

RESOLUTION NO. 2020-09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EXETER APPROVING
ENGINEER'S REPORTS AND CONFIRMING THE DIAGRAMS AND ASSESSMENTS
THEREIN FOR PURPOSES OF AMENDING LANDSCAPE AND LIGHTING DISTRICT
NOS. 04-02, 04-04, 04-05, 05-02, 06-01, 08-01, AND 91-01 (A/B) IN SUPPORT OF
PROPOSED INCREASES TO ANNUAL ASSESSMENTS FOR FISCAL YEAR 2020-
2021 FOR THE CITY OF EXETER**

IT IS NOW THEREFORE RESOLVED THAT:

1. The City Engineer has filed the amended Engineer's Report with the City Clerk.
2. The City Council hereby approves the Engineer's Reports as presented and confirms the diagrams and assessments contained in the Engineer's Reports, attached exhibits hereto, and proposes to levy the assessments for fiscal year 2020-21.

Exhibit A – Orchard Estates (04-02)

Exhibit B – Park Place No.1 (04-04)

Exhibit C – Park Place No.2 (04-05)

Exhibit D – Country View Estates No.3 (05-02)

Exhibit E – Rocky Hill Haciendas (06-01)

Exhibit F – Exeter Golf Estates (08-01)

Exhibit G – Country View Estates No.1/ Country View Estates No.2/ Awbrey Estates (91-01a)

Exhibit H – Wildrose Estates No.1 (91-01b)

**PASSED AND ADOPTED THIS 24TH DAY OF MARCH, 2020, BY THE FOLLOWING
VOTE:**

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor

ATTEST:

City Clerk

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-02**

**EXHIBIT A
SUBDIVISION 02-03, ORCHARD ESTATES**

General Description

Assessment District (No. 04-02, Orchard Estates) is located along North Filbert Rd and Northeast corner of Old Line Ct and Atwood Ave. Exhibit "A" is a map of Assessment District No. 04-02. This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 30 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-02**

**EXHIBIT A
SUBDIVISION 02-03, ORCHARD ESTATES**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$2,200
B. Water	1,400
C. Electricity	300
D. Irrigation	00
E. Tree Trimming	00
	<u>\$3,900</u>

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$75
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	80
	<u>\$530</u>

TOTAL COST:	\$4,430
25% Reserve Fund	<u>1,108</u>

GRAND TOTAL	<u>\$5,538</u>
NUMBER OF LOTS	30
ANNUAL PER LOT ASSESSMENT	\$184

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{Year "n" assessment} = (\text{Base Year Assessment Amount}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

City Engineer Certification

I hereby certify that this report is based on information obtained from the improvement plans of the subject development.

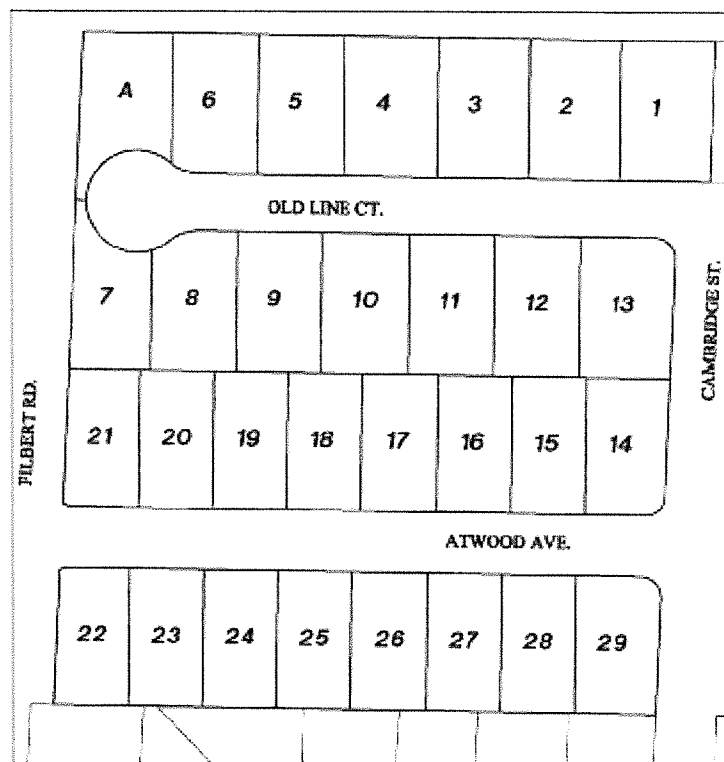
March 19, 2020	
_____ Lisa M. Wallis-Dutra, City Engineer	_____ Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-02

