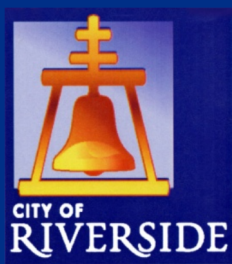




Fiscal Year 2017-18 Preliminary Engineer's Report Riverwalk Landscape Maintenance District

Prepared for:



May 2017

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i. Engineer's Statement

AGENCY: CITY OF RIVERSIDE
PROJECT: RIVERWALK LANDSCAPE MAINTENANCE DISTRICT
TO: CITY COUNCIL
CITY OF RIVERSIDE
STATE OF CALIFORNIA

REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, said act being Part 2 of Division 15 of the Streets and Highways Code of the State of California, and pursuant to the provisions of Proposition 218 which was approved on November 5, 1996 and added articles XIII C and XIII D to the California Constitution, and in accordance with Resolution No. 23140 adopted by the City Council of the City of Riverside, California, ordering preparation of the Engineer's Report for Riverwalk Landscape Maintenance District (hereinafter referred to as the "District"), I, Matthew E. Webb, authorized representative of Albert A. Webb Associates, the appointed Assessment Engineer, submit herewith the Report for the District consisting of five (5) Sections as follows:

- SECTION 1** **PLANS AND SPECIFICATIONS** for improvements maintained by the District consist of a general description of the nature, location, and extent of the improvements proposed to be funded, and are attached hereto.
- SECTION 2** The **METHOD OF ASSESSMENT APPORTIONMENT** calculates the receipt of special benefit and the general benefit derived from the installation, maintenance, and servicing of the respective improvements located throughout the District, and the methodology used to apportion the total assessment to the properties within the District.
- SECTION 3** A **COST ESTIMATE** of the landscaping maintenance, including incidental costs and expenses in connection therewith, is set forth on the lists thereof, attached hereto for the mentioned Fiscal Year.
- SECTION 4** An **ASSESSMENT ROLL** consisting of the proposed assessment of the total costs and expenses of the improvements for Fiscal Year 2017-2018 upon each parcel of land within the District, in proportion to the estimated benefits to be received by such parcels from said improvements, is described herein and is set forth in detail upon the assessment roll on file in the Office of the City Clerk and made a part hereof.
- SECTION 5** An **ASSESSMENT DIAGRAM** showing the District and zones of benefit within said District, as the same existed on the maps of the Assessor of Riverside County at time of adoption of the Resolution of Intention, is filed in the Office of the City Clerk of the City of Riverside. The diagram refers to the County Assessor's maps for a detailed description of the lines and dimensions of any lots and parcels. A reduced copy thereof is filed herewith and made a part hereof.

i. Engineer's Statement

Executed this 25th day of April 2017.



ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
CITY OF RIVERSIDE
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Riverside, California, on the _____ day of _____, 2017.

COLLEEN J. NICOL
CITY CLERK
CITY OF RIVERSIDE
STATE OF CALIFORNIA

1. Plans and Specifications

Landscaping improvements, along with the recreation facilities and play equipment that have been installed, are proposed to be maintained by the District. There exist two zones of benefit, Zone A and Zone B. The general nature, location, and extent of the landscape improvements to be maintained by the District for each Zone are as follows:

Zone A

- Landscaping and irrigation systems within the parkway on the east side of Riverwalk Parkway from approximately 500 feet southerly of Collett Avenue, northerly to approximately 950 feet southerly of Pierce Street.
- Enhanced landscaped areas, including recreation facilities and play equipment, on the east side of Riverwalk Parkway, located approximately 500 feet southerly of Collett Avenue, northerly to approximately 950 feet southerly of Pierce Street.
- Reverse frontage landscaping improvements and irrigation systems along the north and south sides of Collett Avenue between Riverwalk Parkway and Golden Avenue.
- Reverse frontage landscaping improvements and irrigation systems along the west side of Golden Avenue between Schuyler Avenue and the La Sierra Storm Drain Channel.
- Reverse frontage landscaping improvements and irrigation systems along the north side of Schuyler Avenue from Golden Avenue easterly to the District Boundary.
- Landscaping and irrigation systems along the south side of Pierce Street beginning approximately 300 feet east of Riverwalk Parkway, extending approximately 700 feet easterly.
- Landscaping improvements for a dog park that is located on the south side of Pierce Street and on the west side of Riverwalk Parkway.

Zone B

Landscaping and irrigation systems within the parkway on the east side of Riverwalk Parkway from the La Sierra Storm Drain, northerly to a point approximately 500 feet southerly of Collett Avenue and along the west side of Riverwalk Parkway from the La Sierra Storm Drain, northerly to a point approximately 950 feet southerly of Pierce Street, including the northwest corner of Riverwalk Parkway and Collett Avenue.

It should be noted that the Master Homeowner's Association will be responsible for the operation, repair, or replacement of the pumps and their system for the water wells, which feed the ponds and irrigation system, including providing the water for irrigation of the system.

The Master Homeowner's Association will also be responsible for the operation, maintenance, and repair of the streambeds, water ponds, and fountains, and associated electrical costs.

Landscaping maintenance services are to be financed by the District. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the landscaping, recreation facilities, play equipment, and appurtenances including repair, removal, or replacement, providing for the life, growth, health, and beauty of the landscaping, recreation facilities, play equipment, and removal of trimmings, rubbish, debris, and other solid waste, together with the necessary incidental expenses.

Plans and Specifications

Preliminary Plans and Specifications for improvements are on file and are available for inspection in the Office of the Director of Public Works of the City of Riverside.

