000	676.56
2	021-800-041-000	676.56
2	021-800-042-000	676.56
2	021-800-043-000	676.56
2	021-800-044-000	$676.56
2	021-800-045-000	676.56
2	021-800-046-000	676.56
2	021-800-047-000	676.56
2	021-800-048-000	676.56
2	021-800-049-000	$676.56
2	021-800-050-000	676.56
2	021-800-051-000	676.56
2	021-800-052-000	676.56
2	021-800-053-000	676.56

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
2	021-800-054-000	$676.56
2	021-800-055-000	676.56
2	021-800-056-000	676.56
2	021-800-057-000	676.56
2	021-800-058-000	676.56
2	021-800-059-000	$676.56
2	021-800-060-000	676.56
2	021-800-061-000	676.56
2	021-800-062-000	676.56
2	021-800-063-000	676.56
2	021-800-064-000	$676.56
2	021-800-065-000	676.56
2	021-800-066-000	676.56
2	021-800-067-000	676.56
2	021-800-068-000	676.56
2	021-800-069-000	$676.56
2	021-800-070-000	676.56
2	021-810-001-000	676.56
2	021-810-002-000	676.56
2	021-810-003-000	676.56
2	021-810-004-000	$676.56
2	021-810-005-000	676.56
2	021-810-007-000	676.56
2	021-810-008-000	676.56
2	021-810-009-000	676.56
2	021-810-010-000	$676.56
2	021-810-011-000	676.56
2	021-810-012-000	676.56
2	021-810-013-000	676.56
2	021-810-014-000	676.56
2	021-810-016-000	$676.56
2	021-810-017-000	676.56
2	021-810-018-000	676.56
2	021-810-019-000	676.56
2	021-810-020-000	676.56
2	021-810-021-000	$676.56
2	021-810-022-000	676.56
2	021-810-023-000	676.56
2	021-810-024-000	676.56
2	021-810-025-000	676.56
2	021-810-026-000	$676.56
2	021-810-027-000	676.56
Total Assessment Zone 2		**$163,727.52**

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
3	023-360-008-000	$709.96
3	023-360-009-000	709.96
3	023-360-010-000	709.96
3	023-360-011-000	709.96
3	023-360-012-000	709.96
3	023-360-013-000	$709.96
3	023-360-014-000	709.96
3	023-360-015-000	709.96
3	023-360-016-000	709.96
3	023-360-017-000	709.96
3	023-360-018-000	$709.96
3	023-360-019-000	709.96
3	023-360-020-000	709.96
3	023-360-021-000	709.96
3	023-360-022-000	709.96
3	023-360-023-000	$709.96
3	023-360-024-000	709.96
3	023-360-025-000	709.96
3	023-360-026-000	709.96
3	023-360-027-000	709.96
3	023-360-028-000	$709.96
3	023-360-029-000	709.96
3	023-360-030-000	709.96
3	023-360-031-000	709.96
3	023-360-032-000	709.96
3	023-360-033-000	$709.96
3	023-360-034-000	709.96
3	023-360-035-000	709.96
3	023-360-036-000	709.96
3	023-360-037-000	709.96
3	023-360-043-000	$709.96
3	023-360-044-000	709.96
3	023-360-045-000	709.96
3	023-360-046-000	709.96
3	023-360-047-000	709.96
3	023-360-048-000	$709.96
3	023-360-049-000	709.96
3	023-360-050-000	709.96
3	023-360-051-000	709.96
3	023-360-052-000	709.96

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
3	023-360-053-000	$709.96
3	023-360-054-000	709.96
3	023-360-055-000	709.96
3	023-360-056-000	709.96
3	023-360-057-000	709.96
3	023-360-058-000	$709.96
3	023-360-059-000	709.96
3	023-360-060-000	709.96
3	023-360-061-000	709.96
3	023-360-062-000	709.96
3	023-360-063-000	$709.96
3	023-360-064-000	709.96
3	023-360-065-000	709.96
3	023-360-066-000	709.96
3	023-360-067-000	709.96
3	023-360-068-000	$709.96
3	023-360-069-000	709.96
3	023-360-070-000	709.96
3	023-360-071-000	709.96
3	023-360-072-000	709.96
3	023-360-073-000	$709.96
3	023-360-074-000	709.96
3	023-360-075-000	709.96
3	023-360-076-000	709.96
3	023-360-077-000	709.96
3	023-360-078-000	$709.96
3	023-360-079-000	709.96
3	023-360-080-000	709.96
3	023-360-081-000	709.96
3	023-360-082-000	709.96
3	023-360-083-000	$709.96
3	023-360-084-000	709.96
3	023-360-085-000	709.96
3	023-360-086-000	709.96
Total Assessment Zone 3		**$52,537.04**

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
4	021-260-004-000	$497.52
4	021-260-005-000	497.52
4	021-260-006-000	497.52
4	021-260-007-000	497.52
4	021-260-008-000	497.52
4	021-260-009-000	$497.52
4	021-260-010-000	497.52
4	021-260-011-000	497.52
4	021-260-012-000	497.52
4	021-260-013-000	497.52
4	021-260-014-000	$497.52
4	021-260-015-000	497.52
4	021-260-016-000	497.52
4	021-260-017-000	497.52
4	021-260-018-000	497.52
4	021-260-019-000	$497.52
4	021-260-020-000	497.52
4	021-260-021-000	497.52
4	021-260-022-000	497.52
4	021-260-023-000	497.52
4	021-260-024-000	$497.52
4	021-260-025-000	497.52
4	021-260-026-000	497.52
4	021-260-027-000	497.52
4	021-260-028-000	497.52
4	021-260-029-000	$497.52
4	021-260-030-000	497.52
4	021-260-031-000	497.52
4	021-260-032-000	497.52
4	021-260-033-000	497.52
4	021-260-034-000	$497.52
4	021-260-035-000	497.52
4	021-260-036-000	497.52
4	021-260-037-000	497.52
4	021-260-038-000	497.52
4	021-260-039-000	$497.52
4	021-260-040-000	497.52
4	021-041-041-000	497.52
4	021-260-042-000	497.52
Total Assessment Zone 4		**$19,403.28**

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
5	023-610-001-000	$818.58
5	023-610-002-000	818.58
5	023-610-003-000	818.58
5	023-610-004-000	818.58
5	023-610-005-000	818.58
5	023-610-006-000	$818.58
5	023-610-007-000	818.58
5	023-610-008-000	818.58
5	023-610-009-000	818.58
5	023-610-010-000	818.58
5	023-610-011-000	$818.58
5	023-610-012-000	818.58
5	023-610-013-000	818.58
5	023-610-014-000	818.58
5	023-610-015-000	818.58
5	023-610-016-000	$818.58
5	023-610-017-000	818.58
5	023-610-018-000	818.58
5	023-610-019-000	818.58
5	023-610-020-000	818.58
5	023-610-021-000	$818.58
5	023-610-022-000	818.58
5	023-610-023-000	818.58
5	023-610-024-000	818.58
5	023-610-025-000	818.58
5	023-610-026-000	$818.58
5	023-610-093-000	818.58
5	023-610-092-000	818.58
5	023-610-091-000	818.58
5	023-610-090-000	818.58
5	023-610-033-000	$818.58
5	023-610-034-000	818.58
5	023-610-035-000	818.58
5	023-610-036-000	818.58
5	023-610-037-000	818.58
5	023-610-038-000	$818.58
5	023-610-039-000	818.58
5	023-610-040-000	818.58
5	023-610-041-000	818.58
5	023-610-042-000	818.58