EXHIBIT A
SUBDIVISION 02-03, ORCHARD ESTATES

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 02-03



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's map 138-22, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-04**

**EXHIBIT B
SUBDIVISION 93-01, PARK PLACE NO. 1**

General Description

Assessment District (No. 04-04, Park Place No.1) is located along Belmont Ave and Northwest corner of Glaze Ave. Exhibit "A" is a map of Assessment District No. 04-04. This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 39 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-04**

**EXHIBIT B
SUBDIVISION 93-01, PARK PLACE NO. 1**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$2,200
B. Water	1,400
C. Electricity	200
D. Irrigation	100
E. Tree Trimming	00
	<u>\$3,900</u>

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$75
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	80
	<u>\$530</u>

TOTAL COST:	\$4,430
25% Reserve Fund	<u>1,108</u>

GRAND TOTAL	<u>\$5,538</u>
NUMBER OF LOTS	39
ANNUAL PER LOT ASSESSMENT	\$142

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{Year "n" assessment} = (\text{Base Year Assessment Amount}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

City Engineer Certification

I hereby certify that this report is based on information obtained from the improvement plans of the subject development.

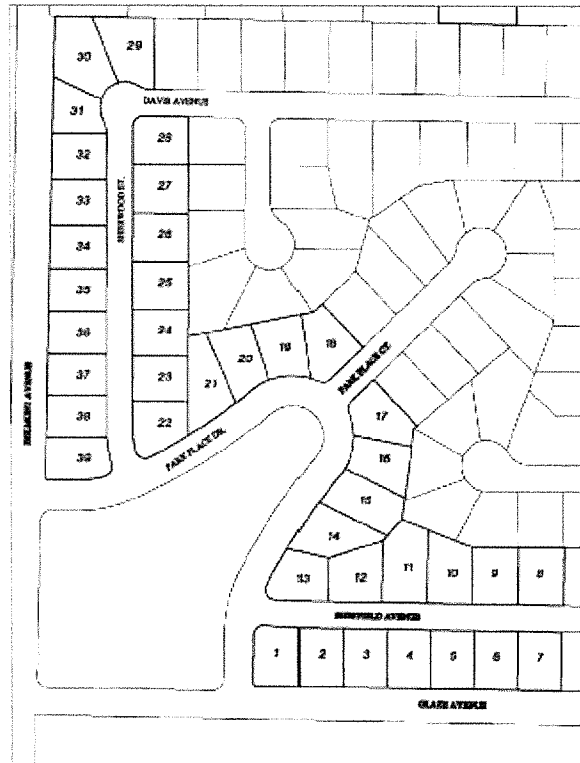
March 19, 2020	
_____ Lisa M. Wallis-Dutra, City Engineer	_____ Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-04

EXHIBIT B
SUBDIVISION 93-01, PARK PLACE NO. 1

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 93-01



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 135-31 and 135-32, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-05**

**EXHIBIT C
SUBDIVISION 93-01, PARK PLACE NO. 2**

General Description

Assessment District (No. 04-05, Park Place No.2) is located along Belmont Ave and Northwest corner of Glaze Ave. Exhibit "A" is a map of Assessment District No. 04-05. This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 66 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-05**

**EXHIBIT C
SUBDIVISION 93-01, PARK PLACE NO. 2**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$3,700
B. Water	1,300
C. Electricity	400
D. Irrigation	100
E. Tree Trimming	<u>1,100</u>
	\$6,600

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$75
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	<u>80</u>
	\$530

TOTAL COST:	\$7,130
25% Reserve Fund	<u>1,783</u>

GRAND TOTAL	<u>\$8,913</u>
NUMBER OF LOTS	66
ANNUAL PER LOT ASSESSMENT	\$136

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{Year "n" assessment} = (\text{Base Year Assessment Amount}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

City Engineer Certification

I hereby certify that this report is based on information obtained from the improvement plans of the subject development.