2. Method of Assessment Apportionment

Proposition 218 Compliance

On November 5, 1996 California voters approved Proposition 218 entitled “Right to Vote on Taxes Act”, which added Article XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exceptions, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessments imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

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

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

Distinguishing General and Special Benefit

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

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

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

Method of Assessment Apportionment

The “Landscaping and Lighting Act of 1972” and the provisions of Article XIII D of the California Constitution require that the assessment be apportioned by a formula or method which fairly distributes the net amount among all assessable lots and parcels in proportion to the estimated benefits to be received by each lot or parcel from the improvements. The act does not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings. The City Council has retained the firm of Albert

2. Method of Assessment Apportionment

A. Webb Associates for the purpose of assisting the City Council in making an analysis of the facts in the District and recommending to the City Council the correct apportionment of the assessment obligation.

In performing the analysis, it was necessary to identify the benefits that the improvements being financed will render to the properties within the boundaries of the District and to determine the extent to which such properties receive a direct and special benefit as distinguished from that of the general public.

Special Benefits

The property within the District will receive direct and special benefit from the maintenance of the improvements described in Section 1 of this report. Maintenance of the parkway and reverse frontages along with the enhanced landscaped areas and recreational equipment will provide an aesthetic benefit, will directly enhance the property values within the District, and provide a sense of community, and will also provide erosion and dust control, resulting in additional special benefit.

General Benefits

The improvements are being maintained for the sole benefit and enjoyment of the parcels of property within the District and do not extend beyond the District boundaries. Therefore, the improvements do not result in any general benefits.

Public Lands

Article XIID, which was added to the California Constitution by the passage of Proposition 218 in 1996, mandates that “parcels within a district that are owned or used by any agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit.” The District includes a publicly owned parcel, which has been dedicated to the City of Riverside for a dog park. The Assessor’s Parcel Number of the park is 141-260-027-9. The dog park receives no special benefit from the improvements. Accordingly, this parcel has been assigned zero (0) EDUs and is exempt from assessment.

Allocation of Special Benefit Assessments

There are a total of 28.2 acres of landscaping to be maintained by the District. Originally, it was determined that 17.2 acres of landscaping was the responsibility of the residential Riverwalk Development (Zone A) and 11.0 acres of landscaping was the responsibility of the non-residential development (Zone B). Subsequently, a parcel that is in Zone B has been dedicated to the City of Riverside as a dog park, which benefits only the residential development in Zone A. Therefore, 19.2 acres of landscaping is now the responsibility of the residential development (Zone A) and 9.0 acres of landscaping is now the responsibility of the non-residential development (Zone B). The residential Riverwalk Development is complete with 1,022 single-family residences and approximately 87.31 acres of non-residential development.

The total special benefit assessment for Fiscal Year 2017-2018 will be \$324,105. The total estimated cost of the maintenance of the improvements and the resulting total assessment of \$324,105 have been allocated between the residential Riverwalk Development (Zone A) and the non-residential property (Zone B) on the basis of the acreage of landscaping except four items of costs. It has been determined that the costs of those four items, i.e., dog park maintenance, playground equipment maintenance and repair, an annual insurance premium, and a capital replacement reserve, should be the sole responsibility of the residential Riverwalk Development (Zone A) as the non-residential property (Zone B) is not perceived to receive a special benefit from these items. Thus, 71.18 percent (\$230,697.94) of the total assessment has been allocated to Zone A and 28.82 percent (\$93,407.06) of the total assessment has been allocated to Zone B.

The special benefit assessment will be allocated to parcels within the District on an equivalent dwelling unit (EDU) basis or on an acreage basis. Each single-family residential parcel of the Riverwalk Development (Zone A) (improved, vacant, or un-subdivided) within the District will receive a similar benefit; accordingly, each existing or proposed single-family residential lot has been assessed on the basis of one (1) EDU. Landscape maintenance has been deemed to provide a special benefit to undeveloped property similar to that received by developed property. The continuing integrity of the landscaping is important in maintaining the viability of undeveloped property for potential development and sale. The non-residential property within Zone B will be assessed on an acreage basis.

2. Method of Assessment Apportionment

Should densities or land uses for future years deviate from those anticipated, the future EDU allocations and assessments will be based upon the actual uses realized. This could result in variations in future EDU totals for the District.

Future Maximum Annual Assessments

The assessment will be levied on an annual basis for as long as the landscape maintenance services are provided. The District formation established the base Fiscal Year 2002-2003 maximum annual assessment amount within a range from \$150.00 per equivalent dwelling unit (i.e., a single-family residential lot) to \$230.00 per equivalent dwelling unit for parcels of property which are or will be improved with single-family residences (i.e., Residential Property) and in an amount within a range from \$750.00 per acre to \$1,000.00 per acre for all other parcels of property (i.e., Non-Residential Property).

The ranges of the annual maximum assessment per EDU for parcels of property, which are or will be improved with single-family residences (Zone A) or per acre for all other parcels of property that are not residential (Zone B), shall be increased on July 1 of each year, commencing on July 1, 2003, by an amount not to exceed an amount determined by multiplying the assessment amounts in the ranges for the preceding Fiscal Year by the percentage increase, if any, in the Consumer Price Index (CPI) Los Angeles - Riverside - Orange County (1982-84=100) of the preceding year. The base Index as of July 1, 2002 was 182.20. Table 2-1 shows the changes to the range of the maximum assessments from Fiscal Year 2002-03 to today.

