

March 6, 2006

Honorable Mayor and Members of  
The Hermosa Beach City Council

Regular Meeting of  
March 14, 2006

**PROPOSED BONNIE BRAE ASSESSMENT DISTRICT NO. 2006-1,  
REVIEW PROTESTS AND OBJECTIONS, TABULATION OF BALLOTS**

**Purpose:**

This report recommends that City Council hear and consider all comments and protests relating to the proposed proceedings such as:

- The improvements proposed to be constructed and installed,
- The extent of the Assessment District,
- The estimate of costs and expenses,
- The proposed Diagram of Assessment,
- To consider and finally determine whether the public interest and convenience require the improvements,

Following the receipt of any comments or protests and the receipt of any additional ballots, the City Council shall close the public comment portion of this hearing and recess so that staff can tabulate the ballots. Once the tabulation has been completed the City Council will reconvene and hear the results of the ballots.

**Recommendation:**

It is recommended that the City Council adopt the attached resolution entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH  
MAKING DETERMINATIONS, CONFIRMING ASSESSMENTS AND  
PROCEEDINGS, AND ORDERING THE ACQUISITION OF THE  
IMPROVEMENTS, DESIGNATING THE CITY TREASURER TO COLLECT AND  
RECEIVE ASSESSMENTS AND TO ESTABLISH A SPECIAL FUND FOR  
ASSESSMENT DISTRICT NO. 2006-1 (BONNIE BRAE).

**Analysis:**

During the public hearing, the City Council shall consider all evidence for and protests against the proposed assessment and shall tabulate the ballots. The City Council shall not impose an assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, (1) there is a majority protest as set forth in Section 2930 of the Streets and Highways Code (the 1931 Act) or (2) ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.

After the approval and confirmation of the District, the Assessment Diagram and Notice of Assessment will be recorded at the County of Los Angeles. In addition, the Notice of Assessment with instructions for payment will be mailed to each property owner. Property owners will have the option to pay for their assessment costs in full within the 30-day cash payment period following the approval of the district.

**Fiscal Impact:**

All construction costs and incidental expenses such as engineering design, contract administration and inspection, special bond counsel, bond servicing, and bond discount/special reserve fund will be repaid by an assessment to the property owners within the District. The total amount to be funded is \$7,303,587.

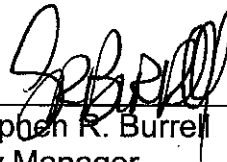
- Attachments:
1. Resolution of the City Council making determinations
  2. Notice of Recordation
  3. Certificate of City Clerk as to results of balloting
  4. Affidavit of mailing notice
  5. Southern California Edison Agreement
  6. Verizon Agreement
  7. Final Engineer's Report
  8. Letter from Ernest & Rosemarie Medina

Respectfully submitted,

Concur:



Richard D. Morgan, P.E.  
Director of Public Works/City Engineer



Stephen R. Burrell  
City Manager

Noted for Fiscal Impact:



Viki Copeland  
Finance Director

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**RESOLUTION NO. 06-**

**A RESOLUTION OF THE CITY OF HERMOSA BEACH, CALIFORNIA,  
MAKING DETERMINATIONS, CONFIRMING ASSESSMENTS AND  
PROCEEDINGS, AND ORDERING THE ACQUISITION OF THE  
IMPROVEMENTS, DESIGNATING THE CITY TREASURER TO  
COLLECT AND RECEIVE ASSESSMENTS AND TO ESTABLISH A  
SPECIAL FUND FOR ASSESSMENT DISTRICT NO. 2006-1 (BONNIE  
BRAE)**

WHEREAS, this City Council has heretofore adopted Resolution No. 06-6442 (the "Resolution of Intention") declaring its intention to order the acquisition and construction of the improvements described in the Resolution of Intention (the "Improvements") and to form Assessment District No. 2006-1 (Bonnie Brae) (the "Assessment District") under the provisions of the Municipal Improvement Act of 1913 (Division 12 of the California Streets and Highways Code, "the Act"); and

WHEREAS, this City Council has heretofore approved a report prepared by David Taussig & Associates, Inc. (the "Assessment Engineer") under and pursuant to the Act and, in particular, Section 10204 of the California Streets and Highways Code (the "Engineer's Report"); and

WHEREAS, this City Council fixed March 14, 2006, at the hour of 7:30 o'clock p.m. at the regular meeting place of the City, 1315 Valley Drive, Hermosa Beach, California, as the time and place of hearing protests and objections to the improvements proposed in the Engineer's Report to be made, the extent of the Assessment District proposed to be created, and/or to the proposed assessment; and

1           WHEREAS, the City Clerk has caused notice to be given of the passage of the Resolution  
2 of Intention, the filing of the Engineer's Report and the time and place and purpose of said  
3 hearing, all as required by the Act and by Section 53753(c) of the California Government Code  
4 and Article XIID, Section 4 of the California Constitution ("Article XIID"); and

5  
6           WHEREAS, the City Clerk has filed with this City Council an affidavit of the Assessment  
7 Engineer setting forth the time and manner of the compliance with the requirements of the Act for  
8 mailing of said notice; and

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10           WHEREAS, a final Engineer's Report (the "Final Report") has been prepared setting forth  
11 the Improvements to be acquired and constructed and the adjusted assessments, if any, and the  
12 Final Report has been filed with the City Council and has been available for review by the  
13 property owners within the proposed Assessment District; and

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15           WHEREAS, on March 14, 2006 at the time and place stated in the aforesaid notice, a  
16 hearing was duly held by this City Council and, during the course of said hearing, the Final Report  
17 was duly presented and considered, all written protests and objections received, if any, were duly  
18 presented, read, heard and considered and all persons appearing at said hearing and desiring to be  
19 heard in the matter of said Final Report were heard, and a full, fair and complete hearing has been  
20 conducted; and

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22           WHEREAS, this City Council has received all ballots filed with the City Clerk prior to the  
23 conclusion of the hearing, and the Assessment Engineer on behalf of the City Clerk has counted all  
24 ballots for and against the formation of the Assessment District as provided in Article XIID; and  
25 WHEREAS, this City Council has considered the assessment proposed in the Final Report and the  
26 evidence presented at said hearing; and

1           WHEREAS, it appears that the City Treasurer is covered by a blanket fidelity bond  
2 covering the faithful performance of the duties imposed by law in an amount deemed by this City  
3 Council to be adequate; and

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5           WHEREAS, under the provisions of Section 10424 of the California Streets and Highways  
6 Code, funds collected by the City Treasurer pursuant to an assessment under the Municipal  
7 Improvement Act of 1913 are required to be placed in a special improvement fund designated by  
8 the name of the assessment proceeding; and

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10           WHEREAS, there has been presented to this City Council an agreement with Southern  
11 California Edison (the "Edison Agreement") meeting the requirements of Section 5896.9 of the  
12 Streets and Highways Code; and

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14           WHEREAS, there has been presented to this City Council an agreement with Verizon (the  
15 "Verizon Agreement") meeting the requirements of Section 5896.9 of the Streets and Highways  
16 Code; and

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18           WHEREAS, there has been presented to this City Council an agreement with Adelphia (the  
19 "Adelphia Agreement") meeting the requirements of Section 5896.9 of the Streets and Highways  
20 Code;

21           NOW, THEREFORE, the City Council of the City of Hermosa Beach DOES HEREBY  
22 FIND, DETERMINE, RESOLVE AND ORDER as follows:

23  
24           SECTION 1. The public hearing referred to in the recitals hereof has been duly held, and  
25 each and every step in the proceedings prior to and including the hearing has been duly and  
26 regularly taken. This City Council is satisfied with the correctness of the Final Report, including  
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1 the assessment and diagram and the maximum annual assessment for administrative expenses, the  
2 proceedings and all matters relating thereto.

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4 SECTION 2. The property within the Assessment District to be assessed as shown in the  
5 Final Report will be benefited by the Improvements.

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7 SECTION 3. This City Council overrules and denies any and all protests, objections and  
8 appeals made in regard to these proceedings. The City Council further finds and determines that a  
9 majority of the ballots received are in favor of the assessment. In tabulating the ballots, the ballots  
10 were weighted according to the proportional financial obligation of the affected property.

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12 SECTION 4. This City Council orders the proposed Improvements to be acquired and  
13 constructed in accordance with the Final Report and these proceedings.

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15 SECTION 5. The amount of the assessments shown in the Final Report and the proposed  
16 maximum annual assessment per parcel for administrative expenses shown are confirmed and are  
17 fixed in said amounts.

18  
19 SECTION 6. The amounts to be assessed against the individual parcels shown on the  
20 assessment diagram contained in the Final Report are hereby approved and confirmed; and the  
21 City Council is authorized and directed to endorse the fact and date of such approval on the Final  
22 Report.

23  
24 SECTION 7. The assessment diagram and assessment is to be placed on file in the office  
25 of the Superintendent of Streets, and the City Clerk is authorized and directed to record, or cause  
26 to be recorded, the assessment diagram and assessment in the office of the County Recorder as  
27 required by Sections 3114, 10401 and 10402 of the California Streets and Highways Code; and the  
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1 City Clerk shall record, or cause to be recorded, a Notice of Assessment as required by Section  
2 3114 of said Code.

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4 SECTION 8. The Superintendent of Streets is authorized and directed to give notice of  
5 the recordation of the assessment, as provided in Section 10404 of said Code.

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7 SECTION 9. The City Treasurer is designated to receive the assessments paid during the  
8 30 day cash payment period which shall commence on the date of recording the assessment  
9 diagram with the County Recorder.

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11 SECTION 10. The Edison Agreement, the Verizon Agreement and the Adelphia  
12 Agreement are approved and the City Manager is authorized on behalf of the City to execute the  
13 Edison Agreement, the Verizon Agreement and the Adelphia Agreement.

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15 SECTION 11. This Resolution shall take effect immediately upon its adoption.

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**PASSED, APPROVED and ADOPTED** this 14th day of March, 2006.