Lisa M. Wallis-Dutra, City Engineer

March 19, 2020

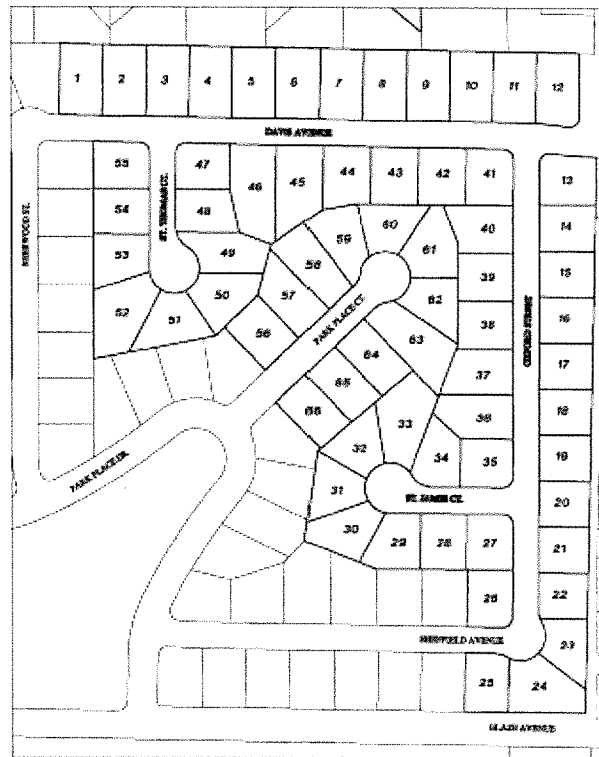
Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 04-05

EXHIBIT C
SUBDIVISION 93-01, PARK PLACE NO. 2

EXHIBIT A
DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 93-01



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 135-31 and 135-32, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 05-02**

**EXHIBIT D
SUBDIVISION 04-02, COUNTRY VIEW ESTATES NO.3**

General Description

Assessment District (No. 05-02, Country View Estates No.3) is located on the Northeast corner of Olivewood Ave and Joyner Ave. Exhibit "A" is a map of Assessment District No. 05-02. This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 5 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 05-02**

**EXHIBIT D
SUBDIVISION 04-02, COUNTRY VIEW ESTATES NO.3**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$600
B. Water	200
C. Electricity	100
D. Irrigation	200
E. Tree Trimming	<u>700</u>
	\$1,800

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$75
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	<u>80</u>
	\$530

TOTAL COST:	\$2,330
25% Reserve Fund	<u>583</u>

GRAND TOTAL	<u>\$2,913</u>
NUMBER OF LOTS	5
ANNUAL PER LOT ASSESSMENT	\$582

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{Year "n" assessment} = (\text{Base Year Assessment Amount}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

City Engineer Certification

I hereby certify that this report is based on information obtained from the improvement plans of the subject development.

March 19, 2020
Lisa M. Wallis-Dutra, City Engineer

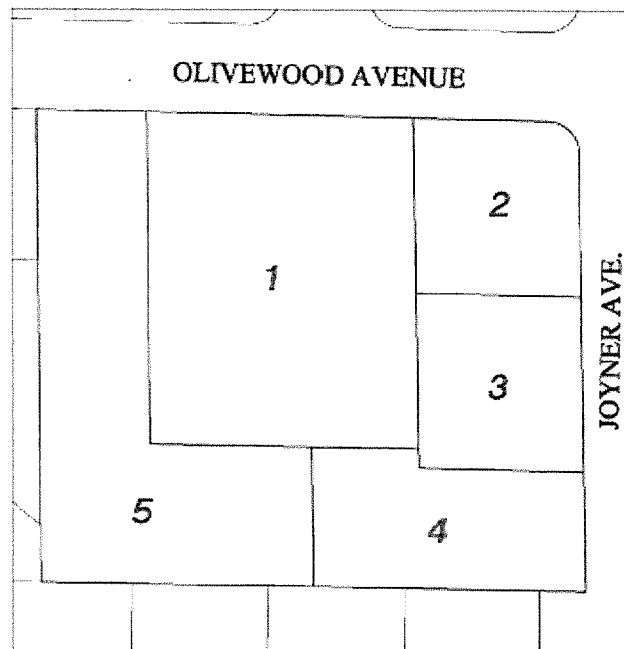
Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 05-02

