



Annual Engineer's Report For Fiscal Year 2016-2017



Jurupa Community Services District Landscape Maintenance District No. 91-1 (Mira Loma Area)

Prepared for:



May 2016



www.webbassociates.com



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File No.: 1432.1592

May 18, 2016

Mr. Todd M. Corbin, General Manager
Jurupa Community Services District
11201 Harrel Street
Jurupa Valley, CA 91752

Re: Annual Levy for Landscape Maintenance District No. 91-1 (Mira Loma Area)
for Fiscal Year 2016-2017

Dear Mr. Corbin:

Enclosed please find one (1) copy of the Engineer's Report prepared for the Annual Levy for Landscape Maintenance District No. 91-1 (Mira Loma Area) for Fiscal Year 2016-2017.

Should you have any questions, please call me.

Sincerely,

ALBERT A. WEBB ASSOCIATES

A handwritten signature in blue ink, appearing to read "Doris Domen".

Doris Domen

cc: Steve Popelar, Jurupa Community Services District, w/o enclosure
Rosemary Hernandez, Jurupa Community Services District, w/enclosure
Kim Byrens, Best, Best & Krieger, w/o enclosure
Sam I. Gershon, Albert A. Webb Associates, w/o enclosure

Enclosure



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ENGINEER'S REPORT
FOR THE ANNUAL LEVY
FOR FISCAL YEAR 2016-2017

JURUPA COMMUNITY SERVICES DISTRICT

COUNTY OF RIVERSIDE

STATE OF CALIFORNIA

LANDSCAPE MAINTENANCE DISTRICT NO. 91-1 (MIRA LOMA AREA)

Approved by the Board of Directors of the Jurupa Community Services District
on the _____ day of _____, 2016

Secretary of the Board of Directors

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AGENCY: JURUPA COMMUNITY SERVICES DISTRICT,
RIVERSIDE COUNTY, CALIFORNIA

PROJECT: LANDSCAPE MAINTENANCE DISTRICT NO. 91-1 (MIRA LOMA AREA)

TO: BOARD OF DIRECTORS

ENGINEER'S REPORT

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, and pursuant to the provisions of Proposition 218 which were approved on November 5, 1996 and added Articles XIIC and XIID to the California Constitution, and in accordance with Resolution No. 2638 (Appendix A), adopted April 11, 2016 by the Board of Directors of the Jurupa Community Services District (hereinafter referred to as the "Services District"), Riverside County, California, ordering preparation of the engineer's report for Landscape Maintenance District No. 91-1 (Mira Loma Area), (hereinafter referred to as the "Assessment District"), I, Sam I. Gershon, authorized representative of Albert A. Webb Associates, the appointed Assessment Engineer, submit herewith the Engineer's Report for the Assessment District consisting of four (4) Sections and Appendix A as follows:

SECTION 1 – DESCRIPTION OF IMPROVEMENTS

A general description of the improvements proposed to be funded, as well as Plans and Specifications for improvements maintained by the Assessment District, are on file and available for inspection in the Services District office.

SECTION 2 – ENGINEER'S ESTIMATE OF COSTS AND EXPENSES

An estimate of the maintenance costs of the improvements, including incidental costs and expenses in connection therewith for Fiscal Year 2016-2017, is as set forth on the lists thereof, attached hereto.

SECTION 3 – ASSESSMENT DIAGRAMS

Figures 3-1 through 3-4, consisting of Sheets 1 through 4, show the Assessment District's exterior boundaries of Landscape and Lighting Maintenance District No. 91-1 (Mira Loma Area). Each subdivision of land or parcel or lot, respectively, is shown and has been given a separate number upon the Assessment Roll contained herein. For details regarding the boundaries and dimensions of the respective parcels and subdivisions of land within said Landscape Maintenance District refer to the Riverside County Assessor's maps.

SECTION 4 - ASSESSMENT

A proposed assessment of the total costs and expenses of the improvements for Fiscal Year 2016-2017 upon each parcel of land within the Assessment District, in proportion to the estimated benefits to be received by such parcels from said improvements, is described herein and is set forth in detail upon the Assessment Roll (Table 4-1) on file in the Office of the District Secretary and made a part hereof.

APPENDIX A – RESOLUTION NO. 2638

Resolution No. 2638 of the Board of Directors of the Services District (adopted April 11, 2016) ordering the preparation of this Engineer's Report.

Dated: 05/18/2016



ALBERT A. WEBB ASSOCIATES

A handwritten signature in dark ink, appearing to read "Sam I. Gershon", written over a horizontal line.

SAM I. GERSHON, RCE NO. 14489

ASSESSMENT ENGINEER

LANDSCAPE MAINTENANCE

DISTRICT NO. 91-1 (MIRA LOMA AREA)

JURUPA COMMUNITY SERVICES DISTRICT

COUNTY OF RIVERSIDE

STATE OF CALIFORNIA

1. Description of Improvements

Improvements which can be funded by Landscape Maintenance District No. 91-1 generally include:

- Installation and planting of landscaping, including trees, shrubs, grass, and other ornamental vegetation;
- Installation and/or construction of ornamental structures and facilities;
- Installation or construction of facilities appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof including, but not limited to, grading, clearing, removal of debris, tree trimming, and installation of water irrigation, drainage, or electrical facilities and;
- Maintenance and/or servicing of any of the foregoing.