2. Method of Assessment Apportionment

Table 2-1
Maximum Assessment Range Calculations

Fiscal Year	Zone	Minimum	Maximum	CPI	Month/Year	CPI	Month/Year	% Increase
02-03	A	\$150.00	\$230.00	NO INCREASE - FIRST YEAR				
	B	\$750.00	\$1,000.00					
03-04	A	\$154.94	\$237.57	182.20	Jul-02	188.20	Mar-03	3.2931%
	B	\$774.70	\$1,032.93					
04-05	A	\$157.66	\$241.74	188.20	Mar-03	191.50	Mar-04	1.7535%
	B	\$788.28	\$1,051.04					
05-06	A	\$164.00	\$251.46	191.50	Mar-04	199.20	Mar-05	4.0209%
	B	\$819.98	\$1,093.30					
06-07	A	\$171.66	\$263.20	199.20	Mar-05	208.50	Mar-06	4.6687%
	B	\$858.26	\$1,144.34					
07-08	A	\$178.25	\$273.30	208.50	Mar-06	216.50	Mar-07	3.8369%
	B	\$891.19	\$1,188.25					
08-09	A	\$184.10	\$282.28	216.50	Mar-07	223.61	Mar-08	3.2841%
	B	\$920.46	\$1,227.27					
09-10	A	\$184.10	\$282.28	223.61	Mar-08	221.38	Mar-09	0.0000%
	B	\$920.46	\$1,227.27					
10-11	A	\$187.51	\$287.51	221.38	Mar-09	225.48	Mar-10	1.8520%
	B	\$937.51	\$1,250.00					
11-12	A	\$193.13	\$296.13	225.48	Mar-10	232.24	Mar-11	2.9980%
	B	\$965.62	\$1,287.48					
12-13	A	\$197.04	\$302.12	232.24	Mar-11	236.94	Mar-12	2.0238%
	B	\$985.16	\$1,313.54					
13-14	A	\$199.58	\$306.01	236.941	Mar-12	239.995	Mar-13	1.2889%
	B	\$997.86	\$1,330.47					
14-15	A	\$201.66	\$309.19	239.995	Mar-13	242.491	Mar-14	1.0400%
	B	\$1,008.24	\$1,344.31					
15-16	A	\$202.69	\$310.78	242.491	Mar-14	243.738	Mar-15	0.5142%
	B	\$1,013.42	\$1,351.22					
16-17	A	\$206.13	\$316.05	243.738	Mar-15	247.873	Mar-16	1.6965%
	B	\$1,030.61	\$1,374.14					
17-18	A	\$211.66	\$324.53	247.873	Mar-16	254.525	Mar-17	2.6836%
	B	\$1,058.27	\$1,411.02					

3. Cost Estimate

The Fiscal Year 2017-2018 costs of the improvements for the District are based upon costs as of February 22, 2017, as provided by the City of Riverside Finance Department.

Table 3-1
Cost Estimate for Fiscal Year 2017-2018

ITEM	Cost
Contract Maintenance	\$200,648
Utilities	\$15,000
Contract Contingencies and Misc. Repairs	\$35,000
Assessment Engineer	\$4,500
City Labor and Overhead	\$186,760
Operating Costs	\$9,000
Total Estimated Cost	\$450,908
Less 2016/2017 Surplus	(\$126,803)
Amount Required for 2017/2018 Assessment	\$324,105

4. Assessment Roll

A proposed assessment of the total costs and expenses of the improvements for Fiscal Year 2017-2018 upon each parcel of land within the District, in proportion to the estimated benefits to be received by such parcels from said improvements, is described herein and is set forth in detail upon the assessment roll on file in the Office of the City Clerk and made a part hereof as shown in Appendix B.

5. Assessment Diagram

The boundaries of the District are completely within the boundaries of the City of Riverside. The District Diagram is on file in the office of the City Clerk of the City of Riverside and is shown in Appendix C of this Report. The diagram refers to the County Assessor's maps for a detailed description of the lines and dimensions of any lots and parcels. A reduced copy thereof is filed herewith and made a part hereof.

APPENDIX A

Resolution No. 23140



1 RESOLUTION NO. 23140

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT
4 ASSESSMENTS FOR FISCAL YEAR 2017-2018 IN THE RIVERWALK
5 LANDSCAPE MAINTENANCE DISTRICT PURSUANT TO THE
6 LANDSCAPING AND LIGHTING ACT OF 1972, APPOINTING THE
7 ENGINEER OF RECORD AND ORDERING PREPARATION OF AN
8 ENGINEER'S REPORT.

9 WHEREAS, the City Council (the "City Council") of the City of Riverside, California
10 (the "City"), has conducted proceedings for and has established the Riverwalk Landscape
11 Maintenance District of the City of Riverside (the "District") pursuant to the Landscaping and
12 Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the Streets and
13 Highways Code (the "Act") for the acquisition, installation, construction, maintenance, and
14 servicing of public parks, park and recreation improvements, and public landscaping and
15 appurtenant facilities within the District, and on August 13, 2002, adopted Resolution No. 20243
16 ordering the formation of the District; and

17 WHEREAS, Chapter 3 (commencing with § 22620) of Part 2 of Division 15 of the Act
18 provides for the levy of annual assessments after formation of an assessment district pursuant to
19 the Act; and

20 WHEREAS, the City Council has determined that the public interest, convenience, and
21 necessity require the continued levy of assessments within the District for the purpose of
22 installation, construction, maintenance, and servicing of the public parks, park and recreation
23 improvements, and public landscaping and appurtenant facilities which have been authorized for
24 the District; and

25 WHEREAS, Section 22622 of the Act provides that the City Council shall adopt a
26 resolution which shall generally describe any proposed new improvements or any substantial
27 changes in existing improvements and order the engineer to prepare and file a report.

28 NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
California, as follows:

1 Section 1: The City Council hereby initiates proceedings pursuant to the Act to levy
2 and collect annual assessments within the District for the installation, construction, maintenance,
3 and servicing of public parks and park and recreation improvements, and public landscaping and
4 appurtenant facilities within the District during fiscal year 2017-2018.