EXHIBIT D
SUBDIVISION 04-02, COUNTRY VIEW ESTATES NO.3

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 04-02



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 135-30, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 06-01**

**EXHIBIT E
SUBDIVISION 04-01, ROCKY HILL HACIENDAS**

General Description

Assessment District (No. 06-01, Rocky Hill Haciendas) is located along North Filbert Rd and Northeast corner of W. Sequoia Ct and King Ct. Exhibit "A" is a map of Assessment District No. 06-01. This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 13 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 06-01**

**EXHIBIT E
SUBDIVISION 04-01, ROCKY HILL HACIENDAS**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$1,300
B. Water	1,100
C. Electricity	300
D. Irrigation	0
E. Tree Trimming	0
	<u>\$2,700</u>

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$75
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	80
	<u>\$530</u>

TOTAL COST:	\$3,230
25% Reserve Fund	<u>808</u>

GRAND TOTAL	<u>\$4,038</u>
NUMBER OF LOTS	13
ANNUAL PER LOT ASSESSMENT	\$310

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{Year "n" assessment} = (\text{Base Year Assessment Amount}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

City Engineer Certification

I hereby certify that this report is based on information obtained from the improvement plans of the subject development.

March 19, 2020
Lisa M. Wallis-Dutra, City Engineer

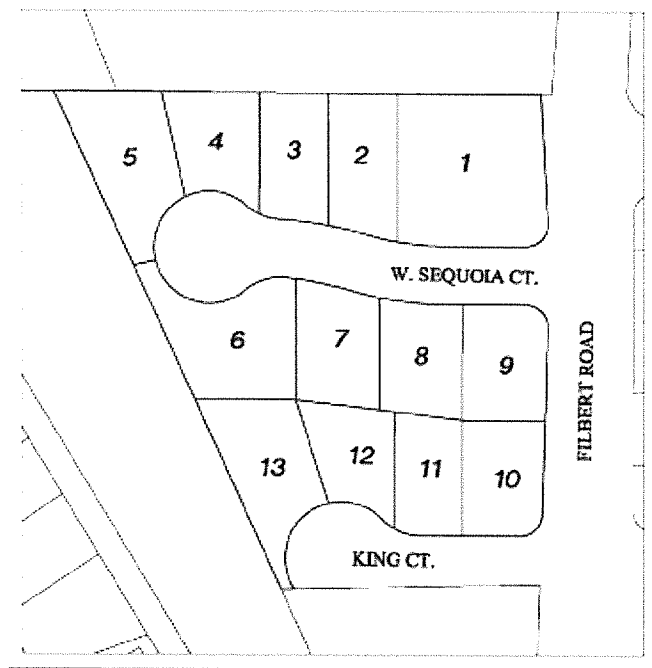
Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 06-01

EXHIBIT E
SUBDIVISION 04-01, ROCKY HILL HACIENDAS

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 04-01



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 135-31 and 135-32, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 08-01**

**EXHIBIT F
SUBDIVISION 05-01, EXETER GOLF ESTATES**

General Description

Assessment District (No. 08-01, Exeter Golf Estates) is located on West Visalia Road and North Belmont Ave. Exhibit "A" is a map of Assessment District No. 08-01. This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 10 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 08-01**

**EXHIBIT F
SUBDIVISION 05-01, EXETER GOLF ESTATES**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$3,500
B. Water	300
C. Electricity	300
D. Irrigation	0
E. Tree Trimming	0
	<u>\$4,100</u>

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$75
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	80
	<u>\$530</u>

TOTAL COST:	\$4,630
25% Reserve Fund	<u>1,158</u>

GRAND TOTAL	<u>\$5,788</u>
NUMBER OF LOTS	10
ANNUAL PER LOT ASSESSMENT	\$578

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{Year "n" assessment} = (\text{Base Year Assessment Amount}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

City Engineer Certification

I hereby certify that this report is based on information obtained from the improvement plans of the subject development.