Plans and Specifications

Plans and specifications are on file in the office of the Assessment District Coordinator of the Services District, located at 11201 Harrel Street, Jurupa Valley, California 91752.

2. Engineer's Estimate of Costs and Expenses

The cost estimate has been prepared for each maintenance zone and contains each of the items specified in Section 22569 of the Landscaping and Lighting Maintenance Act of 1972.

Table 2-1

Cost Estimate for Maintenance Zone 1 ⁽¹⁾

Landscape Maintenance District No. 91-1 (Mira Loma Area)

Costs for Improvements

Maintenance of Landscaping ⁽²⁾	
Landscape Contract	\$ 38,512.08
Repairs	\$ 16,762.60
Servicing of Landscaping	
Energy	\$ 2,280.00
Water	\$ 39,937.00
Incidental Expenses	
JCSD Administration	\$ 10,435.85
Assessment Engineering	\$ 2,613.00
Total Cost Estimate	\$ 110,540.53

Reserve Adjustments

Contribution to Reserves ⁽³⁾	\$ 22,009.47
Total Assessment	\$ 132,550.00
Maximum Allowable Assessment	\$ 132,550.00

Assessment per UOB

Number of UOBs (acres)	169.55
Maximum Assessment FY 2016-17	\$ 781.78
Estimated Cost FY 2016-17	\$ 651.96
Estimated Contribution to Reserves FY 2016-17	\$ 129.82
Estimated Assessment FY 2016-17	\$ 781.78
Maximum Assessment FY 2015-16	\$ 781.78
Assessment FY 2015-16	\$ 781.78

⁽¹⁾ This cost estimate is based upon costs as provided by the Services District.

⁽²⁾ Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the landscaping and appurtenances, including repair, removal, or replacement, providing for the life, health, and beauty of the landscaping, and removal of trimmings, rubbish, debris, and other solid waste.

⁽³⁾ The actual cost for landscaping is less than the net allowable amount that can be assessed. A contribution will be made to the reserves for Zone 1 in the amount of \$22,009.47 in accordance with the LMD Reserve Policy adopted by the Services District.

2. Engineer's Estimate of Costs and Expenses

Table 2-2

Cost Estimate for Maintenance Zone 2 ⁽¹⁾

Landscape Maintenance District No. 91-1 (Mira Loma Area)

Costs for Improvements

Maintenance of Landscaping ⁽²⁾

Landscape Contract	\$	21,535.80
Repairs	\$	9,374.64

Servicing of Landscaping

Energy	\$	1,168.00
Water	\$	17,025.00

Incidental Expenses

JCSD Administration	\$	6,027.67
Assessment Engineering	\$	2,613.00

Total Cost Estimate	\$	57,744.11
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Reserve Adjustments

Contribution to Reserves ⁽³⁾	\$	7,186.91
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Total Assessment	\$	64,931.02
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Maximum Allowable Assessment	\$	64,931.02
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Assessment per UOB

Number of UOBs (acres)		263.85
Maximum Assessment FY 2016-17	\$	246.09
Estimated Cost FY 2016-17	\$	218.85
Estimated Contribution to Reserves FY 2016-17	\$	27.24
Estimated Assessment FY 2016-17	\$	246.09
Maximum Assessment FY 2015-16	\$	246.09
Assessment FY 2015-16	\$	246.09

⁽¹⁾ This cost estimate is based upon costs as provided by the Services District.

⁽²⁾ Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the landscaping and appurtenances, including repair, removal, or replacement, providing for the life, growth, health, and beauty of the landscaping, and removal of trimmings, rubbish, debris, and other solid waste.