5 Section 2: The maintenance and servicing to be performed consists of the furnishing
6 of services and materials for the ordinary and usual maintenance, operation, and servicing of
7 parks and park and recreation improvements, and public landscaping and appurtenant facilities,
8 including:

9 (a) Repair, removal, or replacement of all, or any part of, the park and
10 recreation improvements, and other improvements.

11 (b) Providing for the life, growth, health, and beauty of landscaping, including
12 cultivation, trimming, spraying, fertilizing, and treating for disease or injury.

13 (c) Removal of trimmings, rubbish, debris, and other solid waste.

14 (d) Cleaning, sandblasting, and painting of walls and other improvements to
15 remove or cover graffiti.

16 (e) Operation, maintenance, repair, and replacement of irrigation systems.

17 (f) Servicing of park and recreational improvements and landscaping,
18 including providing electric current, energy, gas, or other illuminating agents for public lighting
19 facilities or for the lighting or operation of other improvements and providing water for irrigation
20 of landscaping, the operation of fountains and waterways, and the maintenance of other
21 improvements.

22 Section 3: No new improvements or any substantial changes in the existing
23 improvements are proposed for the 2017-2018 fiscal year.

24 Section 4: Albert A. Webb Associates is hereby reappointed as the engineer of record
25 (the "Engineer") and is ordered to prepare and file with the City Clerk an engineer's report (the
26 "Report") which meets the requirements of Sections 22565 through 22574 of the Act with regard
27 to the assessments to be levied within the District for the 2017-2018 fiscal year.
28

1 ADOPTED by the City Council this 7th day of February, 2017

2
3
4 WILLIAM R. BAILEY, III
Mayor of the City of Riverside

5 Attest:

6
7 Sherry Norton
8 COLLEEN J. NICOL
City Clerk of the City of Riverside

9
10 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
11 foregoing resolution was duly and regularly adopted at a meeting of the City Council this 7th day
12 of February, 2017 by the following vote, to wit:

13
14 Ayes: Councilmembers Gardner, Melendrez, Soubirous, Mac Arthur, Perry, and
15 Burnard

16 Noes: None

17 Absent: Councilmember Davis

18 Abstained: None

19
20 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of
21 the City of Riverside, California, this 8th day of February, 2017.

22
23 Sherry Norton
24 COLLEEN J. NICOL
City Clerk of the City of Riverside

25
26 The foregoing instrument is certified,
under penalty of perjury, to be a
correct copy of the original on file in
this office.