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**PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

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City Clerk

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City Attorney



**NOTICE OF RECORDATION OF ASSESSMENT,  
STATEMENT OF AMOUNT OF ASSESSMENT AND OTHER  
MATTERS RELATING TO ASSESSMENT DISTRICT  
NO. 2006-1 (BONNIE BRAE)**

Pursuant to the Municipal Improvement Act of 1913 (Division 12 of the California Streets and Highways Code), NOTICE IS GIVEN that an assessment on the property described in the material attached to this notice was recorded in the office of the Superintendent of Streets of the City of Hermosa Beach, on the 15<sup>th</sup> day of March, 2006 and on said date the assessment and diagram was recorded in the Office of the County Recorder, County of Los Angeles, Book \_\_\_ of Maps of Assessment and Community Facilities Districts at Page \_\_\_\_\_. The assessment can be paid by the owner of the property in cash on or before 5:00 p.m. on April 17, 2006 in full satisfaction of the assessment. If the assessment is paid in cash on or before April 17, 2006, the amount of your assessment will be reduced by 12.95%.

THE AMOUNT OF YOUR ASSESSMENT FOR THE PROPERTY IS DESCRIBED ON THE ADDENDUM ATTACHED HERETO.

PLEASE MAKE PAYMENT OR MAIL CHECK FOR ASSESSMENT TO:

City of Hermosa Beach  
c/o City Treasurer  
1315 Valley Drive  
Hermosa Beach, CA 90254

IF ASSESSMENTS ARE NOT PAID ON OR BEFORE 5:00 p.m. on April 17, 2006 bonds will thereafter be issued upon the unpaid assessments in accordance with the provisions of the Improvement Bond Act of 1915 and Resolution No. 06-6442, the Resolution of Intention.

**NOTICE**

NO PAYMENTS ACCEPTED WITHOUT THIS STATEMENT. THIS STATEMENT MUST BE PRESENTED ON PAYMENT. IF YOU ARE NOT THE OWNER OF THIS PROPERTY, PLEASE NOTIFY US OR FORWARD THIS STATEMENT TO THE PRESENT OWNER.

Dated: \_\_\_\_\_, 2006

\_\_\_\_\_  
Superintendent of Streets

**ADDENDUM**

<b>Owner's Name</b>	<b>Address</b>	<b>Assessment Parcel</b>	<b>Assessment Amount</b>
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**CITY OF HERMOSA BEACH  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
LIMITED OBLIGATION IMPROVEMENT BONDS  
SERIES 2006**

**CERTIFICATE OF CITY CLERK  
AS TO THE RESULTS OF BALLOTING**

I, Elaine Doerfling, City Clerk of the City of Hermosa Beach, do hereby certify that I have examined the Official Ballots returned to the City on or before the close of the public hearing of the City Council on March 14, 2006 with respect to the authorization to levy an assessment on property in City of Hermosa Beach Assessment District No. 2006-1 (Bonnie Brae) (the "Proposition").

I further certify that a weighted majority of the ballots were in favor of the Proposition (\_\_\_\_ for, \_\_\_\_ against). In tabulating the ballots, the ballots were weighted by the Assessment Engineer according to the proportional financial obligation of the affected property. Copies of the executed ballots are on file with the City Clerk.

Dated this 14<sup>th</sup> day of March, 2006.

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Elaine Doerfling  
City Clerk of the City of Hermosa Beach

AFFIDAVIT OF MAILING NOTICE OF HEARING  
AND NOTICE OF THE ADOPTION OF THE  
RESOLUTION OF INTENTION AND OF  
FILING OF MAP OF  
ASSESSMENT DISTRICT NO. 2006-1 (BONNIE BRAE)

**CITY OF HERMOSA BEACH**  
**ASSESSMENT DISTRICT NO. 2006-1**  
**(BONNIE BRAE)**

The undersigned declares as follows:

I am now and at all times hereinafter mentioned the employee of David Taussig & Associates, Inc., the Engineer of Work for Assessment District No. 2006-1 (Bonnie Brae). On behalf of the City Clerk of the City of Hermosa Beach, I mailed, or caused to be mailed, postage prepaid, a notice of the City Council adoption of the Resolution of Intention applicable to the above-captioned Assessment District to all persons owning real property which is proposed to be assessed to pay any part of the cost of the work described in said resolution, whose names and addresses appear on the last equalized assessment roll used for the assessment and collection of general ad valorem taxes or on the State Board of Equalization assessment roll at the addresses shown thereon, or as known to me.

Said mailing was completed prior to \_\_\_\_\_, 2006, and a copy of said notice of adoption as so mailed is attached hereto and made a part hereof.

On the original and one copy of the map of said Assessment District heretofore approved by the City Council of the City of Hermosa Beach, the City Clerk endorsed her certificate evidencing the date and adoption of the resolution describing the proposed boundaries of said Assessment District and that the original of said map was filed in the office of the City Clerk. I further declare that I caused a copy of said map to be filed with the County Recorder of the County of Los Angeles on \_\_\_\_\_, 2006 in Book \_\_\_ of Maps of Assessment and County Facilities Districts at Page \_\_\_.

I declare under penalty of perjury that the foregoing is true and correct.

DATED: \_\_\_\_\_, 2006

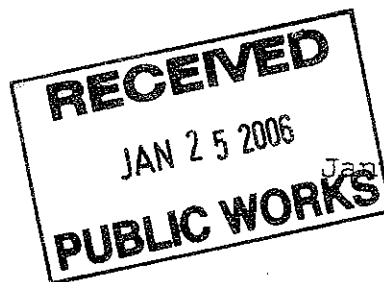
DAVID TAUSSIG & ASSOCIATES, INC.

\_\_\_\_\_  
By: \_\_\_\_\_

H:\B95\PWFILES\CCITEMS\BONNIE BRAE UUD\mailing notice 3-14-06.DOC



An EDISON INTERNATIONAL® Company



January 23, 2006

FRANK SENTENO  
CITY OF HERMOSA BCH.  
1315 VALLEY DRIVE  
HERMOSA BEACH, CA 90254

Subject: SCE Project Number: 6444-7196, 27104  
Project location: BONNIE BRAE  
HERMOSA BEACH, CA 90254

Thank you for the opportunity to assist you with your electrical needs. The information provided below indicates requirements needed to complete your project. Please read and follow the directions so that your project may be completed in a timely manner.

- o Enclosed are two copies of our invoice. Return one copy of the invoice with your payment.
- o Please return all applications and/or agreements fully completed.
- o An Edison Inspector must approve all underground systems. Call (310)783-9352 prior to construction.

Please return the documents and/or payment in the enclosed self-addressed envelope. After receipt of the required documents, your project will be scheduled for construction. If you have any questions, feel free to call me at (310)783-9354.

Sincerely,

JOHN E. DEATHERAGE  
Customer Service Planner

Enclosures

**AGREEMENT FOR REPLACEMENT  
OF OVERHEAD WITH UNDERGROUND DISTRIBUTION FACILITIES**  
(Installation by Utility)

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Utility", and the party or parties whose names are subscribed hereunder as "Applicants",

WITNESSETH:

WHEREAS, Applicants have requested Utility, pursuant to Section B. of Utility's Rule No. 20, Replacement of Overhead with Underground Distribution Facilities, to replace Utility's existing overhead with underground distribution facilities at the location or locations in the County of Los Angeles, State of California, substantially described as follows:

Bonnie Brae Undergrounding Assessment Area  
Pacific Coast Highway/16th St/Prospect Ave/Aviation  
City of Hermosa Beach

and as shown on the map attached hereto and made a part hereof, and Work order: 6444-7196, 2-7104

WHEREAS,

a. It is necessary for all property owners served from Utility's overhead facilities to be removed to agree in writing to perform the wiring changes on owners' premises so that service may be furnished from Utility's underground distribution system in accordance with Utility's rules and that Utility may discontinue Utility's overhead service upon completion of Utility's underground facilities, or

b. Suitable legislation is in effect requiring such property owners to make such necessary wiring changes and authorizing Utility to discontinue Utility's overhead service; and

WHEREAS, Applicants have requested Utility to furnish and install the pads and vaults for transformers and associated equipment, conduits, ducts, boxes, and electrolier bases and to perform other work related to structures and substructures including breaking of pavement, trenching, backfilling, and repaving required in connection with installation of the underground system; and

WHEREAS, Underground service connections to each applicant from Utility's underground distribution system will be installed and maintained as provided in Utility's rules applicable thereto;

NOW, THEREFORE, in consideration of the premises, and of the mutual promises and covenants of the parties hereto, hereinafter contained, it is mutually agreed by and between the parties hereto as follows, viz.:

1. Applicants will pay to Utility concurrently with the execution hereof the nonrefundable amount of \$ 1,550,324.52, which is the excess, if any, of the estimated costs, including breaking of pavement, trenching, backfilling, and paving required in connection with installation of the underground system, and of \$ 628,121.48, the excess, if any, of the estimated costs including transformers, meters, and services, of completing the underground system and building a new equivalent overhead system. The amount contributed by each of said Applicants is shown hereinafter.

2. Utility will complete the undergrounding of said overhead distribution facilities, provided, however, Utility has been granted rights of way therefor satisfactory to and without cost to Utility.



January 23, 2006

SALES INVOICE

NAME: CITY OF HERMOSA BCH.  
PROJECT LOCATION: BONNIE BRAE  
HERMOSA BEACH, CA 90254

PLEASE MAIL PAYMENT TO:  
SOUTHERN CALIFORNIA EDISON CO.  
ATTN: JOHN E. DEATHERAGE  
505 MAPLE AVE.  
TORRANCE, CA 90503

PROJECT DESCRIPTION: 2-7104 - RULE 20B-STRUCTURES & CABLE  
INSTALLATION

All prices are applicable for a period of 90 days  
from this date and are subject to change thereafter.

CUSTOMER INVOICE INFORMATION		SCE ACCOUNTING
NON-REFUNDABLE		Cust Adv Non-Ref - No ITCC
Relocation Advance	\$ 2,178,446.00	142.110 = \$ 2,178,446.00
TOTAL =	\$ 2,178,446.00	
LESS ADVANCE	\$ 50,000.00	
PLEASE PAY THIS AMOUNT	\$ 2,128,446.00	
	=====	
		LESS ADVANCE \$ 50,000.00
		-----
		TOTAL \$ 2,128,446.00
		=====
		SCE PROJECT NUMBER:
		6444-7196, 27104
		C.W.O.# C.J.O.#
		Name: CITY OF HERMOSA BCH.
		Prj Loc BONNIE BRAE
		HERMOSA BEACH, CA 9025

Technical Planning  
1924 Cashdan  
Compton, CA 90220



January 25, 2006

City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254

OSP ENGINEERING, CAY06NC  
2819 W. 182nd Street  
Redondo Beach, CA 90278

Phone 310 793-4160  
Fax 310 793-0437

**Reference:**

Assessment District: Bonnie Brae, Hermosa Beach Rule 40, Under-grounding of Verizon Telephone Utilities Joint trench.