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
5	023-610-097-000	$818.58
5	023-610-044-000	818.58
5	023-610-045-000	818.58
5	023-610-046-000	818.58
5	023-610-047-000	818.58
5	023-610-048-000	$818.58
5	023-610-049-000	818.58
5	023-610-050-000	818.58
5	023-061-051-000	818.58
5	023-610-052-000	818.58
5	023-610-053-000	$818.58
5	023-610-054-000	818.58
5	023-610-055-000	818.58
5	023-610-056-000	818.58
5	023-610-057-000	818.58
5	023-610-058-000	$818.58
5	023-610-059-000	818.58
5	023-610-060-000	818.58
5	023-610-061-000	818.58
5	023-610-062-000	818.58
5	023-610-063-000	$818.58
5	023-610-065-000	818.58
5	023-610-066-000	818.58
5	023-610-067-000	818.58
5	023-610-068-000	818.58
5	023-610-069-000	$818.58
5	023-610-070-000	818.58
5	023-610-071-000	818.58
5	023-610-072-000	818.58
5	023-610-073-000	818.58
5	023-610-074-000	$818.58
5	023-610-075-000	818.58
5	023-610-076-000	818.58
5	023-610-077-000	818.58
5	023-610-078-000	818.58
5	023-610-079-000	$818.58
5	023-610-080-000	818.58
5	023-610-081-000	818.58
5	023-610-082-000	818.58
5	023-610-083-000	818.58
5	023-610-084-000	$818.58
Total Assessment Zone 5		**$66,304.98**

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
6	021-820-001-000	$444.26
6	021-820-002-000	444.26
6	021-820-003-000	444.26
6	021-820-004-000	444.26
6	021-820-005-000	444.26
6	021-820-006-000	$444.26
6	021-820-007-000	444.26
6	021-820-008-000	444.26
6	021-820-009-000	444.26
6	021-820-010-000	444.26
6	021-820-011-000	$444.26
6	021-820-012-000	444.26
6	021-820-013-000	444.26
6	021-820-014-000	444.26
6	021-820-015-000	444.26
6	021-820-016-000	$444.26
6	021-820-017-000	444.26
6	021-820-018-000	444.26
6	021-820-019-000	444.26
6	021-820-020-000	444.26
6	021-820-021-000	$444.26
6	021-820-022-000	444.26
6	021-820-023-000	444.26
6	021-820-024-000	444.26
6	021-820-025-000	444.26
6	021-820-026-000	$444.26
6	021-820-027-000	444.26
6	021-820-028-000	444.26
6	021-820-029-000	444.26
6	021-820-030-000	444.26
6	021-820-031-000	$444.26
6	021-820-032-000	444.26
6	021-820-033-000	444.26
Total Assessment Zone 6		**$14,660.58**

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

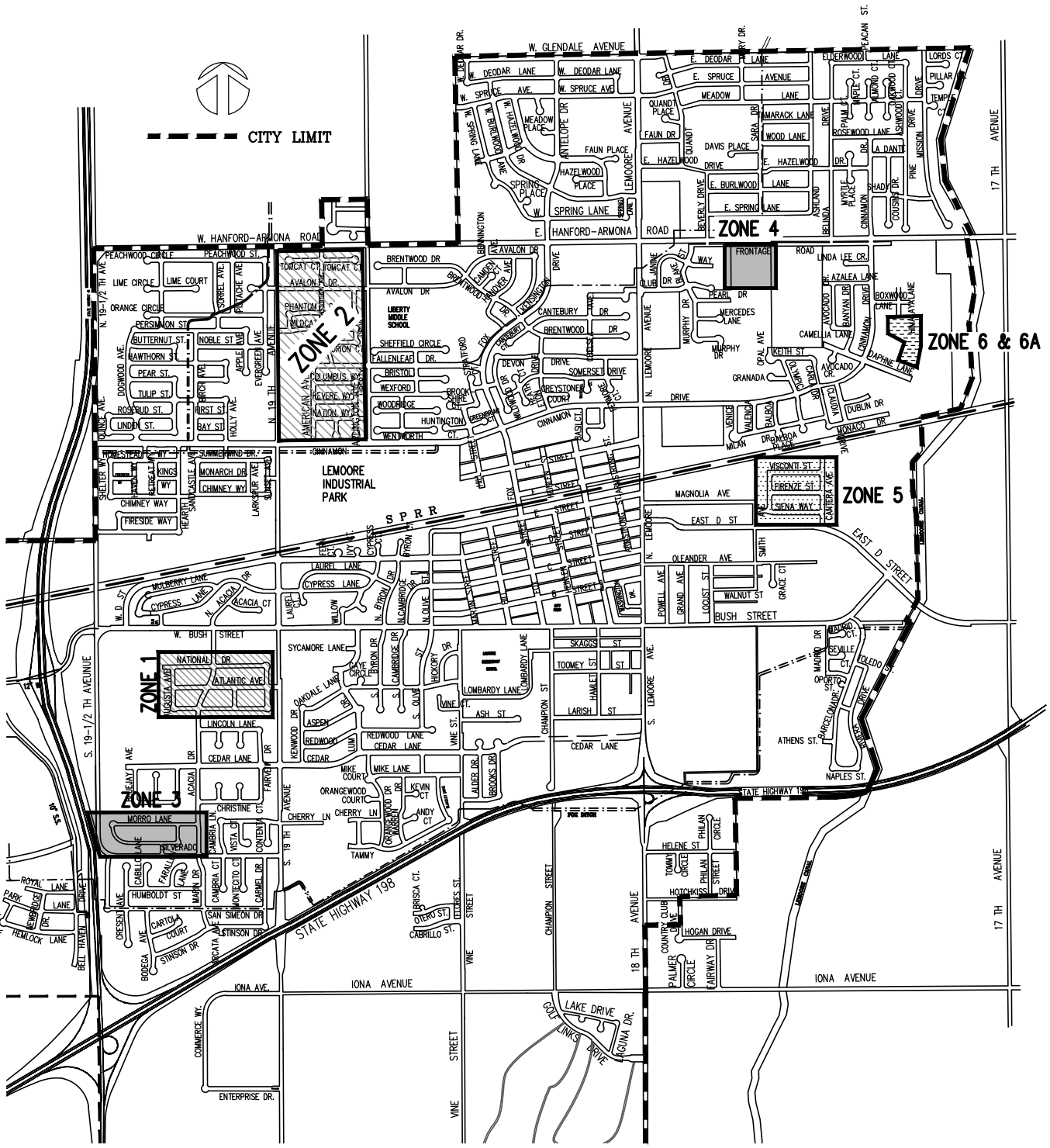
ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
6A	021-830-002-000	$444.26
6A	021-830-003-000	444.26
6A	021-830-004-000	444.26
6A	021-830-005-000	444.26
6A	021-830-006-000	444.26
6A	021-830-007-000	$444.26
6A	021-830-008-000	444.26
6A	021-830-009-000	444.26
6A	021-830-010-000	444.26
6A	021-830-011-000	444.26
6A	021-830-012-000	$444.26
6A	021-830-013-000	444.26
6A	021-830-014-000	444.26
6A	021-830-015-000	444.26
6A	021-830-016-000	444.26
6A	021-830-017-000	$444.26
6A	021-830-018-000	444.26
6A	021-830-019-000	444.26
6A	021-830-020-000	444.26
6A	021-830-021-000	444.26
6A	021-830-022-000	$444.26
6A	021-830-023-000	444.26
6A	021-830-024-000	444.26
6A	021-830-025-000	444.26
6A	021-830-026-000	444.26
6A	021-830-027-000	$444.26
6A	021-830-028-000	444.26
6A	021-830-029-000	444.26
6A	021-830-030-000	444.26
6A	021-830-031-000	444.26
6A	021-830-032-000	$444.26
6A	021-830-033-000	444.26
6A	021-830-034-000	444.26
6A	021-830-036-000	444.26
6A	021-830-037-000	444.26
6A	021-830-038-000	$444.26
6A	021-830-039-000	444.26
6A	021-830-040-000	444.26
6A	021-830-041-000	444.26
6A	021-830-042-000	444.26
6A	021-830-043-000	$444.26
6A	021-830-044-000	444.26
6A	021-830-045-000	444.26