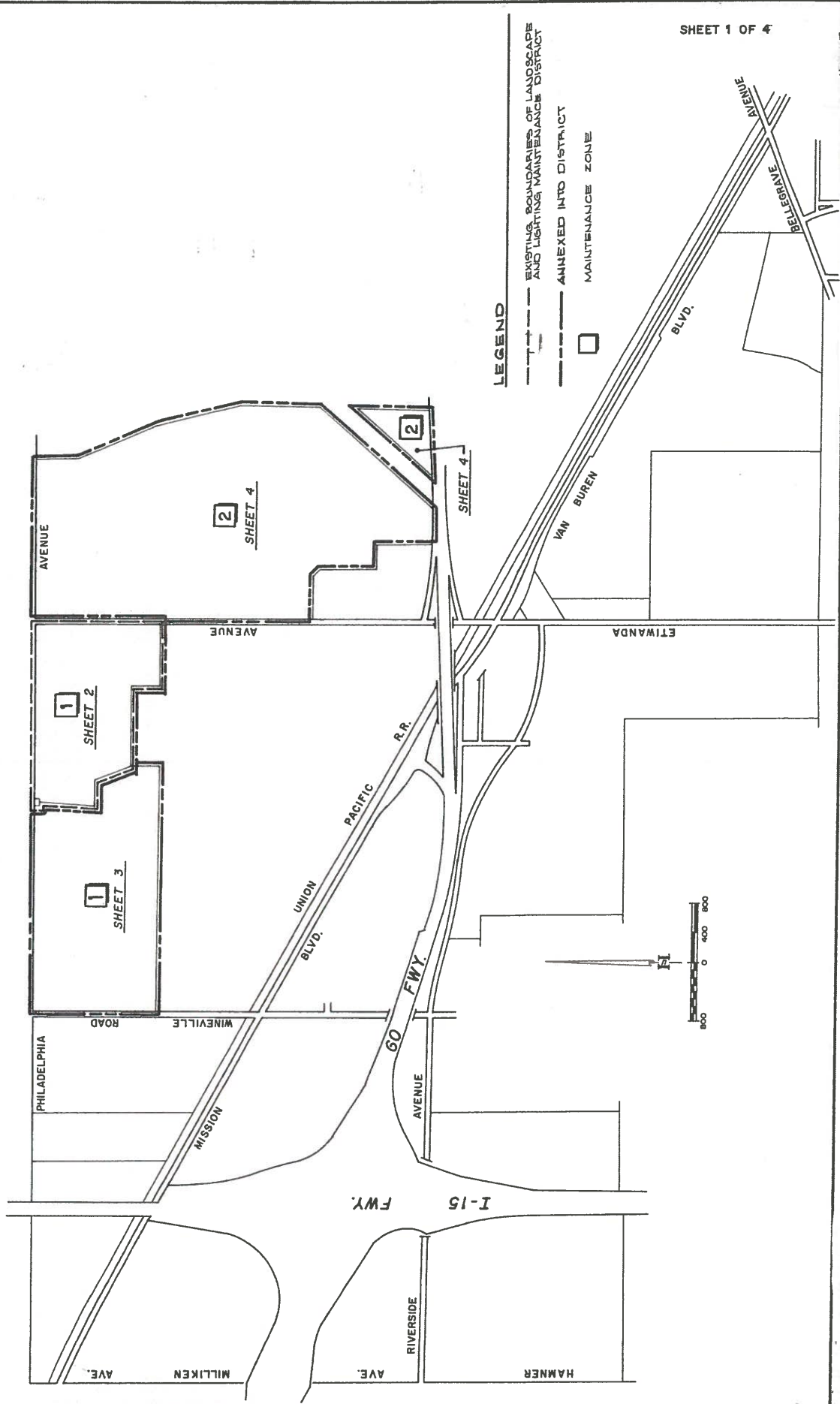
⁽³⁾ The actual cost for landscaping is less than the net allowable amount that can be assessed. A contribution will be made to the reserves for Zone 2 in the amount of \$7,186.91 in accordance with the LMD Reserve Policy adopted by the Services District.

3. Assessment Diagrams ---

FIGURE 3-1

LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT 91-1 (MIRA LOMA AREA)

OF JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



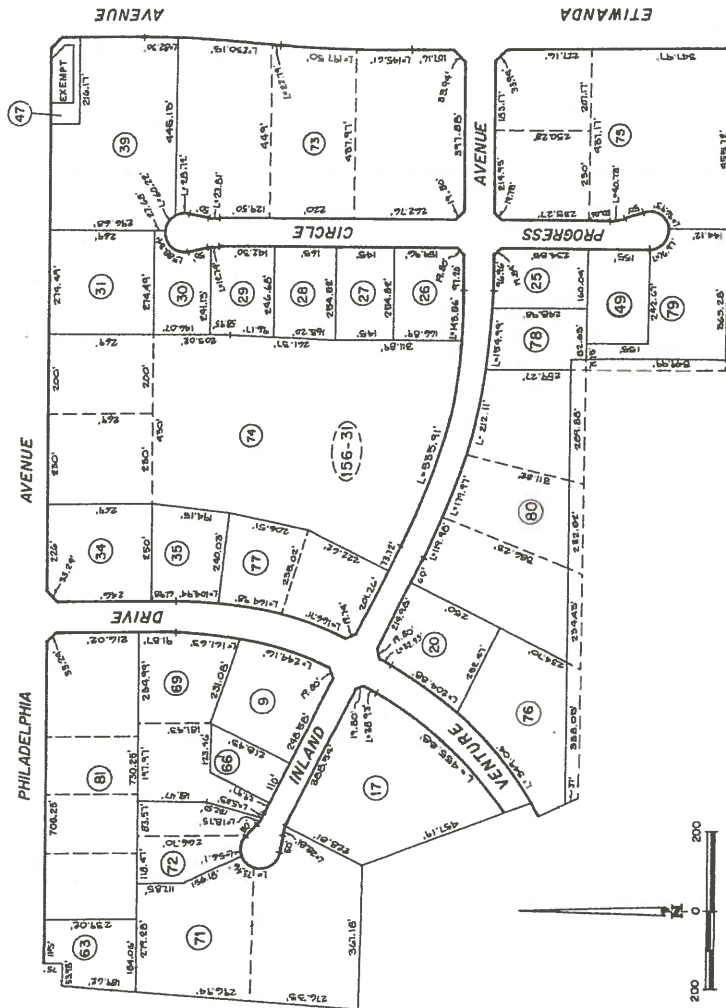
SHEET 1 OF 4

LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT 91-1 (MIRA LOMA AREA)