Verizon California Incorporated ("Verizon") has completed the engineering study you requested to determine the relocation cost for our facilities at the location referenced above. This quote only covers the estimated costs of relocating Verizon's facilities. If the actual cost is less than the estimated cost, you will receive a refund. In accordance with Verizon California Inc. and Cal. PUC No RULE 40 governing replacement of aerial with underground facilities and recovery from customers of the actual costs of facility rearrangements, I am required to collect the full amount of the estimated cost of your work in advance before any work can begin.

Cost Estimates:

Substructure estimate joint trench With SCE Trench, conduit, structures	\$2,330,400.00
Cable & assoc. material Cable /pole removal	\$790,959.00
<b>Total Cost</b>	<b>\$3,121,359.00</b>

Verizon is prepared to proceed with the requested work under the following terms and conditions:

1. Customer shall pay in advance to Verizon the total sum of the work prior to the project start.



January 25, 2006  
Assessment District Bonnie Brae  
Hermosa Beach

2. Verizon will proceed with construction bidding to start work upon receipt of a copy of this letter with your signed acceptance and full payment.
3. No damages or other liability shall accrue against Verizon in the event that Verizon deems it necessary to re-prioritize the work, in the event that the work is delayed by the actions of other utilities, agencies, or other companies, or due to circumstances beyond Verizon's control.

The cost estimates set forth above are valid for 120 days from date of this letter. Costs are subject to change based on the request for revisions by City or other participating utilities. Substructure Costs are dependent on portion of Verizon's costs in bid processes.

Please indicate your acceptance by signing a copy of this letter in the space provided below and returning the fully executed copy to us along with your check. If you have any questions, please feel free to call Michael Kenway 310-793-4186.

Very truly yours,



Michael Kenway  
OSP Engineer

Acceptance By \_\_\_\_\_

Dated \_\_\_\_\_

FINAL  
ENGINEER'S REPORT  
ASSESSMENT DISTRICT  
NO. 2006-1  
(BONNIE BRAE)  
OF THE CITY OF  
HERMOSA BEACH  
COUNTY OF LOS ANGELES

March 14, 2006

Prepared for

CITY OF HERMOSA BEACH  
1315 Valley Drive  
Hermosa Beach, California 90254

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.  
1301 Dove Street, Suite 600  
Newport Beach, CA 92660

## **ENGINEER'S REPORT**

### **ASSESSMENT DISTRICT NO. 2006-1 (BONNIE BRAE) CITY OF HERMOSA BEACH**

Pursuant to the provisions of the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Intention, being Resolution No. 06-6442, adopted by the CITY COUNCIL of the City of Hermosa Beach (the "City Council"), STATE OF CALIFORNIA, in connection with the proceedings for ASSESSMENT DISTRICT NO. 2006-1 (Bonnie Brae) (hereinafter referred to as the "Assessment District"), the undersigned herewith submits the Report for the Assessment District (the "Report"), consisting of six (6) parts ("Parts") as follows:

#### **PART I - PLANS AND SPECIFICATIONS AND DESCRIPTION OF IMPROVEMENTS**

The plans and specifications for the proposed improvements are on file in the Offices of the City Clerk and the Director of Public Works/City Engineer of the City of Hermosa Beach (the "City") and are referenced herein and incorporated as if attached and a part of this Report. This Part also contains a description of the proposed improvements to be installed by the Assessment District.

#### **PART II - IMPROVEMENT COST ESTIMATE**

This Part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith.

#### **PART III - ANNUAL ADMINISTRATIVE COSTS**

This Part contains the maximum annual amount to be assessed to pay costs associated with the administration and collection of assessments, administration or registration of bonds, and/or reserve or other related funds.

#### **PART IV - ASSESSMENT ROLL**

This Part contains the following information:

1. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated benefits to be received by such subdivisions, from said improvements, as set forth upon the assessment roll filed herewith and made a part thereof; and
2. A proposed maximum annual assessment upon the several subdivisions of land within the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration and collection of assessments.

## PART V - ASSESSMENT DIAGRAM

This Part contains a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention, and is filed herewith and made a part hereof, and part of the assessment.

## PART VI - REPORT UNDER PART 7.5 OF DIVISION 4 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

This Part satisfies the requirements of Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931," which is Division 4 of the Streets and Highways Code of the State of California. This Part identifies the total principal amount of all unpaid special assessments required or proposed to be levied, the total true value of the parcels within the Assessment District, and the total amount of the principal sum of unpaid special assessments proposed by this Assessment District.

## PART VII - CERTIFICATES

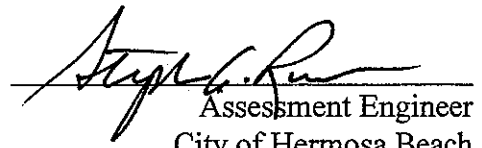
This Part shall consist of sub-parts with the following information:

- A. Rights-of-way certificate; and
- B. Environmental certification.

Dated this \_\_\_ day of \_\_\_\_\_, 2006.



David Taussig & Associates, Inc.

  
Assessment Engineer  
City of Hermosa Beach  
State of California

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH,  
CALIFORNIA, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2006.

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City Clerk  
City of Hermosa Beach  
State of California

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH,  
CALIFORNIA, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2006.

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City Clerk  
City of Hermosa Beach  
State of California

## ENGINEER'S REPORT

### ASSESSMENT DISTRICT NO. 2006-1 (BONNIE BRAE) CITY OF HERMOSA BEACH

#### PART I

#### PLANS AND SPECIFICATIONS AND DESCRIPTION OF IMPROVEMENTS

The plans and specifications which describe the general nature, location, and extent of the improvements for the Assessment District are on file in the Offices of the City Clerk and the Director of Public Works/City Engineer of the City and are referenced herein and incorporated as if attached and a part of this Report. A general description of the improvements is set forth below.

#### DESCRIPTION OF WORKS OF IMPROVEMENT

The works of improvements to be financed by the Assessment District will include the undergrounding of overhead electric, telephone, and cable services. The undergrounding work will involve the removal of poles and overhead wires, guys and anchors, and the installation of streetlights, conduit, and electric, telephone, and cable services, appurtenances and appurtenant work in connection therewith. The existing overhead utilities which will be undergrounded in 16<sup>th</sup> Street, 15<sup>th</sup> Place, 15<sup>th</sup> Street, 14<sup>th</sup> Street, 13<sup>th</sup> Street, Montgomery Drive, and Joy Street between Pacific Coast Highway and Prospect Avenue, and Mira Street, Ocean Drive, Bonnie Brae, and Aubrey Court north of Aviation Boulevard. In Campana Street the utilities will be undergrounded from Joy Street to the north property line of 1512 Bonnie Brae and 1516 Campana Street.

## **ENGINEER'S REPORT**

### **ASSESSMENT DISTRICT NO. 2006-1 (BONNIE BRAE) CITY OF HERMOSA BEACH**

#### **PART II**

#### **IMPROVEMENT COST ESTIMATE**

This Part presents the estimated cost of the works of improvements. Table II-1 shows the cost of the works of improvements. Pursuant to California Public Utilities Commission Rule 20B, Southern California Edison provides a subsidy to the cost of works of improvement in an amount equal to the cost of an equivalent overhead electric system, plus the cost of removing the existing overhead system. In addition, the City will fund the cost of repairing and resurfacing the streets after the utilities have been undergrounded. The costs shown in Table II-1 are net of the contributions from Southern California Edison and the City.

The estimated assessment amount corresponding to the net cost of the works of improvements is shown in Table II-2. The net improvement costs will be assessed to each property in accordance with the Method of Assessment presented in Exhibit A. The Assessment Roll identifying each parcel of real property within the Assessment District and its assessment is included in Exhibit B. As with the description of the improvements, the improvement costs are preliminary estimates.

**TABLE II-1  
UTILITY UNDERGROUNDING PROJECT  
BONNIE BRAE  
GROSS IMPROVEMENT COST ESTIMATE**

	<u>Net Costs Assessed</u>
<b>I. Construction Costs</b>	
A. Utility Undergrounding Improvements & Street Lights	
i. Electric	\$2,128,446
ii. Telephone	\$3,121,359
iii. Cable	<u>\$697,394</u>
Subtotal Construction	\$5,947,199
B. Construction Contingencies	<u>\$297,360</u>
<b>Total Construction Costs</b>	<b><u>\$6,244,559</u></b>
<b>II. Right of Way Acquisition</b>	<b><u>\$0</u></b>
<b>III. Design</b>	
A. Design	
i. Electric	\$50,000
ii. Telephone	\$26,931
iii. Cable	<u>\$20,000</u>
<b>Total Design</b>	<b><u>\$96,931</u></b>
<b>TOTAL</b>	<b><u>\$6,341,490</u></b>



**TABLE II-2  
UTILITY UNDERGROUNDING PROJECT  
BONNIE BRAE  
BOND ASSESSMENT ESTIMATE**

<b>Description</b>	<b>Estimated Costs and Expenses</b>	
	<b>As Preliminarily Approved</b>	<b>As Confirmed</b>
<b>I. Construction Costs</b>		
A. Utility Undergrounding Improvements & Street Lights		
i. Electric	\$2,128,446	\$2,128,446
ii. Telephone	\$3,121,359	\$3,121,359
iii. Cable	<u>\$697,394</u>	<u>\$697,394</u>
Subtotal Construction	\$5,947,199	\$5,947,199
B. Construction Contingencies	<u>\$297,360</u>	<u>\$260,947</u>
<b>Total Construction</b>	<b><u>\$6,244,559</u></b>	<b><u>\$6,208,146</u></b>
<b>II. Right of Way Acquisition</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b>III. Design</b>		
A. Design		
i. Electric	\$50,000	\$50,000
ii. Telephone	\$26,931	\$26,931
iii. Cable	<u>\$20,000</u>	<u>\$20,000</u>
<b>Total Design</b>	<b><u>\$96,931</u></b>	<b><u>\$96,931</u></b>
<b>IV. Assessment District Procedural and Formation Costs</b>	<b><u>\$52,500</u></b>	<b><u>\$52,500</u></b>
<b>V. Bond Issuance Costs</b>		
A. Capitalized Interest	\$142,416	\$142,416
B. Reserve Fund	\$507,625	\$507,625
C. Underwriter's Discount	\$146,800	\$146,800
D. Professional Services	<u>\$149,169</u>	<u>\$149,169</u>
<b>Total Bond Issuance Costs</b>	<b><u>\$946,010</u></b>	<b><u>\$946,010</u></b>
<b>Total Amount to Assessment</b>	<b><u>\$7,340,000</u></b>	<b><u>\$7,303,587</u></b>