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

ZONE	ASSESSOR'S PARCEL NO.	2015-16 ASSESSMENT
6A	021-830-046-000	444.26
6A	021-830-047-000	444.26
6A	021-830-048-000	$444.26
6A	021-830-049-000	444.26
6A	021-830-050-000	444.26
6A	021-830-051-000	444.26
6A	021-830-052-000	444.26
6A	021-830-053-000	$444.26
6A	021-830-054-000	444.26
6A	021-830-055-000	444.26
6A	021-830-056-000	444.26
6A	021-830-057-000	444.26
6A	021-830-058-000	$444.26
6A	021-830-059-000	444.26
6A	021-830-060-000	444.26
6A	021-830-061-000	444.26
6A	021-830-062-000	444.26
6A	021-830-063-000	$444.26
6A	021-830-064-000	444.26
6A	021-830-065-000	444.26
6A	021-830-066-000	444.26
Total Assessment Zone 6A		**$28,432.64**

CITY OF LEMOORE

PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1, ZONES 1–6



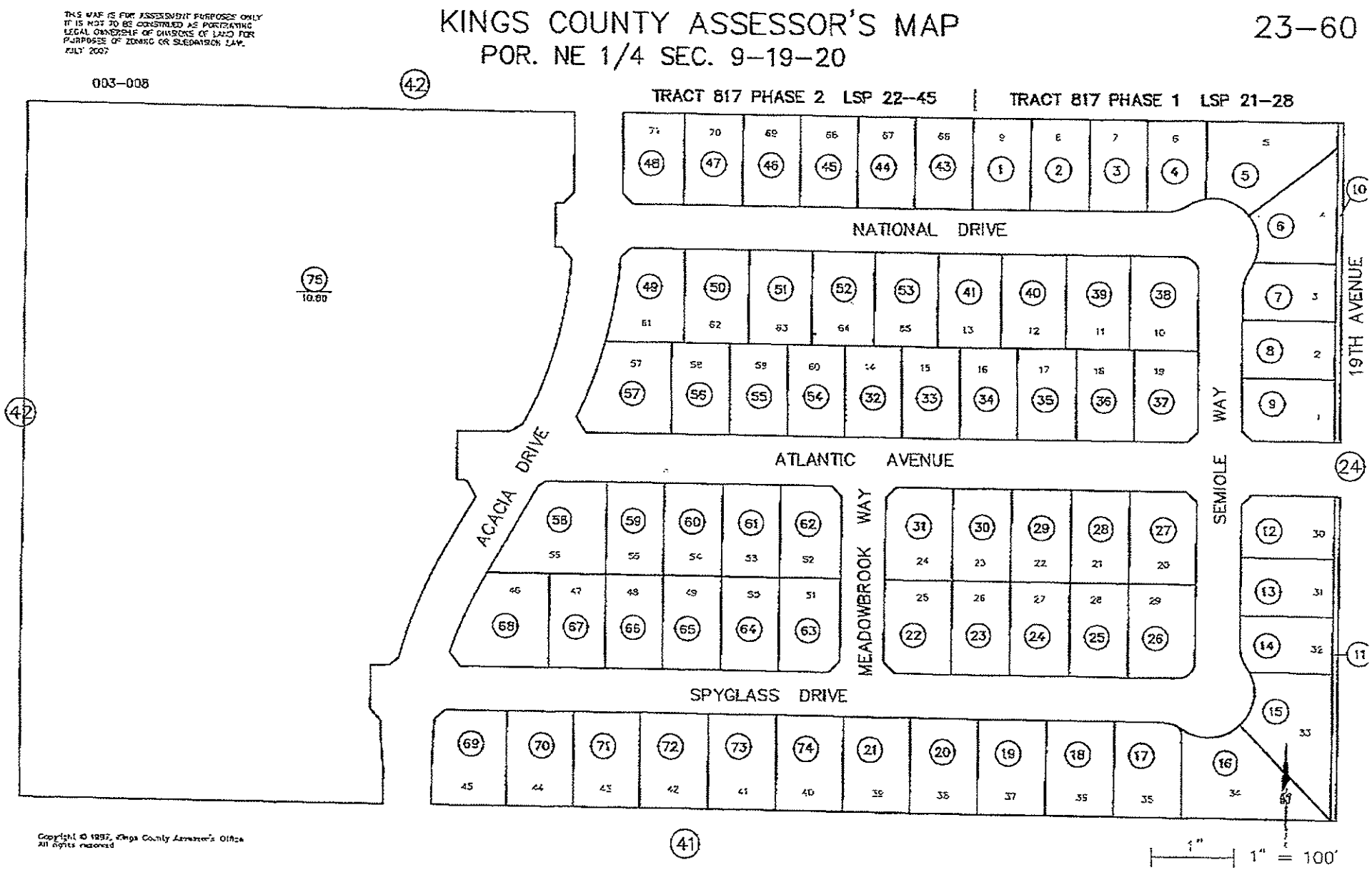
VICINITY MAP

NO SCALE

Quad Knopf
901 E MAIN STREET
P.O. BOX 3699
VISALIA CA 93292
TEL: (559) 733-0440