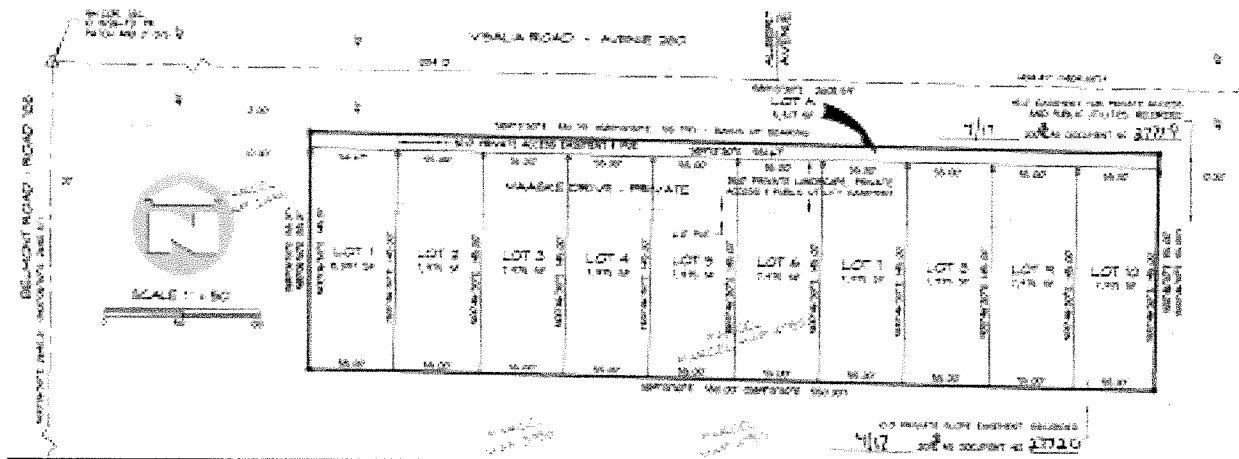
March 19, 2020
_____ Lisa M. Wallis-Dutra, City Engineer
_____ Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 08-01

EXHIBIT F
SUBDIVISION 05-01, EXETER GOLF ESTATES

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 05-01



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 135-31 and 135-32, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

**EXHIBIT G
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO.2
SUBDIVISION 93-02, AWBREY ESTATES**

General Description

Assessment District (No. 91-01, Country View Estates No.1, Country View Estates No.2, and Awbrey Estates) is located along Belmont Ave and between W. Powell Ave and W Firebaugh Ave. Exhibit "A" is a map of Assessment District No. 91-01 This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 52 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

**EXHIBIT G
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO.2
SUBDIVISION 93-02, AWBREY ESTATES**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$5,600
B. Water	2,000
C. Electricity	300
D. Irrigation	1,600
E. Tree Trimming	<u>700</u>
	\$10,200

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$225
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	<u>102</u>
	\$702

TOTAL COST:	\$10,902
25% Reserve Fund	2,726
10% ABA Increase	<u>1,090</u>

GRAND TOTAL	<u>\$14,718</u>
NUMBER OF LOTS	52
ANNUAL PER LOT ASSESSMENT	\$284

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{Year "n" assessment} = (\text{Base Year Assessment Amount}) (1.05)^{(n-1)}$$

where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years' deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year's assessment.

City Engineer Certification

I hereby certify that this report is based on information obtained from the improvement plans of the subject development.