**Recapitulation – Bonnie Brae Utility Undergrounding Improvements**

**Estimated Costs and Expenses**

<b>Description</b>	<b>As Preliminarily Approved</b>	<b>As Confirmed</b>
I. Construction Costs	\$6,244,559	\$6,208,146
II. Right of Way Acquisition	\$0	\$0
III. Design	\$96,931	\$96,931
IV. Assessment District Procedural and Formation Costs	\$52,500	\$52,500
V. Bond Issuance Costs	<u>\$946,010</u>	<u>\$946,010</u>
<b>Total Amount to Assessment</b>	<b><u>\$7,340,000</u></b>	<b><u>\$7,303,587</u></b>

**ENGINEER'S REPORT**

**ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
CITY OF HERMOSA BEACH**

**PART III**

**ANNUAL ADMINISTRATIVE COSTS**

NOTICE IS HEREBY GIVEN that, pursuant to Subdivision (f) of Section 10204 of the Streets and Highways Code of the State of California, an Annual Administrative Assessment shall be levied on each parcel and subdivision of land within the Assessment District to pay for the necessary costs and expenses incurred, and not otherwise reimbursed, resulting from the administration and collection of assessments and from the administration or registration of any bonds and/or reserve or other related funds.

The maximum amount of such Annual Administrative Assessment for the Assessment District shall not exceed a total of \$10,000 which may increase annually at a compound rate beginning January 1, 2007, by the lesser of (i) five percent (5%), or (ii) the annualized positive change, if any, in the U.S. Consumer Price Index, All Urban Consumers, for Los Angeles – Riverside – Orange County, as of January 1 of each year. The Annual Administrative Assessment for each such parcel of land shall be computed based on that parcel's proportionate share of the total annual assessment (exclusive of the Annual Administrative Assessment). The Annual Administrative Assessment is in lieu of the \$8.00 per assessment installment allowed by law.

## ENGINEER'S REPORT

### ASSESSMENT DISTRICT NO. 2006-1

(BONNIE BRAE)

### CITY OF HERMOSA BEACH

#### PART IV

#### ASSESSMENT ROLL

WHEREAS, on \_\_\_\_\_, 2006, the City Council of the City of Hermosa Beach, California, did, pursuant to the provisions of the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California and as amended, adopt its Resolution of Intention No. \_\_\_\_\_, for the construction of certain improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as ASSESSMENT DISTRICT No. 2006-1 (Bonnie Brae) (hereinafter referred to as the "Assessment District"); and,

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

1. Plans;
2. Specifications;
3. General Descriptions;
4. Cost estimate;
5. Assessment Diagram showing the Assessment District and the subdivisions of land contained therein; and
6. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels and lots of land within the boundaries of the Assessment District.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, the undersigned, authorized representative of David Taussig & Associates, Inc., the duly appointed ASSESSMENT ENGINEER, pursuant to the "Municipal Improvement Act of 1913," do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvements to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto as Exhibit C;
2. As required by law, the Assessment Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective

parcels and subdivisions of land within said Assessment District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been identified by Assessor's Parcel Number and Assessment Number upon said Assessment Diagram and in said Assessment Roll;

3. The subdivisions and parcels of land and the numbers shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein as Exhibit B;
4. NOTICE IS HEREBY GIVEN that serial bonds to represent unpaid assessments, which bear interest at a fixed or variable interest rate and term of not to exceed twelve percent per annum or such higher maxim interest rate as may be permitted by law, will be issued hereunder in the manner provided in Division 10 of the Streets and Highways Code (the Improvement Bond Act of 1915) and the last installment of such bonds shall mature in not to exceed 39 years from the second of September next succeeding 12 months from their date. The alternate procedure for collecting assessments and advance retirement of bonds as set forth in Part 11.1 of Division 10 of the Streets and Highways Code shall apply herein. Pursuant to Section 8650.1 of said Code, the City Council may determine to issue said bonds so that other than an equal annual proportion of the principal amount shall mature each year;
5. NOTICE IS HEREBY GIVEN that, pursuant to Subdivision (f) of Section 10204 of the Streets and Highways Code of the State of California, an annual assessment shall be levied on each parcel and subdivision of land within the Assessment District to pay for the necessary costs and expenses incurred, and not otherwise reimbursed, resulting from the administration and collection of assessments and from the administration or registration of any bonds and/or reserve or other related funds (the "Annual Administrative Assessment");

The maximum amount of such Annual Administrative Assessment for the Assessment District shall not exceed a total of \$10,000 which may increase annually at a compound rate beginning January 1, 2007, by the lesser of (i) five percent (5%), or (ii) the annualized positive change, if any, in the U.S. Consumer Price Index, All Urban Consumers, for Los Angeles – Riverside – Orange County, as of January 1 of each year. The Annual Administrative Assessment for each such parcel of land shall be computed based on that parcel's proportionate share of the total annual assessment (exclusive of the Annual Administrative Assessment). The Annual Administrative Assessment is in lieu of the \$8.00 per assessment installment allowed by law;

6. By virtue of the authority contained in said "Municipal Improvement Act of 1913" and by further direction and order of the legislative body, I hereby make the following Assessment to cover the costs and expenses of the works of improvements for the Assessment District based on the costs and expenses as set forth below:

<b>BONNIE BRAE UTILITY UNDERGROUNDING IMPROVEMENTS</b>	<b>As Preliminarily Approved</b>	<b>As Confirmed</b>
I. Construction Costs	\$6,244,559	\$6,208,146
II. Right of Way Acquisition	\$0	\$0
III. Design	\$96,931	\$96,931
IV. Assessment District Procedural and Formation Costs	\$52,500	\$52,500
V. Bond Issuance Costs	\$946,010	\$946,010
<b>TOTAL BALANCE TO ASSESSMENT</b>	<b>\$7,340,000</b>	<b>\$7,303,587</b>

7. The Method of Spread of Assessment is as set forth in Exhibit A, which is attached hereto, referenced and so incorporated.

Dated: \_\_\_\_\_, 2006.

David Taussig & Associates, Inc.



*Stephen A. Runk*  
 \_\_\_\_\_  
 Assessment Engineer  
 City of Hermosa Beach  
 State of California

**ENGINEER'S REPORT**

**ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
CITY OF HERMOSA BEACH**

**PART V**

**DIAGRAM OF ASSESSMENT DISTRICT**

A reduced copy of the Assessment Diagram (8.5 inches by 11 inches) is attached hereto as Exhibit C.  
A full-size copy of the Assessment Diagram (18 inches by 26 inches) is on file with the Office of the  
City Clerk of the City.

**ENGINEER'S REPORT**

**ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
CITY OF HERMOSA BEACH**

**PART VI**

**REPORT UNDER PART 7.5 OF DIVISION 4  
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to the aforesaid Resolution of Intention, it has been provided that the requirements of Division 4 of the California Streets and Highways Code shall be satisfied with Part 7.5 of said Division 4.

Accordingly, the following is presented:

The total amount, as near as can be determined, of the total principal amount of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than contemplated in the instant proceedings is:

\$368,251

The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed in the instant proceedings, as determined by the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Los Angeles is:

\$122,017,893

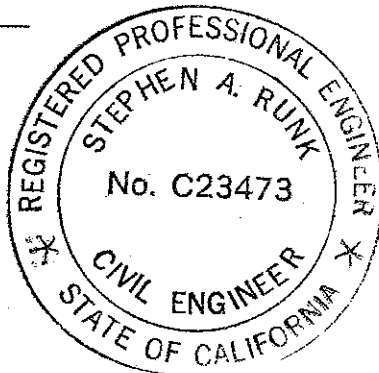
The total amount of the principal sum of the special assessments proposed to be levied in the instant proceedings is:

\$7,303,587

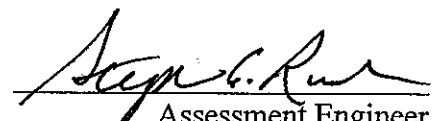
The total amount of the principal sum of unpaid special assessments levied against the parcels proposed to be assessed, as computed pursuant to paragraph 1 above, plus the principal amount of the special assessment proposed to be levied in the instant proceedings from paragraph 3 above is:

\$7,671,838

Dated: \_\_\_\_\_



David Taussig & Associates, Inc

  
Assessment Engineer  
City of Hermosa Beach  
State of California



**ENGINEER'S REPORT**

**ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
CITY OF HERMOSA BEACH**

**PART VII (A)**

**RIGHTS-OF-WAY CERTIFICATE**

STATE OF CALIFORNIA  
CITY OF HERMOSA BEACH

The undersigned hereby **CERTIFIES UNDER PENALTY OF PERJURY** that the following is all true and correct.

At all times herein mentioned, the undersigned was, and now is, the duly appointed **DIRECTOR OF PUBLIC WORKS/CITY ENGINEER** of the City of Hermosa Beach, State of California.

That there have now been instituted proceedings under the provisions of the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain improvements in a special Assessment District known and designated as **ASSESSMENT DISTRICT No. 2006-1 (Bonnie Brae)** (hereinafter referred to as the "Assessment District").

**THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:**

All easements, rights-of-way, or land necessary for the accomplishment of improvements for the above referenced Assessment District will be in the possession of the Assessment District prior to the ordering of the works of improvements.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2006, at City of Hermosa Beach, California.