27 Sherry Norton
28 Colleen J. Nicol, City Clerk
City of Riverside, California

CA #17-0077
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APPENDIX B

Assessment Roll



Fiscal Year 2017-18 Assessment Roll



CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
142021001-3	\$225.72	142021002-4	\$225.72	142021003-5	\$225.72	142021004-6	\$225.72
142021007-9	\$225.72	142021008-0	\$225.72	142021009-1	\$225.72	142021010-1	\$225.72
142021013-4	\$225.72	142021014-5	\$225.72	142021015-6	\$225.72	142021016-7	\$225.72
142021019-0	\$225.72	142021020-0	\$225.72	142021021-1	\$225.72	142021022-2	\$225.72
142021023-3	\$225.72	142021024-4	\$225.72	142021026-6	\$225.72	142021027-7	\$225.72
142021028-8	\$225.72	142021029-9	\$225.72	142021030-9	\$225.72	142021031-0	\$225.72
142021032-1	\$225.72	142021033-2	\$225.72	142021034-3	\$225.72	142021035-4	\$225.72
142021037-6	\$225.72	142021038-7	\$225.72	142021039-8	\$225.72	142021040-8	\$225.72
142021042-0	\$225.72	142021043-1	\$225.72	142021045-3	\$225.72	142021046-4	\$225.72
142021047-5	\$225.72	142021048-6	\$225.72	142021049-7	\$225.72	142021050-7	\$225.72
142021052-9	\$225.72	142021053-0	\$225.72	142021054-1	\$225.72	142021055-2	\$225.72
142021056-3	\$225.72	142021057-4	\$225.72	142022001-6	\$225.72	142022002-7	\$225.72
142022003-8	\$225.72	142022004-9	\$225.72	142022006-1	\$225.72	142022007-2	\$225.72
142022008-3	\$225.72	142022009-4	\$225.72	142022010-4	\$225.72	142022011-5	\$225.72
142022013-7	\$225.72	142022014-8	\$225.72	142022015-9	\$225.72	142022016-0	\$225.72
142022018-2	\$225.72	142022019-3	\$225.72	142022020-3	\$225.72	142022021-4	\$225.72
142022023-6	\$225.72	142022024-7	\$225.72	142022025-8	\$225.72	142022026-9	\$225.72
142022027-0	\$225.72	142022028-1	\$225.72	142022030-2	\$225.72	142022031-3	\$225.72
142022032-4	\$225.72	142022033-5	\$225.72	142022035-7	\$225.72	142022036-8	\$225.72
142022037-9	\$225.72	142022038-0	\$225.72	142022041-2	\$225.72	142022042-3	\$225.72
142022043-4	\$225.72	142022044-5	\$225.72	142022045-6	\$225.72	142022046-7	\$225.72
142022050-0	\$225.72	142022051-1	\$225.72	142022052-2	\$225.72	142022053-3	\$225.72
142490001-3	\$225.72	142490002-4	\$225.72	142490003-5	\$225.72	142490004-6	\$225.72
142490005-7	\$225.72	142490006-8	\$225.72	142490007-9	\$225.72	142490008-0	\$225.72
142490009-1	\$225.72	142490010-1	\$225.72	142490011-2	\$225.72	142490012-3	\$225.72
142490013-4	\$225.72	142490014-5	\$225.72	142490015-6	\$225.72	142490016-7	\$225.72
142490017-8	\$225.72	142490018-9	\$225.72	142490019-0	\$225.72	142490020-0	\$225.72
142490021-1	\$225.72	142490022-2	\$225.72	142490023-3	\$225.72	142490024-4	\$225.72
142490025-5	\$225.72	142490026-6	\$225.72	142490027-7	\$225.72	142490028-8	\$225.72
142490029-9	\$225.72	142490030-9	\$225.72	142490031-0	\$225.72	142490032-1	\$225.72
142490033-2	\$225.72	142490034-3	\$225.72	142490035-4	\$225.72	142490036-5	\$225.72
142490037-6	\$225.72	142490038-7	\$225.72	142490039-8	\$225.72	142490040-8	\$225.72
142490041-9	\$225.72	142490042-0	\$225.72	142490043-1	\$225.72	142490044-2	\$225.72
142490045-3	\$225.72	142500001-3	\$225.72	142500002-4	\$225.72	142500003-5	\$225.72
142500004-6	\$225.72	142500005-7	\$225.72	142500006-8	\$225.72	142500007-9	\$225.72
142500008-0	\$225.72	142500009-1	\$225.72	142500010-1	\$225.72	142500011-2	\$225.72
142500012-3	\$225.72	142500013-4	\$225.72	142500014-5	\$225.72	142500015-6	\$225.72
142500016-7	\$225.72	142500017-8	\$225.72	142500018-9	\$225.72	142500019-0	\$225.72
142500020-0	\$225.72	142500021-1	\$225.72	142500022-2	\$225.72	142500023-3	\$225.72
142500024-4	\$225.72	142500025-5	\$225.72	142500026-6	\$225.72	142500027-7	\$225.72
142500028-8	\$225.72	142500029-9	\$225.72	142500030-9	\$225.72	142500031-0	\$225.72
142500032-1	\$225.72	142500033-2	\$225.72	142500034-3	\$225.72	142500035-4	\$225.72
142500036-5	\$225.72	142500037-6	\$225.72	142500038-7	\$225.72	142500039-8	\$225.72
142500040-8	\$225.72	142500041-9	\$225.72	142500042-0	\$225.72	142500043-1	\$225.72
142500044-2	\$225.72	142500045-3	\$225.72	142500046-4	\$225.72	142500047-5	\$225.72
142500048-6	\$225.72	142500049-7	\$225.72	142500050-7	\$225.72	142500051-8	\$225.72
142500052-9	\$225.72	142500053-0	\$225.72	142500054-1	\$225.72	142510001-4	\$225.72
142510002-5	\$225.72	142510003-6	\$225.72	142510004-7	\$225.72	142510005-8	\$225.72
142510006-9	\$225.72	142510007-0	\$225.72	142510008-1	\$225.72	142510009-2	\$225.72
142510010-2	\$225.72	142510011-3	\$225.72	142510012-4	\$225.72	142510013-5	\$225.72
142510014-6	\$225.72	142510015-7	\$225.72	142510016-8	\$225.72	142510017-9	\$225.72
142510018-0	\$225.72	142510019-1	\$225.72	142510020-1	\$225.72	142510021-2	\$225.72
142510022-3	\$225.72	142510023-4	\$225.72	142510024-5	\$225.72	142510025-6	\$225.72
142510026-7	\$225.72	142510027-8	\$225.72	142510028-9	\$225.72	142510029-0	\$225.72