FAX: (559) 733-7821

L150185.DWG JUNE 30, 2015 SHEET 1 OF 1

Zone 1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LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JULY 2007
KINGS COUNTY ASSESSOR'S MAP
POR. NE 1/4 SEC. 9-19-20
23-60
003-008
TRACT 817 PHASE 2 LSP 22-45
TRACT 817 PHASE 1 LSP 21-28
NATIONAL DRIVE
ATLANTIC AVENUE
SPYGLASS DRIVE
ACACIA DRIVE
MEADOWBROOK WAY
SEMIOLE WAY
19TH AVENUE
1" = 100'
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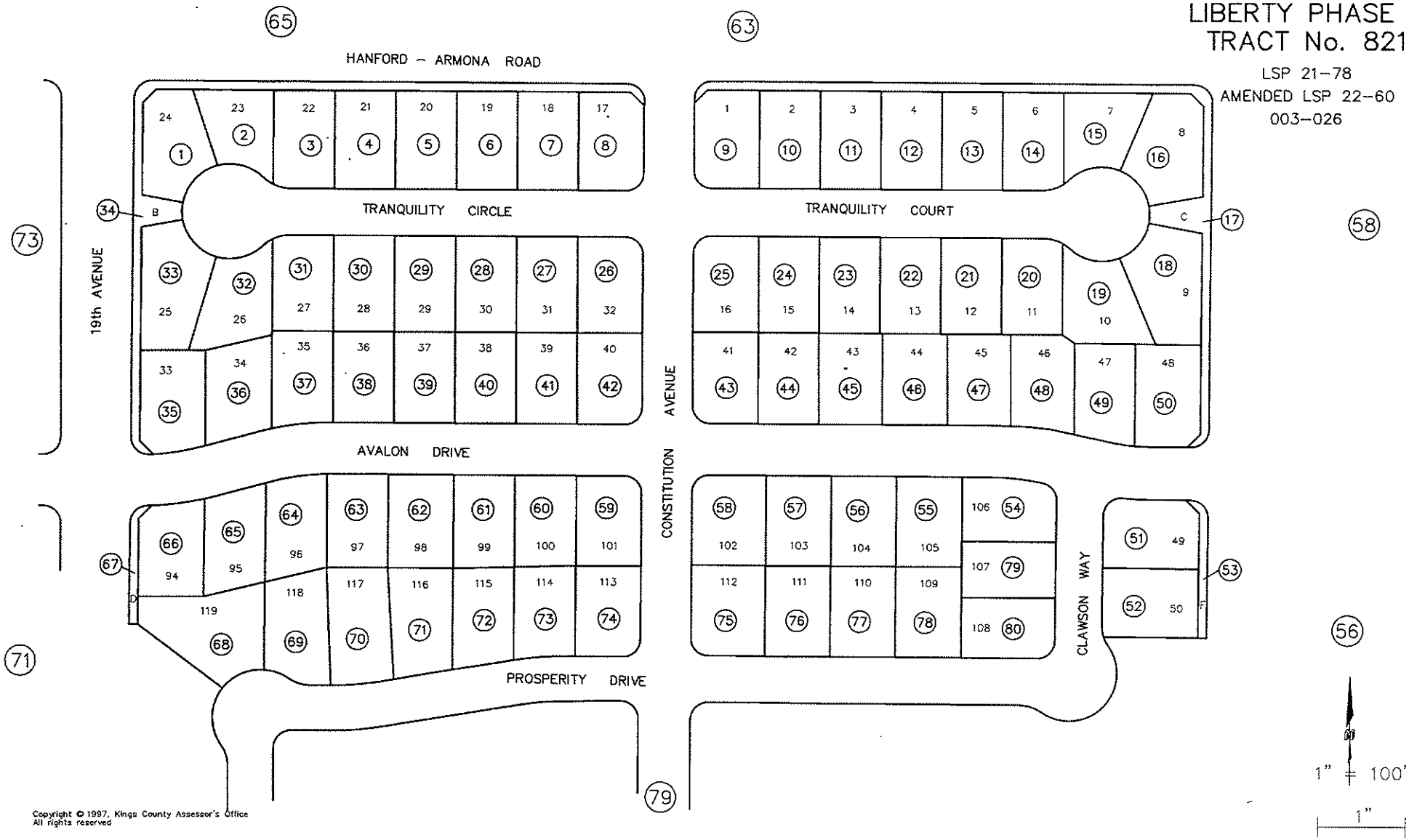
PURPOSES OF ZONING OR SUBDIVISION LAW.
OCTOBER 2007

KINGS COUNTY ASSESSOR'S MAP
POR. OF NORTHWEST 1/4 OF SECTION 3-19-20

21-78

LIBERTY PHASE I
TRACT No. 821

LSP 21-78
AMENDED LSP 22-60
003-026



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Zone 2

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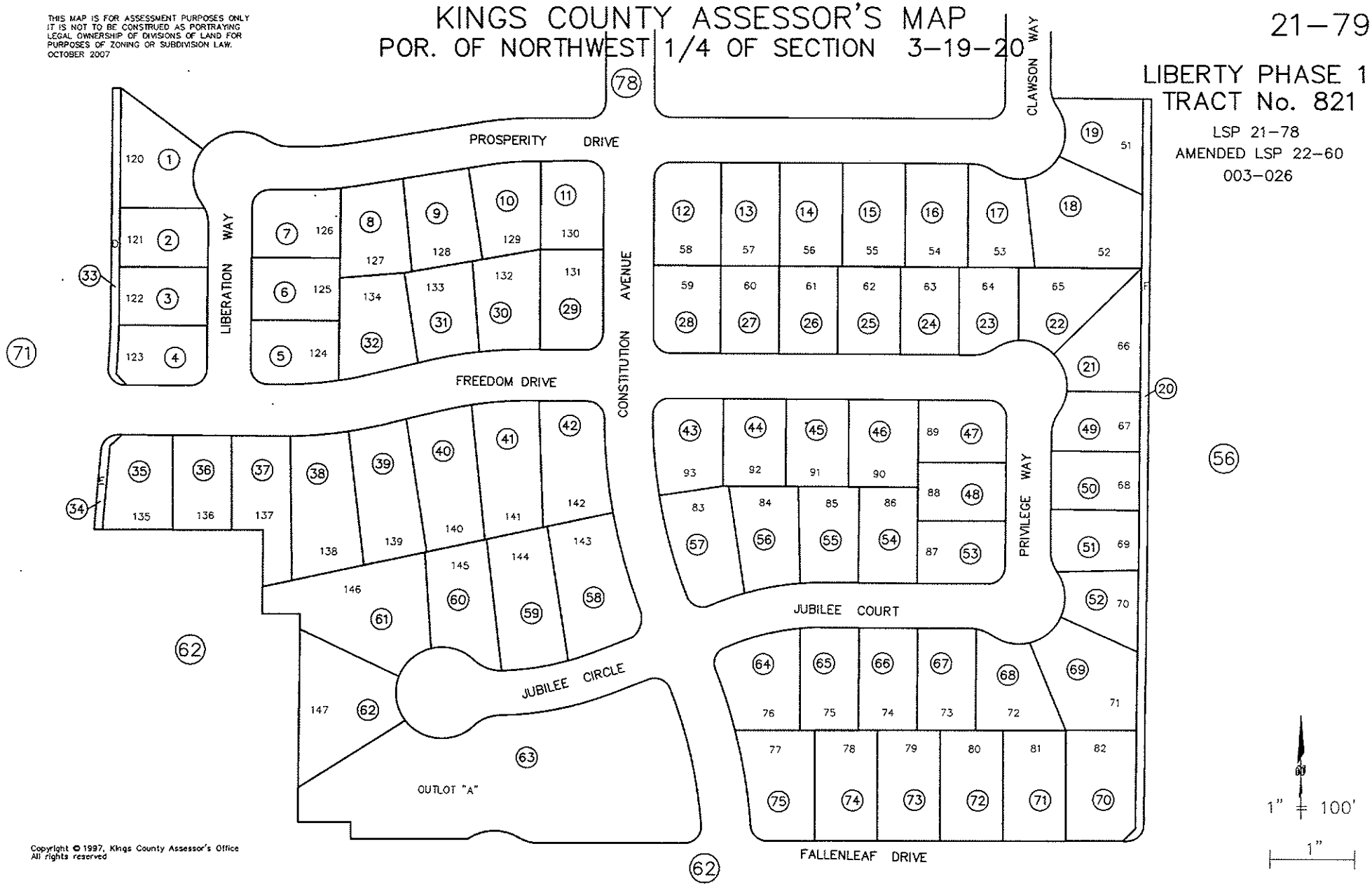
PURPOSES OF ZONING OR SUBDIVISION LAW.
OCTOBER 2007