\_\_\_\_\_  
City Engineer  
City of Hermosa Beach  
State of California

ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
CITY OF HERMOSA BEACH

PART VII (B)

CERTIFICATION OF COMPLETION OF  
ENVIRONMENTAL PROCEEDINGS

STATE OF CALIFORNIA  
CITY OF HERMOSA BEACH

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as ASSESSMENT DISTRICT No. 2006-1 (Bonnie Brae) (hereinafter referred to as the "Assessment District");
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

**The Assessment District qualifies for a categorical exemption to the CEQA; and**

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2006, at City of Hermosa Beach, California.

\_\_\_\_\_  
Planning Manager  
City of Hermosa Beach  
State of California

## EXHIBIT A

### ENGINEER'S REPORT ASSESSMENT DISTRICT NO. 2006-1 (BONNIE BRAE) CITY OF HERMOSA BEACH

#### METHOD OF SPREAD OF ASSESSMENT

Assessments levied pursuant to the Municipal Improvement Act of 1913 (hereinafter referred to as the "Act") must be based on the benefit which each property receives from the improvements. As a result of Proposition 218, more stringent standards have been imposed for determining benefit. For example, Proposition 218 requires that special and general benefits be separated, with the amount of any assessment limited to the special benefits so conferred. Neither the Act nor Proposition 218 specifies the method or formula for apportioning benefit or distinguishing special from general benefits.

Identification of the benefits that the improvements will render to the properties in the Assessment District is the first step in developing the assessment spread methodology. The next step is to determine if the properties in the Assessment District receive a direct and special benefit from the improvements which is distinct from benefit received by the general public. For this Assessment District these determinations were made by David Taussig & Associates, Inc. ("DTA"), the Assessment Engineer.

#### **Special and General Benefit**

The utility undergrounding improvements to be funded by the Assessment District specially benefit the properties within the Assessment District by (i) enhancing the local streetscape and neighborhood appearance (the "Streetscape Benefit") and (ii) replacing the existing overhead utilities with a new and modernized utility infrastructure system (the "Infrastructure Benefit"). Moreover, it is DTA's opinion that the improvements to be financed by the Assessment District confer no general benefits separate from the preceding special benefits. This is consistent with the fact that the Assessment District qualifies only as a "Rule 20B" undergrounding project. The California Public Utilities Commission's ("CPUC") Rule 20 sets policies and procedures for the conversion of overhead power lines and other equipment to underground facilities. As noted in CPUC Decision 01-12-009 dated December 11, 2001, undergrounding projects which are in the general public interest are funded pursuant to Rule 20A. Rule 20A criteria are as follows:

- Unusually heavy concentration of overhead electric facilities;
- The street or road or right-of-way (in which the utilities will be undergrounded) is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic; and/or
- The street or road or right-of-way (in which the utilities will be undergrounded) adjoins or passes through a civic area or public recreation area or an area of unusual scenic interest to the general public.

In the case of the Assessment District, there is not an unusually heavy concentration of overhead electric facilities, nor are there civic, public recreation, or scenic areas adjoining the interior streets of the Assessment District. All the interior streets within the Assessment District are local in nature and unlike Pacific Coast Highway and Aviation Boulevard do not convey a heavy volume of traffic by the general public. In addition, the Assessment District will not bear the full burden of the undergrounding costs as Southern California Edison is required under Rule 20B to provide a subsidy in an amount equal to the cost of an equivalent overhead electric system, usually about twenty percent (20%) of the total undergrounding project cost, plus the cost of removing the existing overhead system, which can be five to twenty percent (5% – 20%) of the total cost and the City will fund the cost of repairing and resurfacing the streets after the utilities have been undergrounded.

### **Assessment Methodology**

Due to the unique nature of the Assessment District, DTA has determined that the most equitable method of apportioning the utility undergrounding benefits is on the basis of parcel area. Larger parcels benefit more than smaller parcels for the simple reason that there typically is more development on such parcels (e.g., larger structures with more building square footage and/or larger and/or multiple residential dwelling units). In the case of condominiums, acreage is allocated equally to each condominium located on the original underlying parcel. Many of the parcels within the Assessment District are street-to-street lots and /or corner lots which front two or three streets. However, the underground utility service for each such property is fed along one of the streets on which the property fronts. Therefore, a traditional frontage assessment methodology would allocate an assessment amount that would be disproportionate to the benefit received.

Streetscape and Infrastructure Benefits are weighted equally. In other words, one-half of the benefit conferred is deemed attributable to the enhanced streetscape<sup>1</sup> and the other one-half is deemed attributable to the new utility infrastructure. The Infrastructure Benefit is in turn segregated thirty-six percent (36%) to electric, fifty-two percent (52%) to phone, and twelve percent (12%) to cable, which reflects the distribution of estimated costs. Adjustments have been made to reflect only partially undergrounded utility service and/or partially enhanced streetscape. Adjustments for partially enhanced streetscape are based on DTA's opinion of the benefit received. Adjustments for partially undergrounded utility service are given in proportion to underground utility services not being provided. Other adjustments have been made for certain commercial parcels where the existing floor area ratio is substantially below the maximum permitted floor area ratio for residential property. These adjustments are summarized for the residential and commercial properties as follows:

- Assessment for each property is determined by summing both its assessed Streetscape and Infrastructure Benefits into a "Total Assessed Area." A credit is given to Infrastructure Benefit in proportion to underground utility services not being provided;
- A credit with respect to Streetscape Benefit is given to each residential parcel with frontage on a street on which overhead wires will remain (i.e. Pacific Coast Highway, Aviation

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<sup>1</sup>Note, the City of Hermosa Beach has no view ordinance and this report assumes that none will be adopted during the life of the district.

Boulevard, and Prospect Avenue); and

- In addition, a proportional credit is given for businesses with a floor area ratio ("FAR") which is less than the 65% FAR allowed for residential properties.

The forgoing adjustments are discussed for individual assessment numbers below:

- Assessment Numbers 14 and 15: Assessment Number 15 will continue to receive overhead electric service from a pole located across the street at the northern end of Assessment Number 14. Since there will still be overhead utilities on Raymond Avenue, a 50% reduction with respect to the Streetscape Benefit is given to these properties. In addition, Assessment Number 15 is given a 18% reduction to the Infrastructure Benefit since only a portion of the overhead electric service will be undergrounded;
- Assessment Numbers 16, 30, 42, 63, 82, 94, 107, 119, and 129: An initial reduction to the Streetscape and Infrastructure Benefit is given to Assessment Numbers 16, 30, 63, 82, and 94 since the existing FAR for these parcels is less than the 65% FAR permitted for single family residential property. Assessment Number 16's FAR of 20% results in a 69% credit (100% - 20%/65%). Assessment Number 30's FAR of 50% results in a 23% credit (100% - 50%/65%). Assessment Number 63's FAR 31% results in a 52% credit (100% - 31%/65%). Assessment Number 82's FAR of 35% results in a 46% credit (100% - 35%/65%). Assessment Number 94's FAR of 20% results in a 69% credit (100% - 20%/65%)

Assessment Numbers 16, 30, 42, 63, 82, 94, 107, 119, and 129 are all located on the edge of the Assessment District along Pacific Coast Highway. Since the overhead utilities on Pacific Coast Highway will not be undergrounded, an additional 75% reduction with respect to the Streetscape Benefit is given to Assessment Number 42, and a 50% reduction is given to the other properties. In addition, an 18% reduction to the Infrastructure Benefit is given to Assessment Number 30 since overhead electric service will continue for the west side of this property via the existing overhead system on Pacific Coast Highway. An 88% reduction to the Infrastructure Benefit is given to Assessment Numbers 16, 42 and 82 since these properties will receive only cable service from the new underground utility system. A 36% reduction to Infrastructure Benefit is given to Assessment Numbers 63 and 107 since these properties will not receive electric service from the new underground utility system. All utility service will be undergrounded for Assessment Numbers 94, 119, and 129;

- Assessment Numbers 142, 170, 171, 214, and 215: An initial reduction to the Streetscape and Infrastructure Benefit is given to Assessment Numbers 142 and 170 since the existing FAR for these parcels is less than the 65% FAR permitted for single family residential property. Assessment Number 142's FAR of 38% results in a 42% credit (100% - 38%/65%). Assessment Number 170's FAR of 29% results in a 55% credit (100% - 29%/65%).

Assessment Numbers 142, 170, 171, 214, and 215 are all located on the edge of the Assessment District along Aviation Boulevard. Since the overhead utilities on Aviation Boulevard will not be undergrounded, a 75% reduction with respect to the Streetscape

Benefit is given to Assessment Number 215, and a 50% reduction is given to Assessment Numbers 142 and 171. A 90% reduction with respect to the Streetscape Benefit is given to Assessment Numbers 170 and 214 since there are currently no overhead utilities in front of these properties. In addition, a 36% reduction to Infrastructure Benefit is given to Assessment Number 170 since it will not receive electric service from the new underground utility system. Assessment Number 215 is given a 36% credit for electric as the electric transmission facilities and vault have already been undergrounded and a 26% credit for telephone as telephone service is fed a short distance from Aviation on which poles will remain overhead. Cable service will be fed down Ocean Drive and across Montgomery Drive and therefore no credit is given for cable. All utility service will be undergrounded for Assessment Numbers 142, 171, and 214 .

- Assessment Numbers 1, 172 through 174: These parcels are located on the edge of the Assessment District with frontage along Prospect Avenue. Since the overhead utilities on Prospect Avenue will not be undergrounded, a 50% reduction with respect to the Streetscape Benefit is given to these properties. Full Infrastructure Benefit is conferred as underground utility service to these parcels will be provided.
- Assessment Numbers 175 through 178: These parcels are located on the edge of the Assessment District with frontage along a portion of Campana Street for which the overhead utilities will not be undergrounded. Therefore, a 50% reduction with respect to the Streetscape Benefit is given to these properties. Full Infrastructure Benefit is conferred as underground utility service to these parcels will be provided.
- Assessment Numbers 189 and 197: These parcels are located on the edge of the Assessment District with frontage along Corona Street. Since the overhead utilities on Corona Street will not be undergrounded, a 50% reduction with respect to the Streetscape Benefit is given to these properties. In addition, a 52% reduction to Infrastructure Benefit is given to Assessment Number 189 since this property will not receive telephone service from the new underground utility system. An 88% reduction to the Infrastructure Benefit is given to Assessment Number 197 since it will receive only cable service from the new underground utility system.
- Assessment Numbers 198 and 199: Assessment Number 199 will continue to receive overhead electric service from a pole located across the street at the southern end of Assessment Number 198. Since there will still be overhead utilities across Owosso Avenue, a 50% reduction with respect to the Streetscape Benefit is given to these properties. In addition, a 36% reduction to Infrastructure Benefit is given to Assessment Number 199 since it will not receive electric service from the new underground utility system.
- Assessment Numbers 128 and 216: These properties are combined for assessment purposes as they comprise a single shopping center development. An initial reduction to the Streetscape and Infrastructure Benefit is given to Assessment Numbers 128 and 216 since the existing FAR for these parcels is less than 65% FAR permitted for single family residential property. Assessment Numbers 128 and 216 have an aggregate FAR of 36% resulting in a

45% credit (100% - 36%/65%).