OF JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

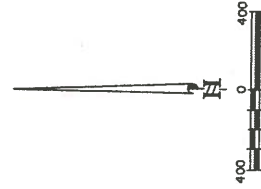
- LEGEND**
- INDICATES ASSESSORS
PARCEL NUMBER
 - INDICATES ASSESSORS
MAP BOOK AND PAGE

MAINTENANCE ZONE 1



P.M. 23836-1
P.M. 159 / 21 - 27

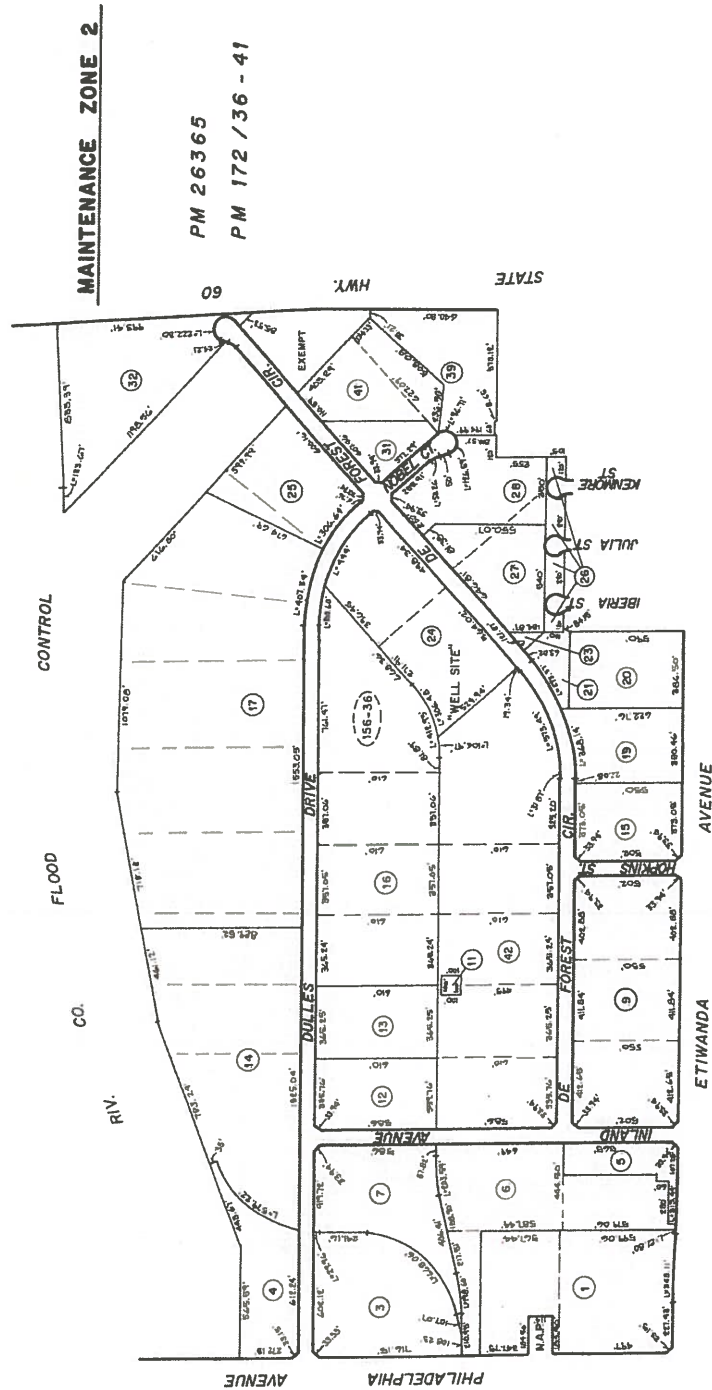
OF JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



OF JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

☐ INDICATES ASSESSORS
PARCEL NUMBER

☐ INDICATES ASSESSORS
MAP BOOK AND PAGE



4. Assessment

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts.

Proposition 218 does not define this term "streets," however, based on the opinions of the public agency officials, attorneys, assessment engineers, and Senate Bill 919, it has been determined that streets include all public improvements located within the street rights-of-way. This would include median and parkway landscaping, traffic signals, safety lighting, and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." Cal. Const., art. XIID, §2(b). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees, and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that "only special benefits are assessable" and requires a local government to "separate the general benefits from the special benefits conferred on a parcel."