KINGS COUNTY ASSESSOR'S MAP
POR. OF NORTHWEST 1/4 OF SECTION 3-19-20

21-79

LIBERTY PHASE 1
TRACT No. 821

LSP 21-78
AMENDED LSP 22-60
003-026



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Zone 2

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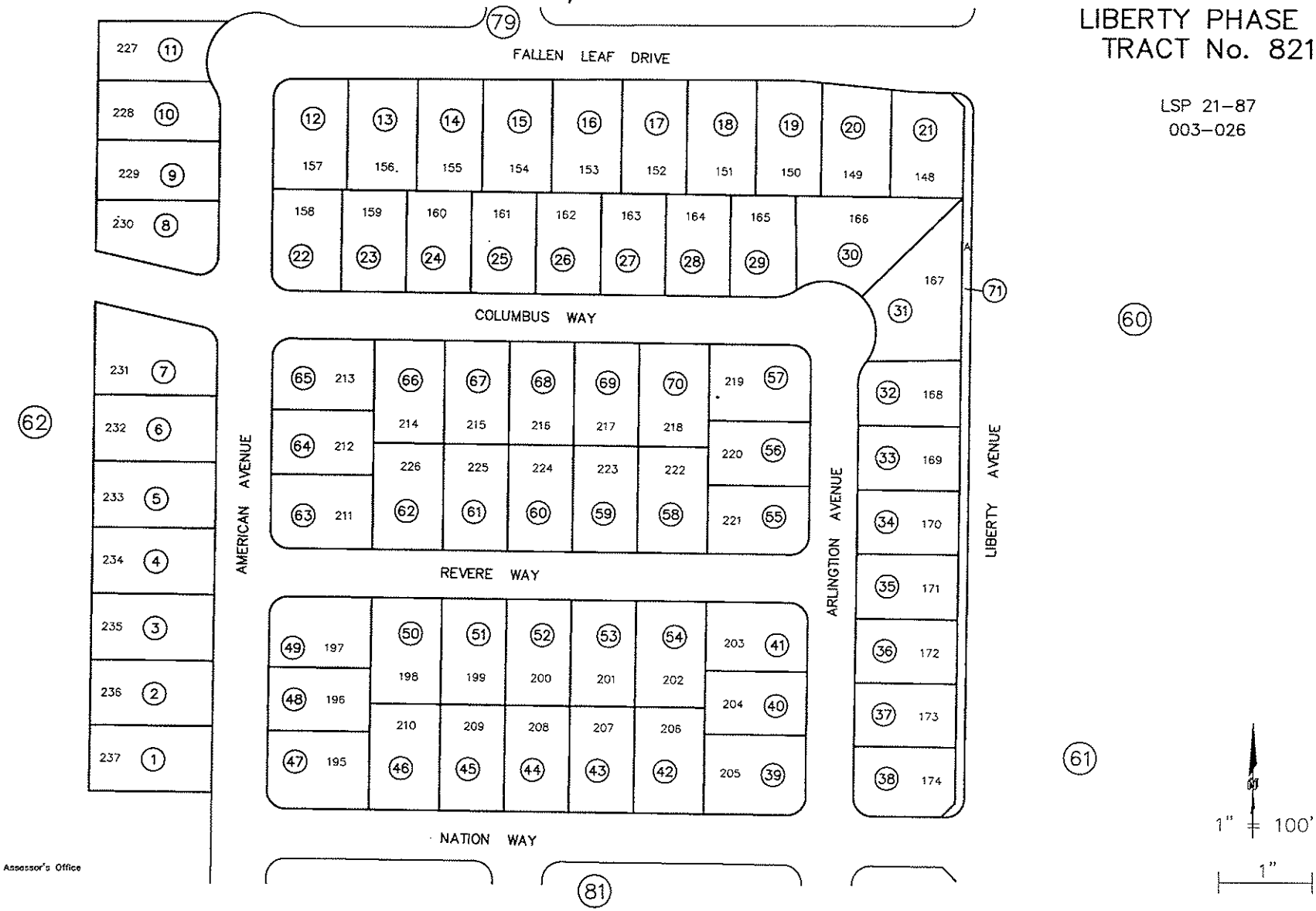
PURPOSES OF ZONING OR SUBDIVISION LAW.
JULY 2006

KINGS COUNTY ASSESSOR'S MAP
POR. OF NORTHWEST 1/4 OF SECTION 3-19-20

21-80

LIBERTY PHASE II
TRACT No. 821

LSP 21-87
003-026



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Zone 2

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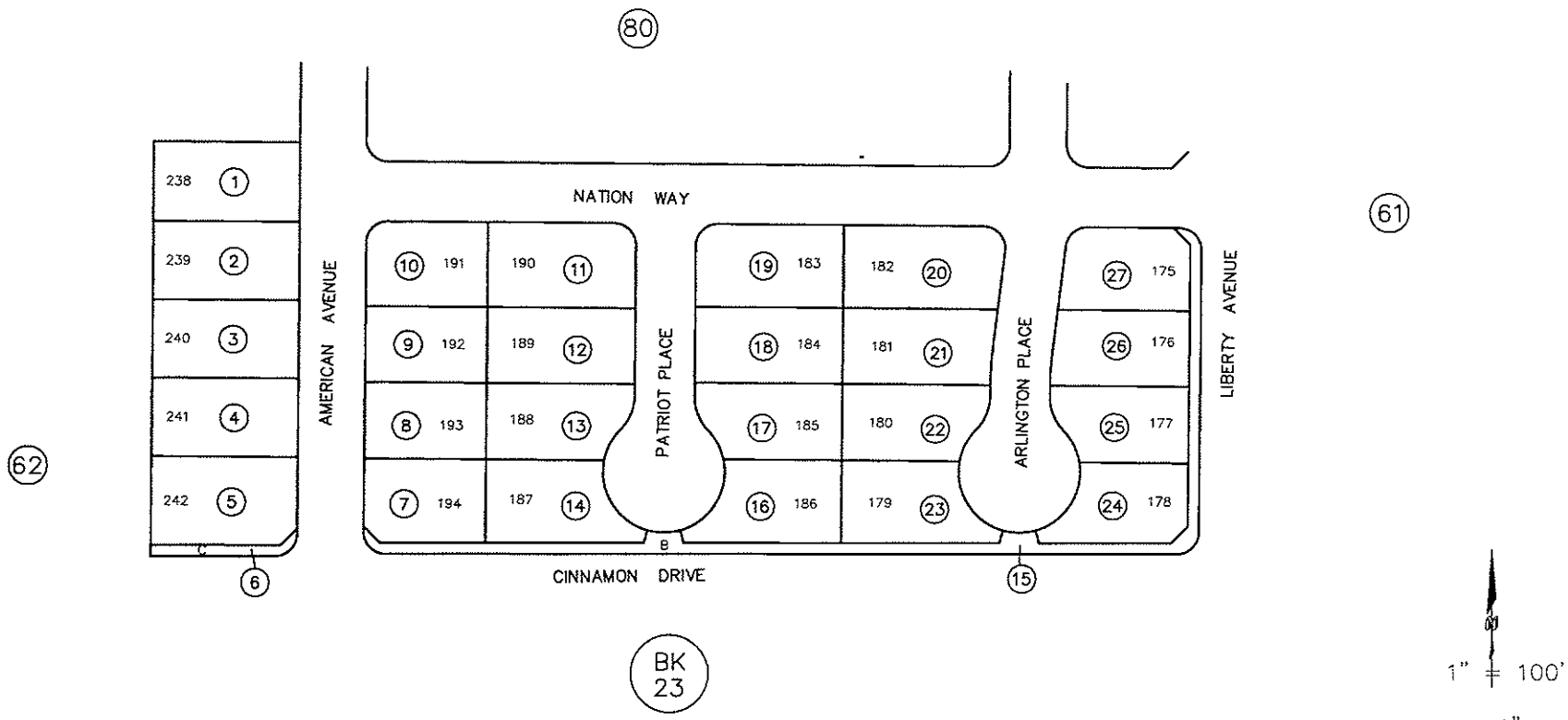
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JULY 2006