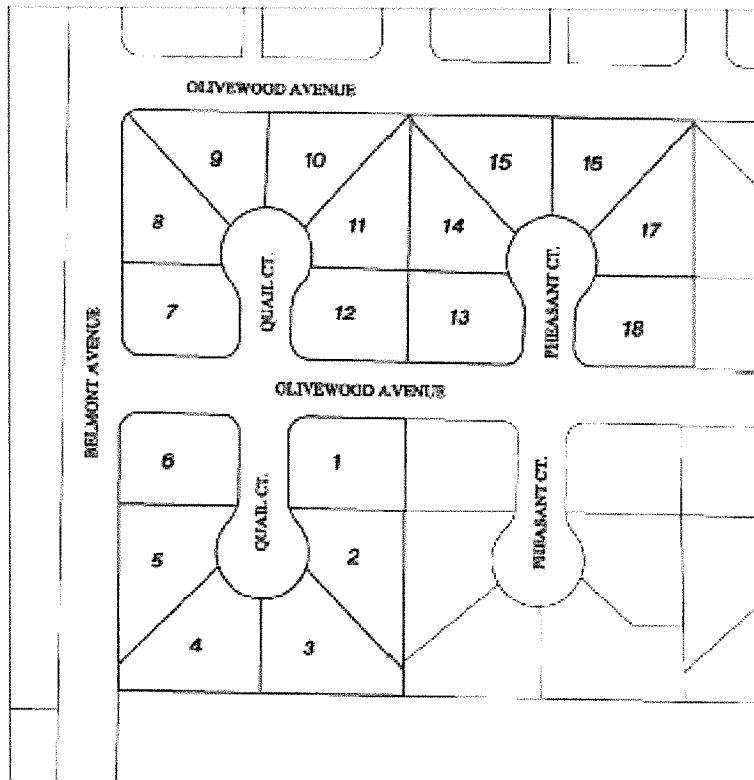
	March 19, 2020
Lisa M. Wallis-Dutra, City Engineer	Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01

EXHIBIT G
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO.2
SUBDIVISION 93-02, AWBREY ESTATES

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 91-01



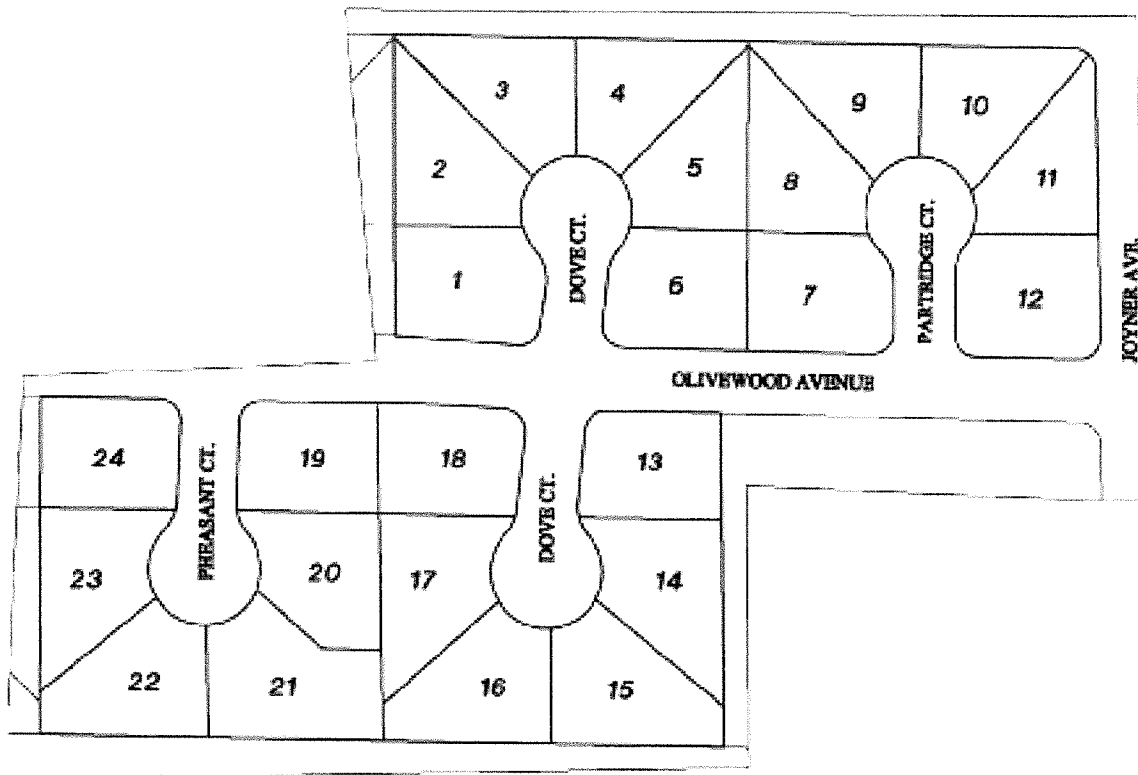
NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 135-01, which is incorporated in this Report by reference.