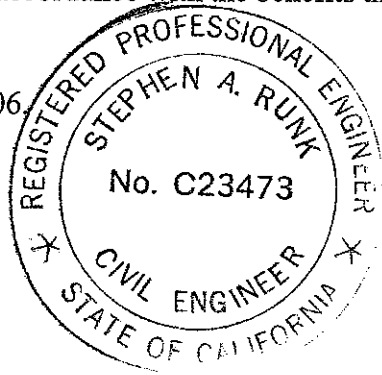
These parcels are also located on the edge of the Assessment District along Pacific Coast Highway. Since the overhead utilities on Pacific Coast Highway will not be undergrounded, a 75% reduction with respect to the Streetscape Benefit is given to these properties. In addition, a 36% reduction to the Infrastructure Benefit is given to Assessment Numbers 128 and 216 since these properties will not receive electric service from the new underground utility system.

- Assessment Number 106: A 36% reduction to Infrastructure Utility Benefit is given to Assessment Number 106 since it will not receive electric service from the new underground utility system.
- Assessment Numbers 135 and 136: A 90% reduction with respect to the Streetscape Benefit is given to Assessment Numbers 135 and 136 since there are currently no overhead utilities in front of these properties.

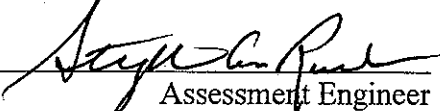
Several properties have undergrounded the utility service connection to their properties; however these properties receive the full Streetscape and Infrastructure Benefit as the underground service connection does not alleviate the need to install new underground utility infrastructure nor has it resulted in the elimination of the existing overhead utility facilities.

In conclusion, it is my opinion that the assessments for the above-referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvement.

Dated: \_\_\_\_\_, 2006.



David Taussig & Associates, Inc.

  
Assessment Engineer  
City of Hermosa Beach  
State of California

I, \_\_\_\_\_, as CITY CLERK of the City of Hermosa Beach, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
City Clerk  
City of Hermosa Beach  
State of California

I, \_\_\_\_\_, as CITY CLERK of the City of Hermosa Beach, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
City Clerk  
City of Hermosa Beach  
State of California

I, \_\_\_\_\_, as DIRECTOR OF PUBLIC WORKS/CITY ENGINEER of the City of Hermosa Beach, CALIFORNIA do hereby certify that the foregoing Assessment, together with Diagram attached thereto, was recorded in my office on the day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Director of Public Works/City Engineer  
City of Hermosa Beach  
State of California



**EXHIBIT B**

**ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
CITY OF HERMOSA BEACH**

**ASSESSMENT ROLL**

CITY OF HERMOSA BEACH  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)

ASSESSMENT ROLL

Assessor's Parcel Number	Assessment Number	Land Use	Street Address	Unadjusted Total				FAR Credit				Adjusted Total				Parcel Area				Total Benefit		As Preliminarily Approved		As Confirmed	
				Unadjusted Total	FAR Credit	Adjusted Total	Gross	Streetscape Benefit Credit	Net	Gross	Infrastructure Benefit Credit	Net	Gross	Credit	Net	Gross	Credit	Net	Total Benefit	As Preliminarily Approved	As Confirmed				
4185-004-023	1	RES	1601 PROSPECT AVE	4,105.00	0.00%	4,105.00	2,052.50	-50.00%	1,025.25	2,052.50	0.00%	2,052.50	2,052.50	0.00%	2,052.50	0.00%	2,052.50	3,078.75	\$27,436.47	\$27,436.47					
4185-004-022	2	RES	1019 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-021	3	RES	1011 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-020	4	RES	1005 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-019	5	RES	957 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-018	6	RES	949 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-017	7	RES	945 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-016	8	RES	939 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-015	9	RES	929 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-014	10	RES	927 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-013	11	RES	921 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-012	12	RES	909 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-004-011	13	RES	901 16TH ST	3,120.00	0.00%	3,120.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	1,560.00	0.00%	1,560.00	0.00%	1,560.00	3,120.00	\$27,804.07	\$27,804.07					
4185-005-016	14	RES	1610 RAYMOND AVE	4,665.60	0.00%	4,665.60	2,332.80	-50.00%	1,166.40	2,332.80	0.00%	2,332.80	2,332.80	0.00%	2,332.80	0.00%	2,332.80	3,499.20	\$31,183.34	\$31,183.34					
4185-005-011	15	RES	1601 RAYMOND AVE	2,332.80	0.00%	2,332.80	1,166.40	-50.00%	583.20	1,166.40	0.00%	1,166.40	1,166.40	0.00%	1,166.40	0.00%	1,166.40	1,704.61	\$13,720.67	\$13,720.67					
4185-007-001	17	RES	1015 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-002	18	RES	1005 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-003	19	RES	977 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-029	20	RES	963 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-030	21	RES	959 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-005	22	RES	943 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-006	23	RES	925 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-007	24	RES	923 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-008	25	RES	919 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-007-009	26	RES	905 15TH PL	3,409.23	0.00%	3,409.23	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	1,704.61	0.00%	1,704.61	0.00%	1,704.61	3,409.23	\$30,381.52	\$30,381.52					
4185-006-006	27	RES	846 16TH ST	3,809.00	0.00%	3,809.00	1,904.50	0.00%	1,904.50	1,904.50	0.00%	1,904.50	1,904.50	0.00%	1,904.50	0.00%	1,904.50	3,809.00	\$33,944.14	\$33,944.14					
4185-006-005	28	RES	838 16TH ST	3,809.00	0.00%	3,809.00	1,904.50	0.00%	1,904.50	1,904.50	0.00%	1,904.50	1,904.50	0.00%	1,904.50	0.00%	1,904.50	3,809.00	\$33,944.14	\$33,944.14					
4185-006-004	29	RES	832 16TH ST	3,809.00	0.00%	3,809.00	1,904.50	0.00%	1,904.50	1,904.50	0.00%	1,904.50	1,904.50	0.00%	1,904.50	0.00%	1,904.50	3,809.00	\$33,944.14	\$33,944.14					
4185-007-017	31	RES	960 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-007-016	32	RES	950 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-007-015	33	RES	944 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-007-014	34	RES	934 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-007-013	35	RES	930 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-007-012	36*	RES	922 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-007-011	37	RES	906 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-007-010	38	RES	902 15TH PL	3,491.38	0.00%	3,491.38	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	1,745.69	0.00%	1,745.69	0.00%	1,745.69	3,491.38	\$31,113.60	\$31,113.60					
4185-006-012	39	RES	840 15TH PL	4,351.72	0.00%	4,351.72	2,175.86	0.00%	2,175.86	2,175.86	0.00%	2,175.86	2,175.86	0.00%	2,175.86	0.00%	2,175.86	4,351.72	\$38,780.60	\$38,780.60					
4185-006-011	40	RES	836 15TH PL	4,351.72	0.00%	4,351.72	2,175.86	0.00%	2,175.86	2,175.86	0.00%	2,175.86	2,175.86	0.00%	2,175.86	0.00%	2,175.86	4,351.72	\$38,780.60	\$38,780.60					
4185-006-010	41	RES	832 15TH PL	4,351.72	0.00%	4,351.72	2,175.86	0.00%	2,175.86	2,175.86	0.00%	2,175.86	2,175.86	0.00%	2,175.86	0.00%	2,175.86	4,351.72	\$38,780.60	\$38,780.60					
4185-007-025	43	RES	953 15TH ST	5,670.00	0.00%	5,670.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	0.00%	2,835.00	5,670.00	\$50,528.55	\$50,528.55					
4185-007-024	44	RES	945 15TH ST	5,670.00	0.00%	5,670.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	0.00%	2,835.00	5,670.00	\$50,528.55	\$50,528.55					
4185-007-023	45	RES	937 15TH ST	5,670.00	0.00%	5,670.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	0.00%	2,835.00	5,670.00	\$50,528.55	\$50,528.55					
4185-007-022	46	RES	935 15TH ST	5,670.00	0.00%	5,670.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	0.00%	2,835.00	5,670.00	\$50,528.55	\$50,528.55					
4185-007-021	47	RES	927 15TH ST	5,670.00	0.00%	5,670.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	0.00%	2,835.00	5,670.00	\$50,528.55	\$50,528.55					
4185-007-020	48	RES	915 15TH ST	5,670.00	0.00%	5,670.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	2,835.00	0.00%	2,835.00	0.00%	2,835.00	5,670.00	\$50,528.55	\$50,528.55					
4185-007-032	49	RES	911 15TH ST	2,835.00	0.00%	2,835.00	1,417.50	0.00%	1,417.50	1,417.50	0.00%	1,417.50	1,417.50	0.00%	1,417.50	0.00%	1,417.50	2,835.00	\$25,264.28	\$25,264.28					
4185-007-033	50	RES	909 15TH ST	2,835.00	0.00%	2,835.00	1,417.50	0.00%	1,417.50	1,417.50	0.00%	1,417.50	1,417.50	0.00%	1,417.50	0.00%	1,417.50	2,835.00	\$25,264.28	\$25,264.28					
4185-007-027	51	RES	901 15TH ST	2,835.00	0.00%	2,835.00	1,417.50	0.00%	1,417.50	1,417.50	0.00%														



CITY OF HERMOSA BEACH  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)