By its nature most every public improvement financed through an assessment district contains an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires that portion of the cost of the improvement which benefits the public generally, to be separated from that portion of the cost of the improvement which specially benefits assessed properties. Proposition 218 provides the following definition of "special benefit":

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Method of Assessment Apportionment

The "Landscaping and Lighting Act of 1972" and "Proposition 218" require that the assessment be apportioned by a formula or method which fairly distributes the net amount among all assessable lots and parcels in proportion to the special benefits to be received by each lot or parcel from the improvements. The act does not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings. The Services District has retained the firm of Albert A. Webb Associates for the purpose of assisting the Services District in making an analysis of the facts in this Assessment District and recommending to the Services District the correct apportionment of the assessment obligation. Additionally, in 1997, the Services District complied with the requirements of Proposition 218 and conducted a ballot assessment procedure to determine the following two ballot questions:

1. Confirm the assessment of the Assessment District
2. Should the Assessment District be subject to annual increases

4. Assessment

Subsequently, a favorable vote was returned on ballot Question Number One and the assessment was levied as confirmed. On ballot Question Number Two, an unfavorable vote was returned, therefore, the annual assessment has not increased since 1997.

In performing the analysis, it was necessary to identify the benefits that the improvements being financed render to the properties within the boundaries of the Assessment District and to determine the extent to which such properties receive a direct and special benefit as distinguished from benefits received by the general public. Due to the variation in the nature, location, and extent of the improvements being maintained, the Assessment District consists of two (2) Maintenance Zones.

Special Benefits

The maintenance of public landscaping provides a direct and special benefit to those parcels within each of the maintenance zones. Landscaping will provide an aesthetic benefit which will enhance the parcels within the zones. Maintenance of this landscaping also improves erosion control and dust abatement resulting in additional special benefits. The landscaping provides no benefit to any parcel outside of the boundaries of the Assessment District.

General Benefits

The landscaping being maintained is located on streets that provide primary access for each of the zones and is for the sole benefit and enjoyment of those parcels within the zones of the Assessment District; therefore, the landscaping being maintained does not result in any general benefits.

Public Lands

Article XIID, which was added to the California Constitution by the passage of Proposition 218, mandates the "parcels within a district that are owned or used by any agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." The Assessment District does include three publicly owned parcels. Assessor's Parcel Number 156-360-026-5 is used by the Services District as an open space parcel so receives no special benefit from the improvements and is therefore exempt from assessment. Assessor's Parcel Numbers 156-360-011-1 and 156-360-023-2 are used by the Services District as water well pumping sites. These facilities are an integral part of the Services District's system for delivering potable water to the area and are devoted exclusively to that purpose. Since these two parcels are used only to facilitate the delivery of water, the benefits provided by the improvements do not provide any special benefit to the parcels. Accordingly, these parcels are exempt from assessment.

Maintenance Zone 1

The maintenance and servicing of landscaping within Maintenance Zone 1 enhances the appearance of all parcels within the maintenance zone. It is determined that all properties within Maintenance Zone 1 benefit equally from the financed improvements. Therefore, the costs have been apportioned on a per acre basis. The assessment was calculated by taking the actual cost of the maintenance of \$110,540.53, or \$651.96 per UOB (acre), and applying a contribution to the reserves of \$22,009.47 or \$129.82 per UOB to the total cost in accordance with the LMD Reserve Policy adopted by the Services District. The total special benefit assessment for Fiscal Year 2016-2017 will be \$132,550.00, which is the maximum allowable assessment. The total acreage in Maintenance Zone 1 is 169.55 acres. The assessment will be approximately \$781.78 per acre.

4. Assessment

Maintenance Zone 2

The maintenance and servicing of landscaping within Maintenance Zone 2 enhances the appearance of the main roadways which provide access to the parcels within the maintenance zone. It is determined that all properties within Maintenance Zone 2 benefit equally from the financed improvements. Therefore, the costs have been apportioned on a per acre basis. The assessment was calculated by taking the actual cost of the maintenance of \$57,744.11, or \$218.85 per UOB (acre), and applying a reserve contribution of \$7,186.91 or \$27.24 per UOB to the total cost in accordance with the LMD Reserve Policy adopted by the Services District. The total special benefit assessment for Fiscal Year 2016-2017 will be \$64,931.02, which is the maximum allowable assessment. The total acreage in Maintenance Zone 2 is 263.85. The assessment will be approximately \$246.09 per acre.

Duration

The duration of the assessments will be for as long as the landscape maintenance services are provided.

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-150-053-0 ZONE 1	COMREF SO CA INDUSTRIAL SUB A 191 N WACKER DR STE 2500 CHICAGO, IL 60606	\$ 19,950.91	
156-150-070-5 ZONE 1	CELLA 2501 CLEVELAND AVE NORTH ST PAUL, MN 55113	\$ 15,705.87	
156-310-081-9 ZONE 1	WAKUNAGA OF AMERICA CO LTD 23501 MADERO MISSION VIEJO, CA 92691	\$ 3,127.10	
156-310-009-5 ZONE 1	GLC PARTNERS 584 36TH ST MANHATTAN BEACH, CA 90266	\$ 1,078.85	
156-310-017-2 ZONE 1	11171 VENTURE AVE C/O JON RICHARDS 1515 E BALBOA BLVD. NEWPORT BEACH, CA 92661	\$ 2,556.41	
156-310-020-4 ZONE 1	W & G INTERNATIONAL C/O WALTER SHIH 11158 VENTURE DR MIRA LOMA, CA 91752	\$ 1,055.40	
156-310-025-9 ZONE 1	STELLA GROUP INV C/O POMA AUTOMATED FUELING 1678 CALLE SOLEJAR REDLANDS, CA 92373	\$ 711.42	