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01

EXHIBIT G
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO.2
SUBDIVISION 93-02, AWBREY ESTATES

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 91-02



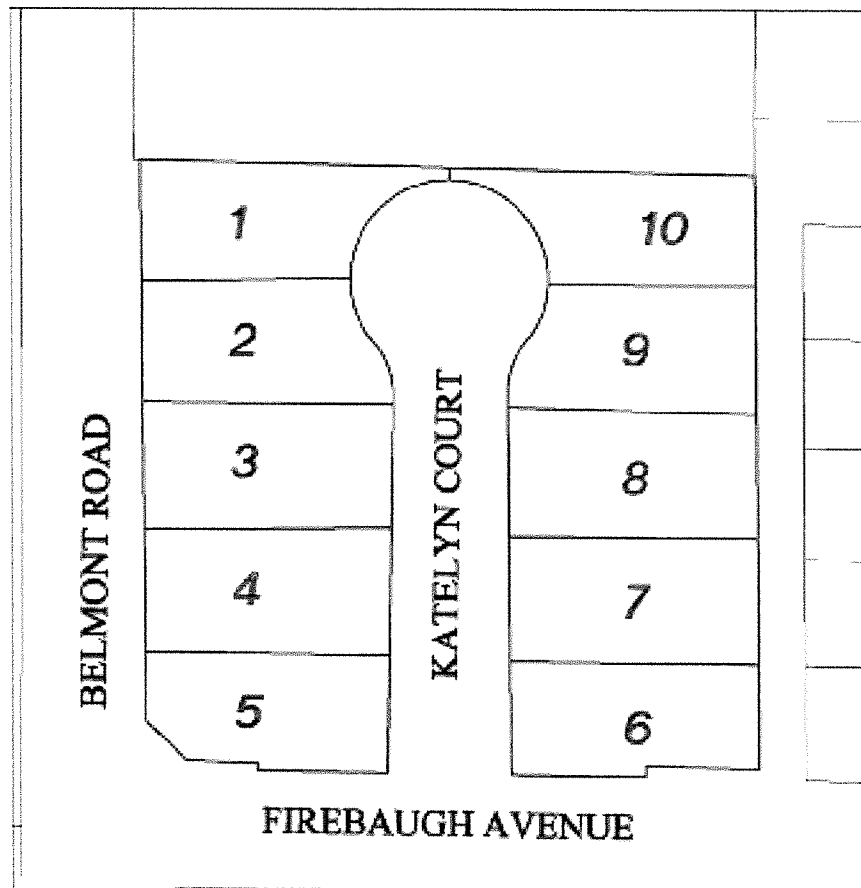
NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 135-30, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

**EXHIBIT G
SUBDIVISION 91-01, COUNTRY VIEW ESTATES NO. 1
SUBDIVISION 91-02, COUNTRY VIEW ESTATES NO.2
SUBDIVISION 93-02, AWBREY ESTATES**

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT

SUBDIVISION 93-02



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 135-30, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

**EXHIBIT H
SUBDIVISION 95-02, WILDROSE ESTATES NO. 1**

General Description

Assessment District (No. 91-01, Wildrose Estates No.1) is located on the Northwest corner of N. Elberta Rd and Vine St. Exhibit "A" is a map of Assessment District No. 91-01. This District includes maintenance of turf areas, shrubs, trees, irrigation systems, and block walls. The maintenance of irrigation systems and block wall includes, but is not limited to, maintaining the structural and operational integrity of these features and repairing any acts of vandalism that may occur. All 44 lots within this District will be assessed for Fiscal Year 2020-2021.

Determination of Benefit

The purpose of landscaping is to provide an appealing impression for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of the landscape areas and block walls is vital for each District for protection of both economic and humanistic values of the development. In order to preserve real property values within developments and to concurrently have an adequate funding source for maintenance, the City of Exeter allowed developers of subdivisions to form Landscape and Lighting Maintenance Districts under the Landscape and Lighting Act of 1972 to ensure satisfactory levels of maintenance in common areas of each District.

Method of Apportionment

In order to provide an equitable assessment to all property owners within the District, the following method of apportionment has been used. All lots within the District benefit equally, including lots not adjacent to landscape areas and block walls. The lots not adjacent to common areas benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the common areas in the District includes landscaping, irrigation systems, block walls, and incidental costs.

**ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01**

**EXHIBIT H
SUBDIVISION 95-02, WILDROSE ESTATES NO. 1**

The estimated costs are as follows:

MAINTENANCE COSTS

A. Contractor Costs	\$2,900
B. Water	1,000
C. Electricity	600
D. Irrigation	0
E. Tree Trimming	650
	<u>\$5,150</u>

INCIDENTAL COSTS

A. Parks and Recreation (Contracting and Supervision)	\$75
B. City Clerk (Budgeting, Accounting, Annual Resolutions)	75
C. Engineering (Annual Report)	225
D. City Administrator's Report	75
E. County Administration Expense	94
	<u>\$544</u>

TOTAL COST:	\$5,694
25% Reserve Fund	1,424
10% ABA Increase	<u>569</u>

GRAND TOTAL	<u>\$7,687</u>
NUMBER OF LOTS	44
ANNUAL PER LOT ASSESSMENT	\$174

ANNUAL COST INCREASE

This assessment district shall be subject to an automatic annual increase derived by the following formula:

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where "n" equals the age of the assessment district with year (1) being the year that the assessment district formed;

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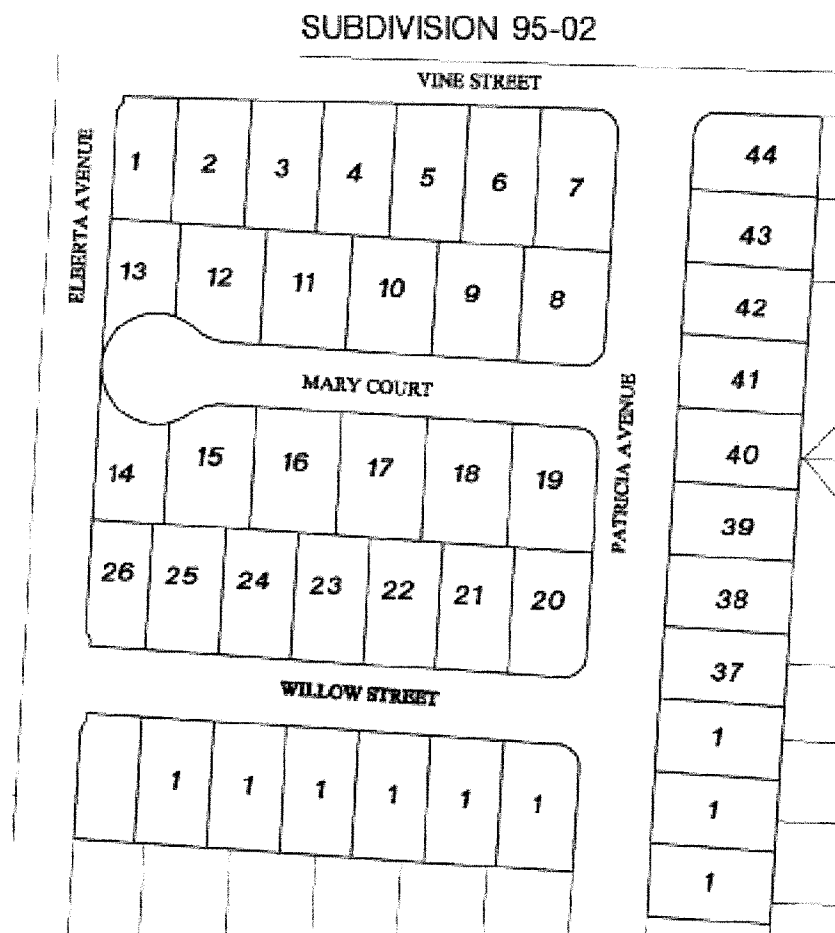
March 19, 2020
Lisa M. Wallis-Dutra, City Engineer

Date

ENGINEER'S REPORT OF THE CITY OF EXETER
LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 91-01

EXHIBIT H
SUBDIVISION 95-02, WILDROSE ESTATES NO. 1

DIAGRAM SHOWING ALL PARCELS OF
REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT



NOTE: The lines and dimension of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's maps 133-20, which is incorporated in this Report by reference.