Fiscal Year 2017-18 Assessment Roll



CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
142510030-0	\$225.72	142510031-1	\$225.72	142510032-2	\$225.72	142510033-3	\$225.72
142510034-4	\$225.72	142510035-5	\$225.72	142510036-6	\$225.72	142510037-7	\$225.72
142510038-8	\$225.72	142510039-9	\$225.72	142510040-9	\$225.72	142510041-0	\$225.72
142510042-1	\$225.72	142510043-2	\$225.72	142510044-3	\$225.72	142510045-4	\$225.72
142510046-5	\$225.72	142510047-6	\$225.72	142510048-7	\$225.72	142510049-8	\$225.72
142510050-8	\$225.72	142510051-9	\$225.72	142510052-0	\$225.72	142510053-1	\$225.72
142510054-2	\$225.72	142510055-3	\$225.72	142510056-4	\$225.72	142510057-5	\$225.72
142510058-6	\$225.72	142510059-7	\$225.72	142510060-7	\$225.72	142510061-8	\$225.72
142510062-9	\$225.72	142510063-0	\$225.72	142510064-1	\$225.72	142520002-6	\$225.72
142520003-7	\$225.72	142520004-8	\$225.72	142520005-9	\$225.72	142520006-0	\$225.72
142520007-1	\$225.72	142520008-2	\$225.72	142520009-3	\$225.72	142520010-3	\$225.72
142520011-4	\$225.72	142520012-5	\$225.72	142520013-6	\$225.72	142520014-7	\$225.72
142520015-8	\$225.72	142520016-9	\$225.72	142520017-0	\$225.72	142520018-1	\$225.72
142520019-2	\$225.72	142520020-2	\$225.72	142520021-3	\$225.72	142520022-4	\$225.72
142520023-5	\$225.72	142520024-6	\$225.72	142520025-7	\$225.72	142520026-8	\$225.72
142520027-9	\$225.72	142520028-0	\$225.72	142520029-1	\$225.72	142520030-1	\$225.72
142520031-2	\$225.72	142520032-3	\$225.72	142520033-4	\$225.72	142520034-5	\$225.72
142520035-6	\$225.72	142520036-7	\$225.72	142520037-8	\$225.72	142520038-9	\$225.72
142520039-0	\$225.72	142520040-0	\$225.72	142520050-9	\$225.72	142530001-6	\$225.72
142530002-7	\$225.72	142530003-8	\$225.72	142530004-9	\$225.72	142530005-0	\$225.72
142530006-1	\$225.72	142530007-2	\$225.72	142530008-3	\$225.72	142530009-4	\$225.72
142530010-4	\$225.72	142530011-5	\$225.72	142530012-6	\$225.72	142530013-7	\$225.72
142530014-8	\$225.72	142530015-9	\$225.72	142530016-0	\$225.72	142530017-1	\$225.72
142530018-2	\$225.72	142530019-3	\$225.72	142530020-3	\$225.72	142530021-4	\$225.72
142530022-5	\$225.72	142530023-6	\$225.72	142530024-7	\$225.72	142530025-8	\$225.72
142530027-0	\$225.72	142530028-1	\$225.72	142530029-2	\$225.72	142530030-2	\$225.72
142530031-3	\$225.72	142530032-4	\$225.72	142530033-5	\$225.72	142530034-6	\$225.72
142530035-7	\$225.72	142530036-8	\$225.72	142530037-9	\$225.72	142530044-5	\$225.72
142530046-7	\$225.72	142530047-8	\$225.72	142540001-7	\$225.72	142540002-8	\$225.72
142540003-9	\$225.72	142540004-0	\$225.72	142540005-1	\$225.72	142540006-2	\$225.72
142540007-3	\$225.72	142540008-4	\$225.72	142540009-5	\$225.72	142540010-5	\$225.72
142540011-6	\$225.72	142540012-7	\$225.72	142540013-8	\$225.72	142540014-9	\$225.72
142540015-0	\$225.72	142540016-1	\$225.72	142540017-2	\$225.72	142540018-3	\$225.72
142540019-4	\$225.72	142540020-4	\$225.72	142540021-5	\$225.72	142540022-6	\$225.72
142540023-7	\$225.72	142540024-8	\$225.72	142540025-9	\$225.72	142540026-0	\$225.72
142540027-1	\$225.72	142540028-2	\$225.72	142540029-3	\$225.72	142540030-3	\$225.72
142540031-4	\$225.72	142540032-5	\$225.72	142540033-6	\$225.72	142540034-7	\$225.72
142540035-8	\$225.72	142540036-9	\$225.72	142540037-0	\$225.72	142540038-1	\$225.72
142540039-2	\$225.72	142540040-2	\$225.72	142540041-3	\$225.72	142540042-4	\$225.72
142540043-5	\$225.72	142540044-6	\$225.72	142540045-7	\$225.72	142540046-8	\$225.72
142540047-9	\$225.72	142540048-0	\$225.72	142540062-2	\$225.72	142540063-3	\$225.72
142540064-4	\$225.72	142540065-5	\$225.72	142540066-6	\$225.72	142540067-7	\$225.72
142540068-8	\$225.72	142540069-9	\$225.72	142540070-9	\$225.72	142540071-0	\$225.72
142540072-1	\$225.72	142540073-2	\$225.72	142540074-3	\$225.72	142540075-4	\$225.72
142540076-5	\$225.72	142540077-6	\$225.72	142540078-7	\$225.72	142540079-8	\$225.72
142540080-8	\$225.72	142540081-9	\$225.72	142540082-0	\$225.72	142540083-1	\$225.72
142540084-2	\$225.72	142540085-3	\$225.72	142550001-8	\$225.72	142550002-9	\$225.72
142550003-0	\$225.72	142550004-1	\$225.72	142550005-2	\$225.72	142550006-3	\$225.72
142550007-4	\$225.72	142550008-5	\$225.72	142550009-6	\$225.72	142550010-6	\$225.72
142550011-7	\$225.72	142550012-8	\$225.72	142550013-9	\$225.72	142550014-0	\$225.72
142550015-1	\$225.72	142550016-2	\$225.72	142550017-3	\$225.72	142550018-4	\$225.72
142550019-5	\$225.72	142550020-5	\$225.72	142550021-6	\$225.72	142550022-7	\$225.72
142550023-8	\$225.72	142550024-9	\$225.72	142550025-0	\$225.72	142550026-1	\$225.72
142550027-2	\$225.72	142550028-3	\$225.72	142550029-4	\$225.72	142550030-4	\$225.72

CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
142550031-5	\$225.72	142550032-6	\$225.72	142550033-7	\$225.72	142550034-8	\$225.72
142550035-9	\$225.72	142550036-0	\$225.72	142550037-1	\$225.72	142550038-2	\$225.72
142550039-3	\$225.72	142550040-3	\$225.72	142550041-4	\$225.72	142550042-5	\$225.72
142550043-6	\$225.72	142550044-7	\$225.72	142550045-8	\$225.72	142550046-9	\$225.72
142550047-0	\$225.72	142550048-1	\$225.72	142550049-2	\$225.72	142550050-2	\$225.72
142550051-3	\$225.72	142550052-4	\$225.72	142550053-5	\$225.72	142550054-6	\$225.72
142550055-7	\$225.72	142560001-9	\$225.72	142560002-0	\$225.72	142560003-1	\$225.72
142560004-2	\$225.72	142560005-3	\$225.72	142560006-4	\$225.72	142560007-5	\$225.72
142560008-6	\$225.72	142560009-7	\$225.72	142560010-7	\$225.72	142560011-8	\$225.72
142560012-9	\$225.72	142560013-0	\$225.72	142560014-1	\$225.72	142560015-2	\$225.72
142560016-3	\$225.72	142560017-4	\$225.72	142560018-5	\$225.72	142560019-6	\$225.72
142560020-6	\$225.72	142560021-7	\$225.72	142560022-8	\$225.72	142560023-9	\$225.72
142560024-0	\$225.72	142560025-1	\$225.72	142560026-2	\$225.72	142560027-3	\$225.72
142560028-4	\$225.72	142560029-5	\$225.72	142560030-5	\$225.72	142560031-6	\$225.72
142560032-7	\$225.72	142560033-8	\$225.72	142560034-9	\$225.72	142560035-0	\$225.72
142560036-1	\$225.72	142560037-2	\$225.72	142560038-3	\$225.72	142560039-4	\$225.72
142560040-4	\$225.72	142560041-5	\$225.72	142560042-6	\$225.72	142560043-7	\$225.72
142560044-8	\$225.72	142560045-9	\$225.72	142571001-3	\$225.72	142571002-4	\$225.72
142571003-5	\$225.72	142571004-6	\$225.72	142571005-7	\$225.72	142571006-8	\$225.72
142571007-9	\$225.72	142571008-0	\$225.72	142571009-1	\$225.72	142571010-1	\$225.72
142571012-3	\$225.72	142571013-4	\$225.72	142571014-5	\$225.72	142571015-6	\$225.72
142571016-7	\$225.72	142571018-9	\$225.72	142571019-0	\$225.72	142571020-0	\$225.72
142571021-1	\$225.72	142571022-2	\$225.72	142571023-3	\$225.72	142571024-4	\$225.72
142572001-6	\$225.72	142572002-7	\$225.72	142572003-8	\$225.72	142572004-9	\$225.72
142572005-0	\$225.72	142572006-1	\$225.72	142572007-2	\$225.72	142572008-3	\$225.72
142572009-4	\$225.72	142572010-4	\$225.72	142572011-5	\$225.72	142572012-6	\$225.72
142572014-8	\$225.72	142572015-9	\$225.72	142572016-0	\$225.72	142572017-1	\$225.72
142572018-2	\$225.72	142572019-3	\$225.72	142572020-3	\$225.72	142572021-4	\$225.72
142572022-5	\$225.72	142572024-7	\$225.72	142572025-8	\$225.72	142572026-9	\$225.72
142572027-0	\$225.72	142572028-1	\$225.72	142572029-2	\$225.72	142572030-2	\$225.72
142572031-3	\$225.72	142572032-4	\$225.72	142580001-1	\$225.72	142580002-2	\$225.72
142580003-3	\$225.72	142580004-4	\$225.72	142580005-5	\$225.72	142580006-6	\$225.72
142580007-7	\$225.72	142580008-8	\$225.72	142580009-9	\$225.72	142580010-9	\$225.72
142580011-0	\$225.72	142580012-1	\$225.72	142580013-2	\$225.72	142580014-3	\$225.72
142580015-4	\$225.72	142580016-5	\$225.72	142580017-6	\$225.72	142580018-7	\$225.72
142580019-8	\$225.72	142580020-8	\$225.72	142580021-9	\$225.72	142580022-0	\$225.72
142580023-1	\$225.72	142580024-2	\$225.72	142580025-3	\$225.72	142580026-4	\$225.72
142580027-5	\$225.72	142590001-2	\$225.72	142590002-3	\$225.72	142590003-4	\$225.72
142590004-5	\$225.72	142590005-6	\$225.72	142590006-7	\$225.72	142590007-8	\$225.72
142590008-9	\$225.72	142590009-0	\$225.72	142590010-0	\$225.72	142590011-1	\$225.72
142590012-2	\$225.72	142590013-3	\$225.72	142590014-4	\$225.72	142601001-5	\$225.72
142601002-6	\$225.72	142601003-7	\$225.72	142601004-8	\$225.72	142601005-9	\$225.72
142601006-0	\$225.72	142601007-1	\$225.72	142601008-2	\$225.72	142601009-3	\$225.72
142601010-3	\$225.72	142601011-4	\$225.72	142601012-5	\$225.72	142601017-0	\$225.72
142601018-1	\$225.72	142601019-2	\$225.72	142601020-2	\$225.72	142601021-3	\$225.72
142601022-4	\$225.72	142601023-5	\$225.72	142601024-6	\$225.72	142601025-7	\$225.72
142601027-9	\$225.72	142601028-0	\$225.72	142601029-1	\$225.72	142601030-1	\$225.72
142601031-2	\$225.72	142601032-3	\$225.72	142601033-4	\$225.72	142601034-5	\$225.72
142601036-7	\$225.72	142601037-8	\$225.72	142601038-9	\$225.72	142601039-0	\$225.72
142601040-0	\$225.72	142601041-1	\$225.72	142601042-2	\$225.72	142601043-3	\$225.72
142601044-4	\$225.72	142601046-6	\$225.72	142601047-7	\$225.72	142601048-8	\$225.72
142601049-9	\$225.72	142601050-9	\$225.72	142601051-0	\$225.72	142601052-1	\$225.72
142601053-2	\$225.72	142601054-3	\$225.72	142611001-6	\$225.72	142611002-7	\$225.72
142611003-8	\$225.72	142611004-9	\$225.72	142611005-0	\$225.72	142611006-1	\$225.72