KINGS COUNTY ASSESSOR'S MAP
POR. OF NORTHWEST 1/4 OF SECTION 3-19-20
LIBERTY PHASE II
TRACT No. 821

21-81

LSP 21-87
003-026



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Zone 2

Zone 3

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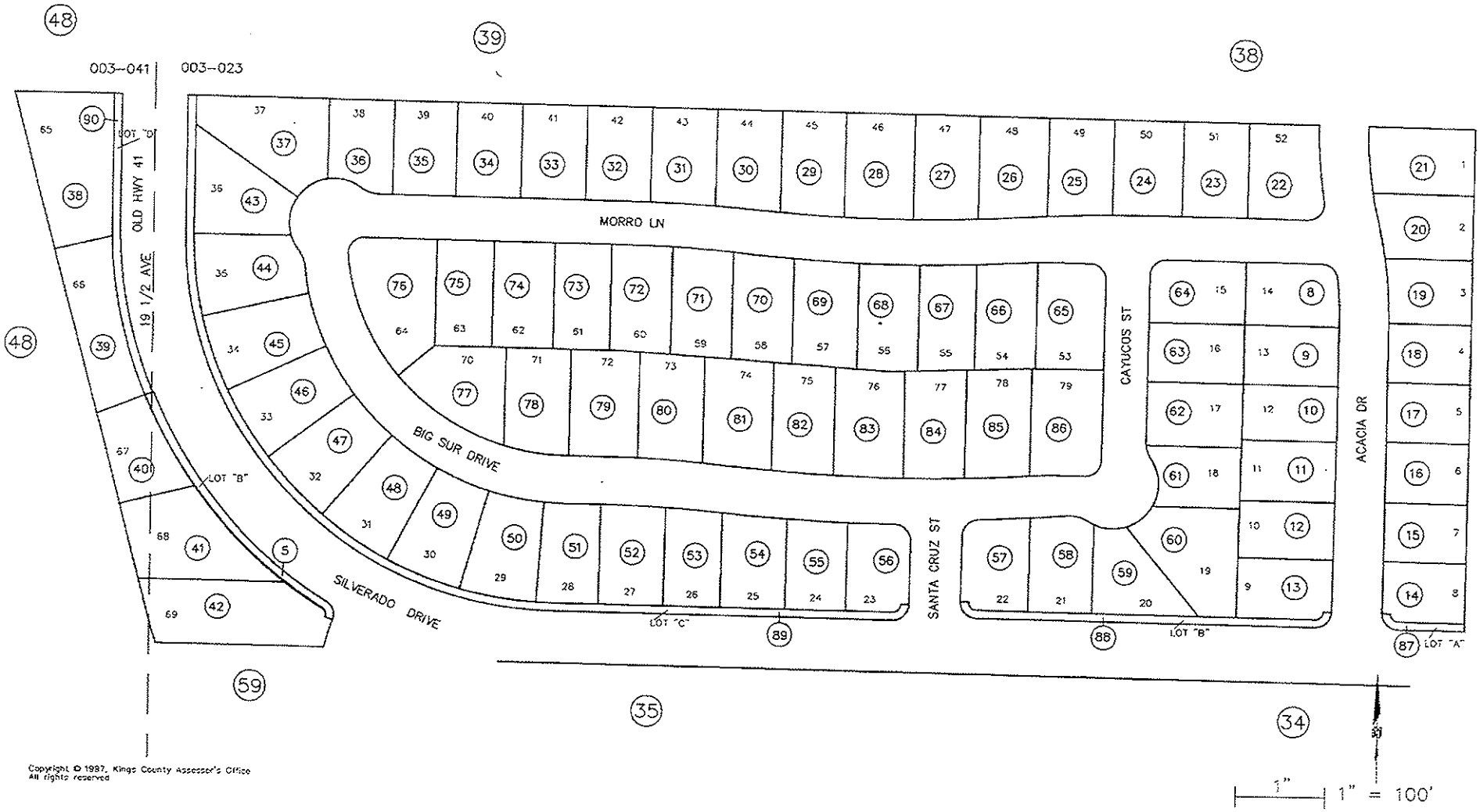
KINGS COUNTY ASSESSOR'S MAP