ASSESSMENT ROLL

Assessor's Parcel Number	Assessment Number	Land Use	Street Address	Unadjusted Total			FAR Credit			Adjusted Total			Streetscape Benefit			Parcel Area			Infrastructure Benefit			Total Benefit	As Preliminarily Approved	As Confirmed
				Total	FAR Credit	Total	Gross	Net	Credit	Total	Gross	Net	Credit	Gross	Net	Credit	Gross	Net	Credit	Gross	Net			
4185-011-036	120	RES	960 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-033	121	RES	944 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-032	122	RES	938 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-029	123	RES	930 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-028	124	RES	914 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-025	125	RES	912 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-024	126	RES	900 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-021	127	RES	844 13TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	1,863.38	0.00%	1,863.38	3,726.75	\$33,211.16	\$33,211.16
4185-011-055	130	RES	1241 OCEAN DR	3,450.00	0.00%	3,450.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	3,450.00	\$30,744.89	\$30,744.89
4185-011-057	131	RES	867 AUBREY CT, NO 1	4,023.50	0.00%	4,023.50	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	4,023.50	\$35,855.67	\$35,855.67
4185-011-058	132	RES	867 AUBREY CT, NO 2	4,023.50	0.00%	4,023.50	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	4,023.50	\$35,855.67	\$35,855.67
4185-011-059	133	RES	867 AUBREY CT, NO 3	4,023.50	0.00%	4,023.50	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	4,023.50	\$35,855.67	\$35,855.67
4185-011-060	134	RES	867 AUBREY CT, NO 4	4,023.50	0.00%	4,023.50	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	2,011.75	0.00%	2,011.75	4,023.50	\$35,855.67	\$35,855.67
4185-011-053	135	RES	865 AUBREY CT	5,630.00	0.00%	5,630.00	2,815.00	0.00%	2,815.00	2,815.00	0.00%	2,815.00	2,815.00	0.00%	2,815.00	2,815.00	0.00%	2,815.00	2,815.00	0.00%	2,815.00	5,630.00	\$50,172.09	\$27,594.65
4185-011-047	136	RES	857 AUBREY CT	3,450.00	0.00%	3,450.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	1,725.00	0.00%	1,725.00	3,450.00	\$30,744.89	\$30,744.89
4185-011-048	137	RES	955 MONTGOMERY DR	4,080.00	0.00%	4,080.00	2,040.00	0.00%	2,040.00	2,040.00	0.00%	2,040.00	2,040.00	0.00%	2,040.00	2,040.00	0.00%	2,040.00	2,040.00	0.00%	2,040.00	4,080.00	\$36,359.17	\$36,359.17
4185-011-049	138	RES	945 MONTGOMERY DR	4,430.00	0.00%	4,430.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	4,430.00	\$39,478.22	\$39,478.22
4185-011-050	140	RES	931 MONTGOMERY DR	4,430.00	0.00%	4,430.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	2,215.00	0.00%	2,215.00	4,430.00	\$39,478.22	\$39,478.22
4185-011-051	141	RES	925 MONTGOMERY DR	5,090.00	0.00%	5,090.00	2,545.00	0.00%	2,545.00	2,545.00	0.00%	2,545.00	2,545.00	0.00%	2,545.00	2,545.00	0.00%	2,545.00	2,545.00	0.00%	2,545.00	5,090.00	\$45,359.85	\$45,359.85
4185-009-001	143	RES	909 MONTGOMERY DR	4,280.00	0.00%	4,280.00	2,140.00	0.00%	2,140.00	2,140.00	0.00%	2,140.00	2,140.00	0.00%	2,140.00	2,140.00	0.00%	2,140.00	2,140.00	0.00%	2,140.00	4,280.00	\$38,141.48	\$38,141.48
4185-009-002	144	RES	1539 BONNIE BRAE ST	3,909.25	0.00%	3,909.25	1,954.63	0.00%	1,954.63	1,954.63	0.00%	1,954.63	1,954.63	0.00%	1,954.63	1,954.63	0.00%	1,954.63	1,954.63	0.00%	1,954.63	3,909.25	\$34,837.52	\$34,837.52
4185-009-003	145	RES	1531 BONNIE BRAE ST	3,895.00	0.00%	3,895.00	1,947.50	0.00%	1,947.50	1,947.50	0.00%	1,947.50	1,947.50	0.00%	1,947.50	1,947.50	0.00%	1,947.50	1,947.50	0.00%	1,947.50	3,895.00	\$34,710.53	\$34,710.53
4185-009-004	146	RES	1525 BONNIE BRAE ST	3,828.50	0.00%	3,828.50	1,914.25	0.00%	1,914.25	1,914.25	0.00%	1,914.25	1,914.25	0.00%	1,914.25	1,914.25	0.00%	1,914.25	1,914.25	0.00%	1,914.25	3,828.50	\$34,117.91	\$34,117.91
4185-009-005	147	RES	1519 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-009-006	148	RES	1509 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-009-007	149	RES	1502 OCEAN DR	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-009-008	150	RES	1435 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-009-009	151	RES	1431 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-009-010	152	RES	1421 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-009-025	153	RES	1415 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-009-024	154	RES	1407 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-014-046	155	RES	1401 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-014-047	156	RES	1315 BONNIE BRAE ST	3,334.50	0.00%	3,334.50	1,667.25	0.00%	1,667.25	1,667.25	0.00%	1,667.25	1,667.25	0.00%	1,667.25	1,667.25	0.00%	1,667.25	1,667.25	0.00%	1,667.25	3,334.50	\$29,715.60	\$29,715.60
4185-014-045	157	RES	1004 14TH ST	3,736.35	0.00%	3,736.35	1,868.18	0.00%	1,868.18	1,868.18	0.00%	1,868.18	1,868.18	0.00%	1,868.18	1,868.18	0.00%	1,868.18	1,868.18	0.00%	1,868.18	3,736.35	\$33,296.71	\$33,296.71
4185-014-044	158	RES	1307 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-014-043	159	RES	1294 OCEAN DR	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-014-042	160	RES	1253 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-014-041	161	RES	1251 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-014-040	162	RES	1251 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93
4185-014-039	163	RES	1257 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.										

CITY OF HERMOSA BEACH  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)

ASSESSMENT ROLL

Assessor's Parcel Number	Assessment Number	Land Use	Street Address	Unadjusted			FAR			Adjusted Total			Parcel Area			Infrastructure Benefit			Total Benefit	As Preliminarily Approved	As Confirmed
				Total	Credit	Net	Credit	Net	Gross	Credit	Net	Credit	Net	Gross	Credit	Net	Credit	Net			
4185-009-015	179	RES	1512 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-009-014	180	RES	1502 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-009-013	181	RES	1436 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-009-012	182	RES	1430 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-009-011	183	RES	1420 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-010-022	184	RES	1516 CAMPANA ST	4,020.00	0.00%	4,020.00	2,010.00	0.00%	2,010.00	2,010.00	0.00%	2,010.00	2,010.00	0.00%	2,010.00	0.00%	2,010.00	4,020.00	\$35,824.48	\$35,824.48	
4185-010-003	185	RES	1436 CAMPANA ST	4,055.85	0.00%	4,055.85	2,027.93	0.00%	2,027.93	2,027.93	0.00%	2,027.93	2,027.93	0.00%	2,027.93	0.00%	2,027.93	4,055.85	\$36,143.96	\$36,143.96	
4185-010-005	186	RES	1430 CAMPANA ST	4,055.85	0.00%	4,055.85	2,027.93	0.00%	2,027.93	2,027.93	0.00%	2,027.93	2,027.93	0.00%	2,027.93	0.00%	2,027.93	4,055.85	\$36,143.96	\$36,143.96	
4185-010-024	187	RES	1416 CAMPANA ST	6,075.00	0.00%	6,075.00	3,037.50	0.00%	3,037.50	3,037.50	0.00%	3,037.50	3,037.50	0.00%	3,037.50	0.00%	3,037.50	6,075.00	\$54,137.74	\$54,137.74	
4185-010-018	188	RES	1400 CAMPANA ST	6,075.00	0.00%	6,075.00	3,037.50	0.00%	3,037.50	3,037.50	0.00%	3,037.50	3,037.50	0.00%	3,037.50	0.00%	3,037.50	6,075.00	\$54,137.74	\$54,137.74	
4185-010-014	189	RES	1401 CORONA ST	3,951.15	0.00%	3,951.15	1,975.58	-50.00%	987.79	1,975.58	0.00%	1,975.58	1,975.58	0.00%	1,975.58	-52.00%	948.28	1,936.06	\$17,253.35	\$17,253.35	
4185-010-015	190	RES	1059 14TH ST	3,727.00	0.00%	3,727.00	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	0.00%	1,863.50	3,727.00	\$33,213.39	\$33,213.39	
4185-010-012	191	RES	1053 14TH ST	3,727.00	0.00%	3,727.00	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	0.00%	1,863.50	3,727.00	\$33,213.39	\$33,213.39	
4185-010-013	192	RES	1045 14TH ST	3,727.00	0.00%	3,727.00	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	0.00%	1,863.50	3,727.00	\$33,213.39	\$33,213.39	
4185-010-011	193	RES	1041 14TH ST	3,727.00	0.00%	3,727.00	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	0.00%	1,863.50	3,727.00	\$33,213.39	\$33,213.39	
4185-010-010	194	RES	1033 14TH ST	3,727.00	0.00%	3,727.00	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	1,863.50	0.00%	1,863.50	0.00%	1,863.50	3,727.00	\$33,213.39	\$33,213.39	
4185-010-017	195	RES	1027 14TH ST	3,540.65	0.00%	3,540.65	1,770.33	0.00%	1,770.33	1,770.33	0.00%	1,770.33	1,770.33	0.00%	1,770.33	0.00%	1,770.33	3,540.65	\$31,552.72	\$31,552.72	
4185-010-009	196	RES	1021 14TH ST	3,540.65	0.00%	3,540.65	1,770.33	0.00%	1,770.33	1,770.33	0.00%	1,770.33	1,770.33	0.00%	1,770.33	0.00%	1,770.33	3,540.65	\$31,552.72	\$31,552.72	
4185-015-011	197	RES	1325 CORONA ST	5,300.00	0.00%	5,300.00	2,650.00	-50.00%	1,325.00	2,650.00	0.00%	2,650.00	2,650.00	0.00%	2,650.00	-88.00%	318.00	1,643.00	\$14,641.70	\$14,641.70	
4185-014-013	198	RES	1326 OWOSSO AVE	5,000.00	0.00%	5,000.00	2,500.00	-50.00%	1,250.00	2,500.00	0.00%	2,500.00	2,500.00	0.00%	2,500.00	-36.00%	2,500.00	3,750.00	\$33,418.36	\$33,418.36	
4185-014-029	199	RES	1325 OWOSSO AVE	5,000.00	0.00%	5,000.00	2,500.00	-50.00%	1,250.00	2,500.00	0.00%	2,500.00	2,500.00	0.00%	2,500.00	-36.00%	2,500.00	3,750.00	\$33,418.36	\$33,418.36	
4185-014-028	200	RES	1322 BONNIE BRAE ST	6,669.00	0.00%	6,669.00	3,334.50	0.00%	3,334.50	3,334.50	0.00%	3,334.50	3,334.50	0.00%	3,334.50	0.00%	3,334.50	6,669.00	\$59,431.21	\$59,431.21	
4185-014-027	201	RES	1308 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-026	202	RES	1302 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-025	203	RES	1292 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-024	204	RES	1286 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-023	205	RES	1280 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-022	206	RES	1268 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-021	207	RES	1260 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-020	208	RES	1250 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-019	209	RES	1242 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-018	210	RES	1238 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-017	211	RES	1228 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-016	212	RES	1224 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-015	213	RES	1214 BONNIE BRAE ST	3,800.00	0.00%	3,800.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	1,900.00	0.00%	1,900.00	0.00%	1,900.00	3,800.00	\$33,863.93	\$33,863.93	
4185-014-015	214	RES	1021 AVIATION BLVD	4,720.00	0.00%	4,720.00	2,360.00	-90.00%	236.00	2,360.00	0.00%	2,360.00	2,360.00	0.00%	2,360.00	0.00%	2,360.00	2,596.00	\$23,134.41	\$23,134.41	
Subtotal:				761,269.53		761,269.53	380,634.76		380,634.76	380,634.76		380,634.76	380,634.76		380,634.76		376,165.51	734,547.45	\$6,582,377.24	\$6,545,964.60	