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-310-026-0 ZONE 1	BROTHERS MACHINE & TOOL INC 11098 INLAND AVE MIRA LOMA, CA 91752	\$ 789.59	
156-310-027-1 ZONE 1	DENNIS L WOODS ANNA E WOODS 14 WHARFIDE DR NEWPORT COAST, CA 92657	\$ 664.51	
156-310-028-2 ZONE 1	DAVDON INC 3535 INLAND EMPIRE ONTARIO, CA 91764	\$ 742.69	
156-310-029-3 ZONE 1	CARDENAS THREE 2501 E GUASTI RD ONTARIO, CA 91761	\$ 680.14	
156-310-030-3 ZONE 1	DAVDON INC 3535 INLAND EMPIRE ONTARIO, CA 91764	\$ 641.06	
156-310-031-4 ZONE 1	BIXBY SPE FINANCE 1 C/O AARON HILL 1501 QUAIL ST STE 130 NEWPORT BEACH, CA 92660	\$ 1,329.02	
156-310-034-7 ZONE 1	SUNSET INV C/O WASIF SIDDIQUE 11076 VENTURE DR MIRA LOMA, CA 91752	\$ 1,203.93	
156-310-035-8 ZONE 1	ANNA MULTER 11947 MAYES DR LA MIRADA, CA 90638	\$ 789.59	

Date: 5/18/2016

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-310-039-2 ZONE 1	CARDENAS THREE 2501 E GUASTI RD ONTARIO, CA 91761	\$ 2,564.22	
156-310-047-9 ZONE 1	CARDENAS THREE 2501 E GUASTI RD ONTARIO, CA 91761	\$ 164.17	
156-310-049-1 ZONE 1	GREED FAMILY COHEN INDUSTRIAL, C/O MICHAEL COHEN 35285 CAMINO CAPISTRANO CAPISTRANO BEACH, CA 92624	\$ 672.33	
156-310-063-3 ZONE 1	WAKUNAGA OF AMERICA CO LTD 23501 MADERO MISSION VIEJO, CA 92691	\$ 703.60	
156-310-066-6 ZONE 1	GLC PARTNERS 584 36TH ST MANHATTAN BEACH, CA 90266	\$ 375.25	
156-310-069-9 ZONE 1	WAKUNAGA OF AMERICA CO LTD 23501 MADERO MISSION VIEJO, CA 92691	\$ 1,688.63	
156-310-071-0 ZONE 1	INLAND AVE 0324 4900 SANTA ANITA AVE 28 EL MONTE, CA 91731	\$ 3,658.71	
156-310-072-1 ZONE 1	MASON LIU XIAOLI GUAN 11018 DEER CANYON DR RANCHO CUCAMONGA, CA 91737	\$ 875.59	

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-310-073-2 ZONE 1	MIRA LOMA 2501 GUASTI ROAD ONTARIO, CA 91761	\$ 5,769.50	
156-310-074-3 ZONE 1	BIXBY SPE FINANCE 1 C/O AARON HILL 1501 QUAIL ST STE 130 NEWPORT BEACH, CA 92660	\$ 8,333.72	
156-310-075-4 ZONE 1	11040 INLAND AVENUE 14 MONARCH BAY PLZ NO 440 MONARCH BEACH, CA 92629	\$ 4,690.65	
156-310-076-5 ZONE 1	RASMIK GALEFAYAN 5517 SAN CARLOS CT. RANCHO CUCAMONGA, CA 91730	\$ 1,571.37	
156-310-077-6 ZONE 1	BIXBY SPE FINANCE 1 C/O AARON HILL 1501 QUAIL ST STE 130 NEWPORT BEACH, CA 92660	\$ 1,579.19	
156-310-078-7 ZONE 1	BROTHERS MACHINE & TOOL INC C/O JOSE RAZO 11098 INLAND AVE JURUAPA VALLEY, CA 91752	\$ 719.23	
156-310-079-8 ZONE 1	BIXBY SPE FINANCE 1 C/O AARON HILL 1501 QUAIL ST STE 130 NEWPORT BEACH, CA 92660	\$ 1,196.12	
156-310-080-8 ZONE 1	BIXBY SPE FINANCE 1 C/O AARON HILL 1501 QUAIL ST STE 130 NEWPORT BEACH, CA 92660	\$ 3,525.81	