POR. SE 1/4 SEC. 9-19-20

SILVA ESTATES UNIT 10 TRACT 838

23-36



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Zone 4

KINGS COUNTY ASSESSOR'S MAP

21-26

PORTION SEC. 2-19-20
PARKVIEW ESTATES
TRACT NO 797 LSP 21-50

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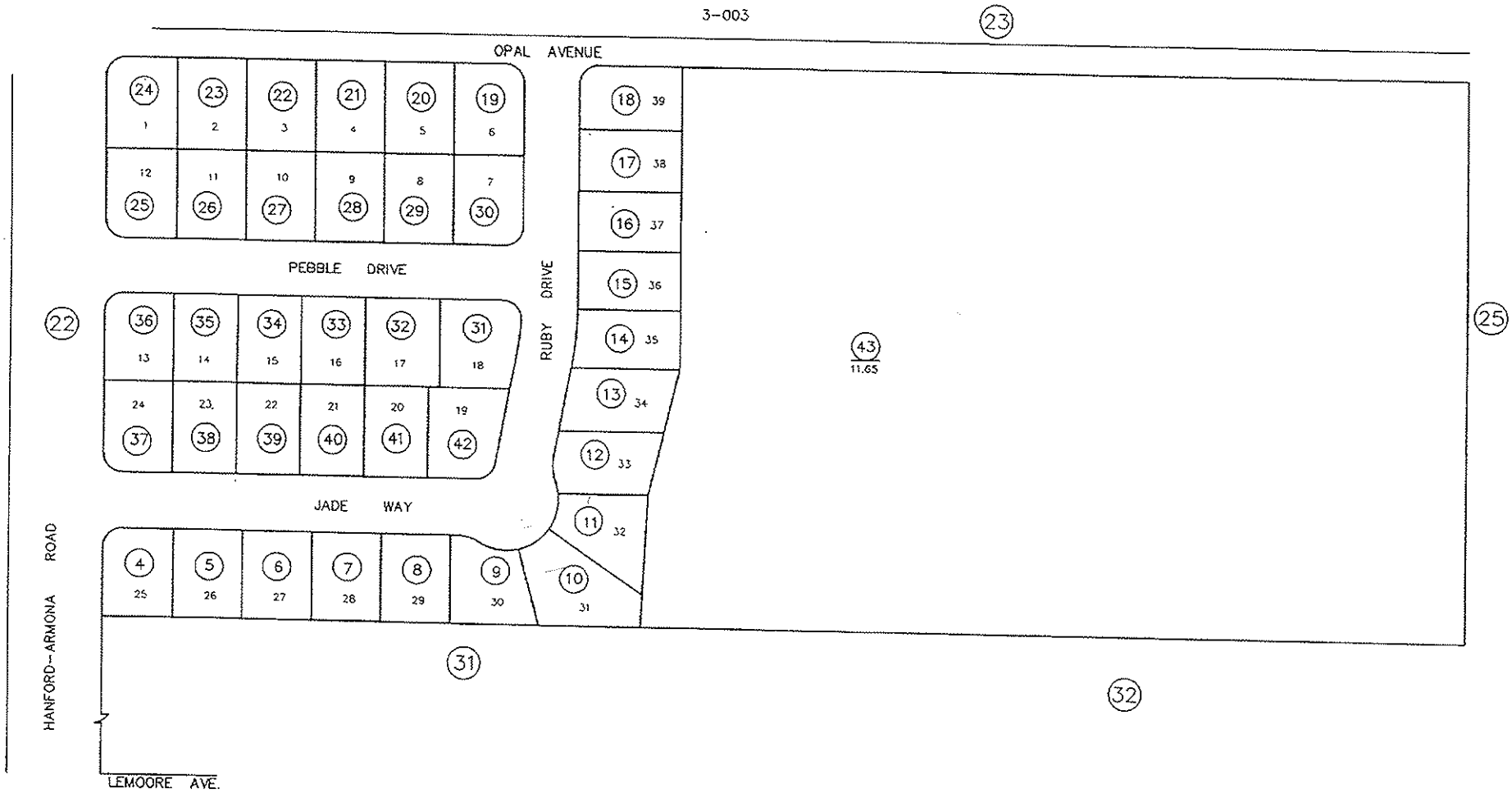

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1" = 100'

Zone 5

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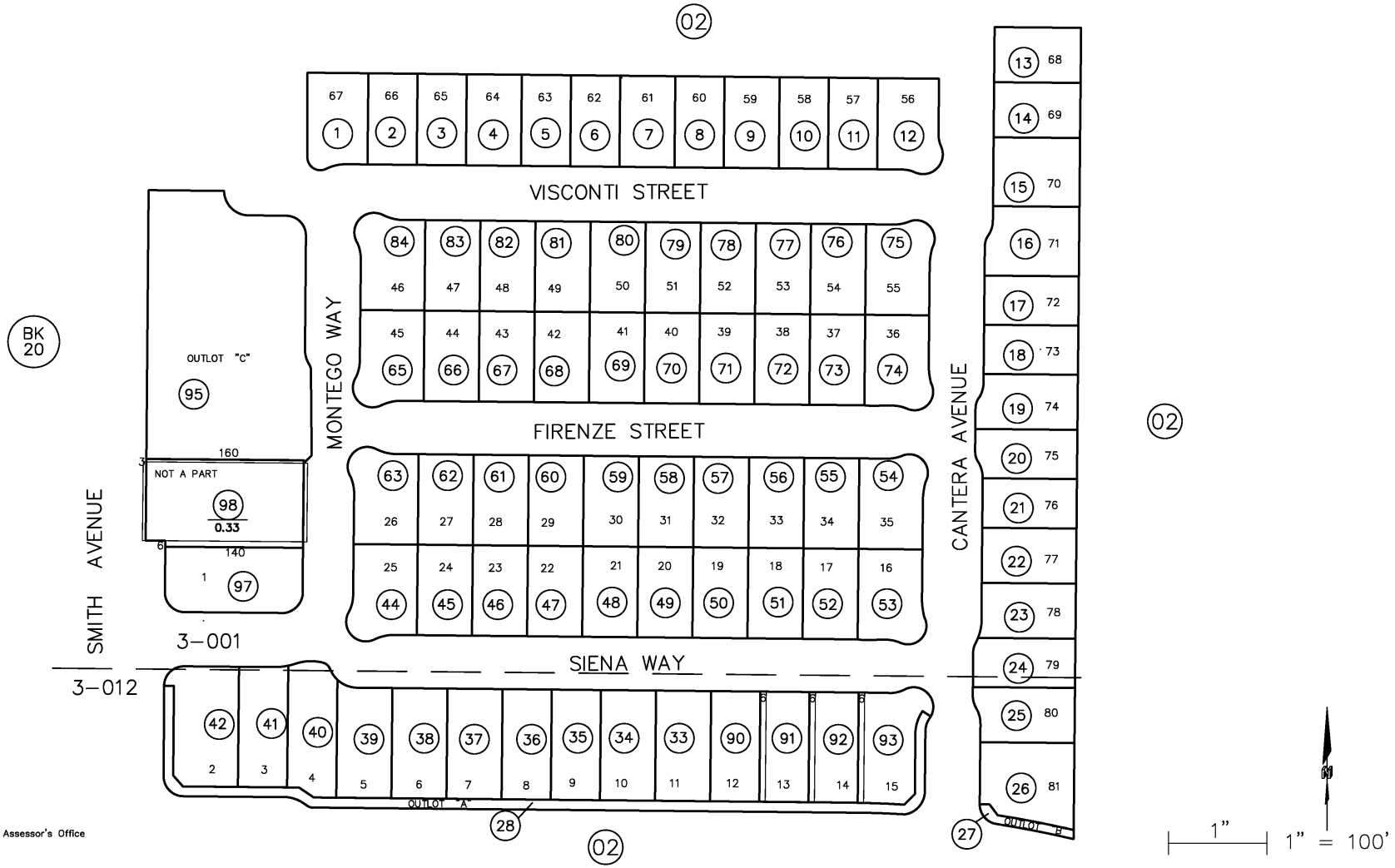
MAY 2012