CITY OF HERMOSA BEACH  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)

ASSESSMENT ROLL

Assessor's Parcel Number	Assessment Number	Land Use	Street Address	Unadjusted			FAR Credit	Adjusted Total	Streetscape Benefit			Infrastructure Benefit			Total Benefit	As Prelimarily Approved	As Confirmed
				Total	Credit	Total			Gross	Credit	Net	Gross	Credit	Net			
4185-005-017	16	COM	1600 PACIFIC COAST HWY	3,600.00	-69.23%	1,107.72	553.86	-50.00%	276.93	553.86	-88.00%	66.46	343.39	\$3,061.01	\$3,061.01		
4185-006-022	30	COM	1560 PACIFIC COAST HWY	11,427.00	-23.08%	8,789.65	4,394.82	-50.00%	2,197.41	4,394.82	-18.00%	3,603.76	5,801.17	\$51,697.47	\$51,697.47		
4185-006-034	42	COM	1550 PACIFIC COAST HWY	29,980.00	0.00%	29,980.00	14,990.00	-75.00%	3,747.50	14,990.00	-88.00%	1,798.80	5,546.30	\$49,426.19	\$49,426.19		
4185-006-014	63	COM	1500 PACIFIC COAST HWY	2,835.00	-52.31%	1,352.01	676.01	-50.00%	338.00	676.01	-36.00%	432.64	770.65	\$6,867.66	\$6,867.66		
4185-008-031	82	COM	1414 PACIFIC COAST HWY	17,010.00	-46.15%	9,159.89	4,579.94	-50.00%	2,289.97	4,579.94	-88.00%	549.59	2,839.56	\$25,304.95	\$25,304.95		
4185-008-032	94	COM	1402 PACIFIC COAST HWY	7,900.71	-69.23%	2,431.05	1,215.52	-50.00%	607.76	1,215.52	0.00%	1,215.52	1,823.29	\$16,248.33	\$16,248.33		
4185-011-002	106	COM	810 14TH ST	3,726.75	0.00%	3,726.75	1,863.38	0.00%	1,863.38	1,863.38	-36.00%	1,192.56	3,055.94	\$27,233.15	\$27,233.15		
4185-011-001	107	COM	1314 PACIFIC COAST HWY	3,055.94	0.00%	3,055.94	1,527.97	-50.00%	763.98	1,527.97	-36.00%	977.90	1,741.88	\$15,522.90	\$15,522.90		
4185-011-015	119	COM	1310 PACIFIC COAST HWY	6,782.69	0.00%	6,782.69	3,391.34	-50.00%	1,695.67	3,391.34	0.00%	3,391.34	5,087.01	\$45,333.24	\$45,333.24		
4185-011-061	128	COM	1100 PACIFIC COAST HWY	98,010.00	-44.62%	54,277.94	27,138.97	-75.00%	6,784.74	27,138.97	-36.00%	17,368.94	24,153.68	\$215,247.03	\$215,247.03		
4185-011-037	129	COM	1200 PACIFIC COAST HWY	22,040.00	0.00%	22,040.00	11,020.00	-50.00%	5,510.00	11,020.00	0.00%	11,020.00	16,530.00	\$147,308.12	\$147,308.12		
4185-011-045	142	COM	959 AVIATION BLVD	4,170.00	-41.54%	2,437.78	1,218.89	-50.00%	609.45	1,218.89	0.00%	1,218.89	1,828.34	\$16,293.33	\$16,293.33		
4185-014-048	170	COM	1205 BONNIE BRAE ST	4,920.00	-55.38%	2,195.30	1,097.65	-90.00%	109.77	1,097.65	-36.00%	702.50	812.26	\$7,238.53	\$7,238.53		
4185-011-062	215	COM	901 AVIATION BLVD	27,990.00	0.00%	27,990.00	13,995.00	-75.00%	3,498.75	13,995.00	-62.00%	5,318.10	8,816.85	\$78,571.90	\$78,571.90		
4185-011-039	216	COM	1180 PACIFIC COAST HWY	23,800.00	-44.62%	13,180.44	6,590.22	-75.00%	1,647.56	6,590.22	-36.00%	4,217.74	5,865.30	\$52,268.95	\$52,268.95		
Subtotal:				267,248.08		94,253.57	31,940.87		94,253.57	53,074.75		85,015.62	\$757,622.76	\$757,622.76			
Grand Total:				1,028,517.61		474,888.34	390,322.81		474,888.34	429,240.26		819,563.07	\$7,340,000.00	\$7,340,000.00			

**EXHIBIT C**

**ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 2006-1  
(BONNIE BRAE)  
CITY OF HERMOSA BEACH**

**ASSESSMENT DIAGRAM**

# ASSESSMENT DIAGRAM

## ASSESSMENT DISTRICT NO. 2006-1

### (BONNIE BRAE)

#### CITY OF HERMOSA BEACH

#### COUNTY OF LOS ANGELES

#### STATE OF CALIFORNIA



(1) FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF HERMOSA BEACH THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006.

ELAINE DOERFLING  
CITY CLERK  
CITY OF HERMOSA BEACH

(3) FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M, IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_ AND AS INSTRUMENT NO. \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

COUNTY RECORDER  
LOS ANGELES COUNTY

(2) RECORDED IN THE OFFICE OF THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF HERMOSA BEACH THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2006.

RICK MORGAN  
DIRECTOR OF PUBLIC WORKS  
CITY OF HERMOSA BEACH

**LEGEND**

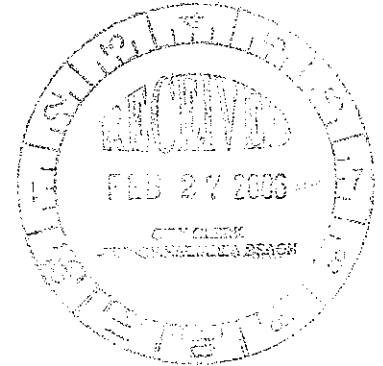
- AD BOUNDARY
- ASSESSMENT NUMBER





February 25, 2006

Elaine Doerfling  
City Clerk of the City of Hermosa Beach



RE: Underground Utilities  
Assessors Parcel #: 4185-009-011  
Assessment # 183

To the City of Hermosa Beach,

We are writing this letter to strongly protest the Underground utilities project imposed upon us.

Let me begin by saying we have lived and worked in Hermosa Beach for Fifty years. More than likely is the fact you the City do not know us personally. We however know Hermosa Beach very well. We have been outstanding citizens. We have faithfully paid our Taxes. We have supported the numerous City activities throughout the years.

We had a Refrigeration Service Business in Hermosa Beach for thirty-five years. We have raised Four Children in Hermosa Beach. They attended and graduated from the Hermosa Schools. Our two Grandchildren lived and went to school here in Hermosa Beach. All of these Beautiful memories have taken place in our Home on Bonnie Brae St. We have no intention of ever selling our Home or living elsewhere.

We now live on a limited income since retiring. Yes, it is at times difficult to live on a Budget but we manage without going into Debt.

Going into Debt, this is what the Underground Proposal is threatening us with. Thirty-three thousand eight hundred sixty three dollars, and let us not forget, ninety three cents. Unbelievable !!

Believe me, A telephone Pole or street light does not take away the Beauty of my neighborhood.

Here's an idea. Why don't we focus on the Pot Holes on Prospect Ave. How about putting in curbing and sidewalks in this area. How about a much needed Traffic Light on 16th Street and PCH. My heart aches every time we see someone trying to cross this busy corner. When can we expect a Light, after a Tragedy?

If we wanted a Thirty three thousand eight hundred sixty three dollars and ninety three cents debt against our Home, believe me it would be for a new car for my wife, a luxury vacation for the family,

City of Hermosa Beach, this project is NOT for our benefit. Please do not put this Hardship on us. Let us enjoy the rest of our life making choices that will allow us the right to spend our hard earned money the way we see fit. Put yourself in our situation.!!

Thank-you for understanding.  
Ernest and Rosemarie Medina

Handwritten signatures of Ernest and Rosemarie Medina. The signature for Ernest Medina is written in a cursive style, and the signature for Rosemarie Medina is also in cursive, appearing below the first signature.