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-332-015-8 ZONE 1	ONTARIO WAREHOUSE I INC C/O EPROPERTYTAX DEPT 201 P O BOX 4900 SCOTTSDALE AZ, 85261	\$ 15,142.99	
156-332-016-9 ZONE 1	ONTARIO WAREHOUSE I INC C/O MR EDWARD J DALEY 8750 N CENTRAL EXY, STE 800 DALLAS, TX 75231	\$ 5,871.13	
156-332-017-0 ZONE 1	ONTARIO WAREHOUSE I INC C/O MR EDWARD J DALEY 8750 N CENTRAL EXY, STE 800 DALLAS, TX 75231	\$ 8,028.83	
156-332-020-2 ZONE 1	COLUMBIA CALIF VENTURE INDUSTRIAL C/O LINCOLN PROP CO 120 N LASALLE ST, NO 1750 CHICAGO, IL 60602	\$ 14,392.48	
156-360-001-2 ZONE 2	METAL CONTAINER CORP C/O CORPORATE TAX DEPT 1 BUSCH PL ST LOUIS, MO 63118	\$ 3,184.41	ZONE 1 SUBTOTAL: \$ 132,550.00
156-360-003-4 ZONE 2	YORK ARIZONA OFFICE ASSOC LTD PTNRSHIP P O BOX 2649 PLS VRDS PNSL, CA 90274	\$ 2,318.17	
156-360-004-5 ZONE 2	GENERATION INDUSTRIAL PROP SERIES MIRA LOMA 548 W PLUMB LN STE B RENO, NV 89509	\$ 1,282.13	
156-360-005-6 ZONE 2	METAL CONTAINER CORP ATTN CORPORATE TAX DEPT 1 BUSCH PL ST LOUIS, MO 63118	\$ 617.69	

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-360-006-7 ZONE 2	METAL CONTAINER CORP ATTN CORPORATE TAX DEPT 1 BUSCH PL ST LOUIS, MO 63118	\$ 2,812.82	
156-360-007-8 ZONE 2	LEVECKE LLC 10810 INLAND AVE MIRA LOMA, CA 91752	\$ 1,798.92	
156-360-009-0 ZONE 2	COMREF SO CA INDUSTRIAL SUB A ANTHONY FERRANTE C/O HEITMAN CAPITAL MGMT 191 N WACKER DR NO 2500 CHICAGO, IL 60606	\$ 3,954.68	
156-360-011-1 ZONE 2	JURUPA COMMUNITY SERVICES DISTRICT 8621 JURUPA RD RIVERSIDE, CA 92509	\$ -	
156-360-012-2 ZONE 2	THRIFTY OIL CO 13116 IMPERIAL HWY SANTA FE SPRINGS, CA 90670	\$ 1,237.84	
156-360-013-3 ZONE 2	THRIFTY OIL CO 13116 IMPERIAL HWY SANTA FE SPRINGS, CA 90670	\$ 1,257.52	
156-360-014-4 ZONE 2	GOLDEN SOLAR 13116 E IMPERIAL HWY SANTA FE SPRINGS, CA 90670	\$ 5,037.48	
156-360-015-5 ZONE 2	GOLDEN GIANT LIONG C/O MILTON GREENS STARS INC 3375 DE FOREST CIR. MIRA LOMA, CA 91752	\$ 1,230.45	

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-360-016-6 ZONE 2	THRIFTY OIL CO 13116 IMPERIAL HWY SANTA FE SPRINGS, CA 90670	\$ 5,898.79	
156-360-017-7 ZONE 2	NESTLE FOOD CO & BANK OF NEW YORK MELLON 3450 DULLES DRIVE ILP C/O MICHAEL MCCRAVY CHECKERBOARD SQUARE ST LOUIS, MO 93164	\$ 10,919.04	
156-360-019-9 ZONE 2	PREVOST CAR US C/O LOIS MCDERMOTT MS AP5 63 7900 NATIONAL SERVICE ROAD GREENSBORO, NC 27409	\$ 1,230.45	
156-360-020-9 ZONE 2	JV COMMERCE CENTER C/O RICHARD BOATMAN 3151 AIRWAY AVE STE U2 COSTA MESA, 92626	\$ 1,296.90	
156-360-021-0 ZONE 2	JV COMMERCE CENTER C/O RICHARD BOATMAN 3151 AIRWAY AVE STE U2 COSTA MESA, 92626	\$ 295.31	
156-360-023-2 ZONE 2	JURUPA COMMUNITY SERVICES DISTRICT 8621 JURUPA RD RIVERSIDE, CA 92509	\$ -	
156-360-024-3 ZONE 2	CLP INDUSTRIAL PROP C/O THOMPSON TAX ACCT DEPT 207 P O BOX 4900 SCOTTSDALE, AZ 85261	\$ 2,623.33	
156-360-025-4 ZONE 2	WARREN & NELSON C/O WILLIAM B WARREN 3560 DULLES DR MIRA LOMA, CA 91752	\$ 1,651.27	