KINGS COUNTY ASSESSOR'S MAP

23–61

POR. SEC. 2–19–20
EAST VILLAGE
TRACT. NO. 791 LSP 21–71



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Zone 6

KINGS COUNTY ASSESSOR'S MAP

21–82

TRACT NO 872
HERITAGE ACRES

3–003

LSP 22–96

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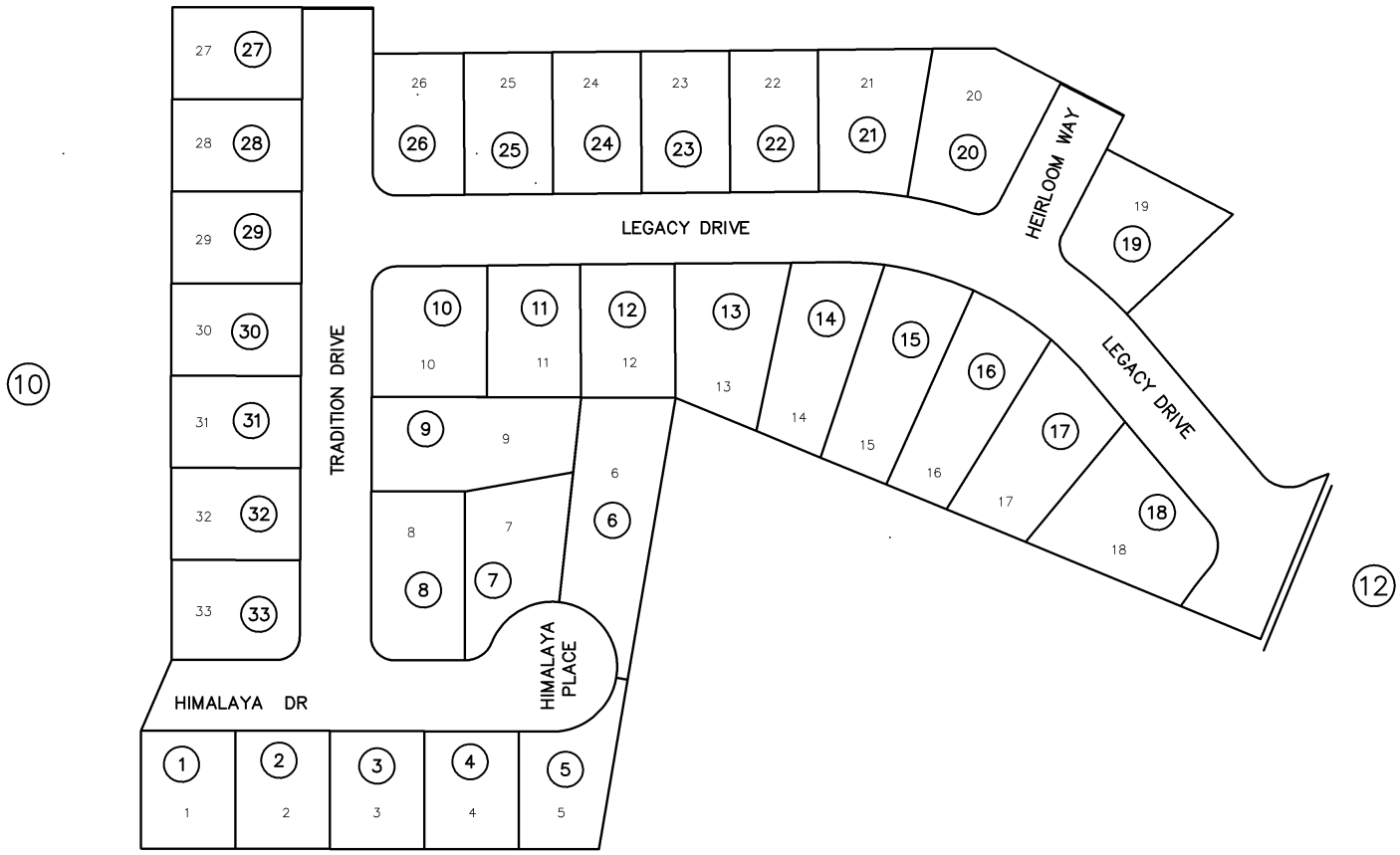
PURPOSES OF ZONING OR SUBDIVISION LAW.
MAY 2008



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1" 1" = 100'

Zone 6A

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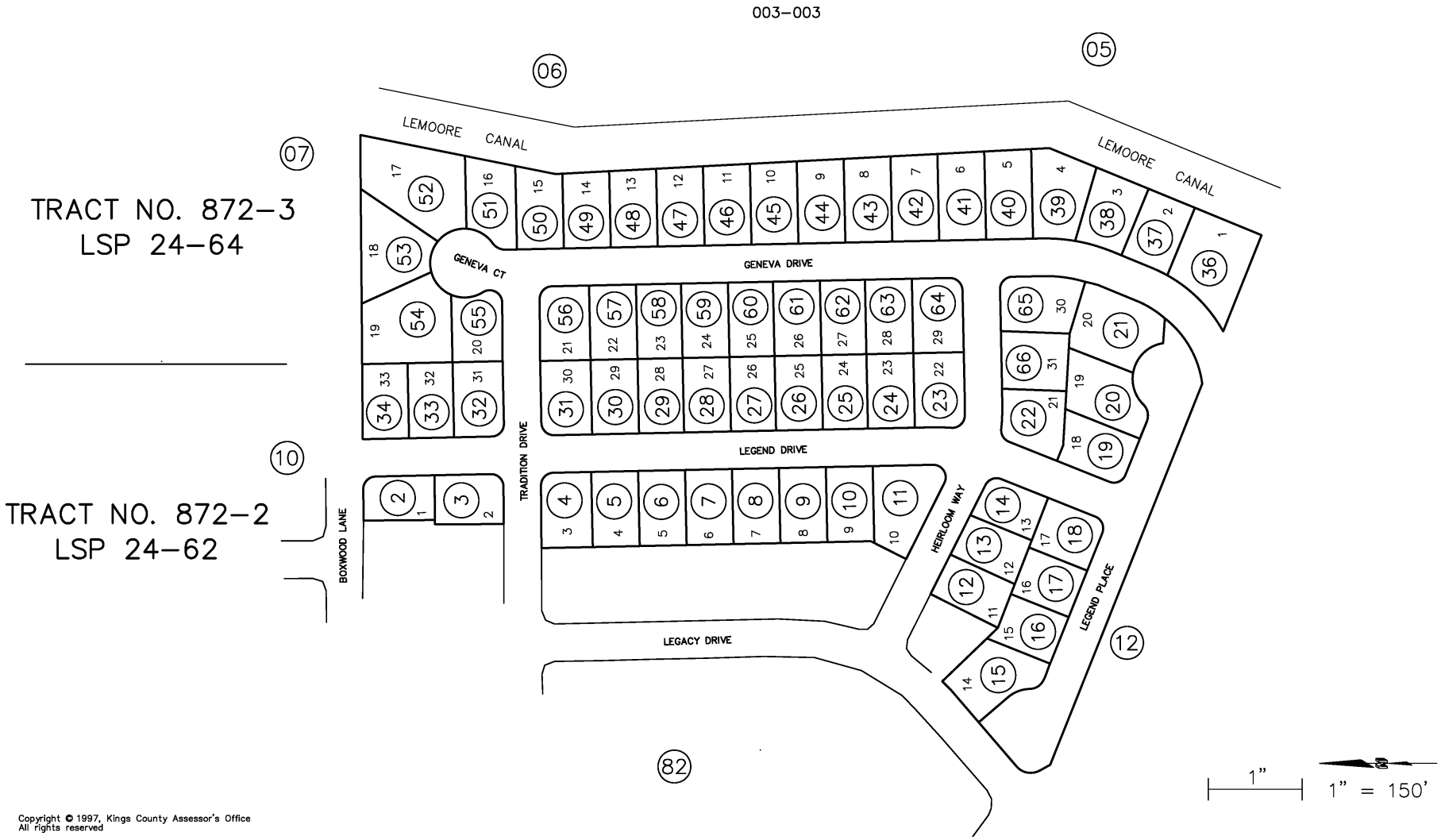
OCTOBER 2013

KINGS COUNTY ASSESSOR'S MAP

PORTION OF THE NE 1/4 SEC 2/19/20

21–83



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Engineering / Surveying

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Landscape Architecture

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