TABLE 4-1
LANDSCAPE MAINTENANCE DISTRICT 91-1
FISCAL YEAR 2016-2017
ASSESSMENT ROLL

ASSESSOR'S PARCEL NO.	ASSEESSEE'S NAME & ADDRESS	ASSESSMENT AS FILED	ASSESSMENT AS CONFIRMED
156-360-026-5 ZONE 2	JURUPA COMMUNITY SERVICES DISTRICT 8621 JURUPA RD RIVERSIDE, CA 92509	\$ -	
156-360-027-6 ZONE 2	JV COMMERCE CENTER C/O RICHARD BOATMAN 3151 AIRWAY AVE STE U2 COSTA MESA, 92626	\$ 1,269.83	
156-360-028-7 ZONE 2	JV COMMERCE CENTER C/O RICHARD BOATMAN 3151 AIRWAY AVE STE U2 COSTA MESA, 92626	\$ 1,538.07	
156-360-031-9 ZONE 2	PSIP WR MIRA LOMA COMMERCE CENTER II MINTRA INV 1690 S MILLIKEN AVE ONTARIO, CA 91761	\$ 602.92	
156-360-032-0 ZONE 2	54 DEFOREST PARTNERSHIP & JACK M LANGSON C/O SOUTHWEST SCHOOL & OFFICE SUPPLY 3790 DE FOREST CIR. JURUPA VALLEY, CA 91752	\$ 2,645.47	
156-360-039-7 ZONE 2	KIL ENTERPRISES C/O KIRT LITTLE 3725 NOBEL CT MIRA LOMA, CA 91752	\$ 1,449.47	
156-360-041-8 ZONE 2	PSIP WR MIRA LOMA COMMERCE CENTER II MINTRA INV 1690 S MILLIKEN NEWPORT BEACH, CA 92660	\$ 1,363.34	
156-360-042-9 ZONE 2	MILLARD REFRIGERATED SERV ATLANTA II INC 4715 S 132ND ST OMAHA, NE 68137	\$ 7,414.71	
ZONE 2 SUBTOTAL:		\$ 64,931.02	
GRAND TOTAL		\$ 197,481.02	

APPENDIX A

Resolution No. 2638 Ordering Preparation of this Engineer's Report

A L B E R T A .
WEBB
A S S O C I A T E S

RESOLUTION NO. 2638

RESOLUTION OF THE BOARD OF DIRECTORS OF JURUPA COMMUNITY SERVICES DISTRICT ORDERING THE PREPARATION OF ENGINEER'S REPORTS FOR THE LEVY AND COLLECTION OF ASSESSMENTS IN LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS FOR FISCAL YEAR 2016-17

WHEREAS, as authorized by the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code (the "Act"), the Board of Directors of Jurupa Community Services District (the "Board of Directors" and the "District") has established the following landscape and lighting maintenance districts within the District (the "Landscape and Lighting Maintenance Districts"): Landscape Maintenance District No. 91-1, Landscape Maintenance District No. 98-1, Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1, Lighting Maintenance District No. 2001-2, Lighting Maintenance District No. 2001-3, and Landscape Maintenance District No. 2003-1 (Commercial); and

WHEREAS, the Board of Directors has determined that the public interest, convenience, and necessity require the continued levy of assessments within the Landscape and Lighting Maintenance Districts for the purpose of installing, constructing, operating, and maintaining public landscaping and public street lighting and appurtenant facilities as authorized by the Act;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
DIRECTORS OF JURUPA COMMUNITY SERVICES DISTRICT AS FOLLOWS:**

Section 1. The Board of Directors hereby initiates proceedings pursuant to the Act to levy and collect annual assessments for fiscal year 2016-17 on property within the Landscape and Lighting Maintenance Districts for the maintenance, servicing and operation of public landscaping and public street lighting facilities and appurtenant facilities.

Section 2. The maintenance and service or servicing to be performed consists of the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of public lighting facilities and the maintenance and servicing of public landscape, including but not limited to all matters specified in Section 22531 and Section 22538 of the Streets and Highways Code.

Section 3. The proceedings for the annual levy of assessments are to be conducted pursuant to the Act.

Section 4. Albert A. Webb Associates, the District's assessment engineer, is hereby directed to prepare the written report provided for in Section 22567 of the Streets and Highways Code with respect to the levy of assessments for fiscal

year 2016-17 in each of the Landscape and Lighting Maintenance Districts and to file such reports with the Secretary of the Board of Directors.

ADOPTED this 11th day of April, 2016.



President of the Board of Directors

ATTEST:



Secretary of the Board of Directors

CERTIFICATION

I, Julie B. Saba, Secretary of the Board of Directors of Jurupa Community Services District, certify that the foregoing resolution was adopted by the Board of Directors at a regular meeting held on the 11th day of April 2016, by the following vote of the Directors:

AYES: Chad Blais, Kenneth J. McLaughlin, Betty A. Anderson,
Joan E. Roberts, Jane F. Anderson

NOES: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of Jurupa Community Services District this 11th day of April 2016.

Rosemary Hernandez for Julie B. Saba
Secretary of the Board of Directors

(SEAL)

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Julie B. Saba, Secretary of the Board of Directors of the Jurupa Community Services District, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 2638.

DATED this 11th day of April 2016.


Secretary of the Board of Directors

(SEAL)



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