Fiscal Year 2017-18 Assessment Roll



CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
142611008-3	\$225.72	142611009-4	\$225.72	142611010-4	\$225.72	142611011-5	\$225.72
142611013-7	\$225.72	142611014-8	\$225.72	142611015-9	\$225.72	142611016-0	\$225.72
142611017-1	\$225.72	142611018-2	\$225.72	142611019-3	\$225.72	142611020-3	\$225.72
142611022-5	\$225.72	142611023-6	\$225.72	142611024-7	\$225.72	142611025-8	\$225.72
142611026-9	\$225.72	142611027-0	\$225.72	142611028-1	\$225.72	142611029-2	\$225.72
142611031-3	\$225.72	142611032-4	\$225.72	142611033-5	\$225.72	142611034-6	\$225.72
142611035-7	\$225.72	142611036-8	\$225.72	142611038-0	\$225.72	142611039-1	\$225.72
142611040-1	\$225.72	142611041-2	\$225.72	142611042-3	\$225.72	142611043-4	\$225.72
142611045-6	\$225.72	142611046-7	\$225.72	142611047-8	\$225.72	142611048-9	\$225.72
142611049-0	\$225.72	142611050-0	\$225.72	142611052-2	\$225.72	142611053-3	\$225.72
142611054-4	\$225.72	142611055-5	\$225.72	142611056-6	\$225.72	142611057-7	\$225.72
142611058-8	\$225.72	142611059-9	\$225.72	142611060-9	\$225.72	142611061-0	\$225.72
142611062-1	\$225.72	142611063-2	\$225.72	142611065-4	\$225.72	142611066-5	\$225.72
142611067-6	\$225.72	142611068-7	\$225.72	142611069-8	\$225.72	142611070-8	\$225.72
142611071-9	\$225.72	142611072-0	\$225.72	142611075-3	\$225.72	142611076-4	\$225.72
142611078-6	\$225.72	142611079-7	\$225.72	142611080-7	\$225.72	142611081-8	\$225.72
142611082-9	\$225.72	142611083-0	\$225.72	142621001-7	\$225.72	142621002-8	\$225.72
142621003-9	\$225.72	142621004-0	\$225.72	142621005-1	\$225.72	142621006-2	\$225.72
142621007-3	\$225.72	142621008-4	\$225.72	142621009-5	\$225.72	142621011-6	\$225.72
142621012-7	\$225.72	142621013-8	\$225.72	142621014-9	\$225.72	142621015-0	\$225.72
142621017-2	\$225.72	142621018-3	\$225.72	142621019-4	\$225.72	142621021-5	\$225.72
142621022-6	\$225.72	142621023-7	\$225.72	142621024-8	\$225.72	142621025-9	\$225.72
142621026-0	\$225.72	142621027-1	\$225.72	142621028-2	\$225.72	142621029-3	\$225.72
142621030-3	\$225.72	142621031-4	\$225.72	142621032-5	\$225.72	142621036-9	\$225.72
142621037-0	\$225.72	142621038-1	\$225.72	142621039-2	\$225.72	142621040-2	\$225.72
142621041-3	\$225.72	142621042-4	\$225.72	142621043-5	\$225.72	142621044-6	\$225.72
142621045-7	\$225.72	142621046-8	\$225.72	142621047-9	\$225.72	142621048-0	\$225.72
142621051-2	\$225.72	142621052-3	\$225.72	142621053-4	\$225.72	142621054-5	\$225.72
142621055-6	\$225.72	142621056-7	\$225.72	142621057-8	\$225.72	142621058-9	\$225.72
142621059-0	\$225.72	142621061-1	\$225.72	142621062-2	\$225.72	142621063-3	\$225.72
142621064-4	\$225.72	142621065-5	\$225.72	142621066-6	\$225.72	142621067-7	\$225.72
142621068-8	\$225.72	142621069-9	\$225.72	142621070-9	\$225.72	146270001-1	\$225.72
146270002-2	\$225.72	146270003-3	\$225.72	146270004-4	\$225.72	146270005-5	\$225.72
146270006-6	\$225.72	146270008-8	\$225.72	146270009-9	\$225.72	146270010-9	\$225.72
146270011-0	\$225.72	146270012-1	\$225.72	146270013-2	\$225.72	146270014-3	\$225.72
146270015-4	\$225.72	146270016-5	\$225.72	146270017-6	\$225.72	146270020-8	\$225.72
146270021-9	\$225.72	146270022-0	\$225.72	146270023-1	\$225.72	146270024-2	\$225.72
146270025-3	\$225.72	146270026-4	\$225.72	146270027-5	\$225.72	146270028-6	\$225.72
146270029-7	\$225.72	146270030-7	\$225.72	146270031-8	\$225.72	146270032-9	\$225.72
146270033-0	\$225.72	146270034-1	\$225.72	146270035-2	\$225.72	146270036-3	\$225.72
146270039-6	\$225.72	146270040-6	\$225.72	146270041-7	\$225.72	146270042-8	\$225.72
146270046-2	\$225.72	146270047-3	\$225.72	146270048-4	\$225.72	146270049-5	\$225.72
146270050-5	\$225.72	146270051-6	\$225.72	146270052-7	\$225.72	146270053-8	\$225.72
146270054-9	\$225.72	146270055-0	\$225.72	146270056-1	\$225.72	146270057-2	\$225.72
146270058-3	\$225.72	146270059-4	\$225.72	146270060-4	\$225.72	146270061-5	\$225.72
146270062-6	\$225.72	146270063-7	\$225.72	146270064-8	\$225.72	146270065-9	\$225.72
146270066-0	\$225.72	146270067-1	\$225.72	146270068-2	\$225.72	146280001-2	\$225.72
146280002-3	\$225.72	146280003-4	\$225.72	146280004-5	\$225.72	146280005-6	\$225.72
146280006-7	\$225.72	146280007-8	\$225.72	146280008-9	\$225.72	146280009-0	\$225.72
146280010-0	\$225.72	146280011-1	\$225.72	146280012-2	\$225.72	146280013-3	\$225.72
146280014-4	\$225.72	146280015-5	\$225.72	146280016-6	\$225.72	146280017-7	\$225.72
146280018-8	\$225.72	146280019-9	\$225.72	146280020-9	\$225.72	146280021-0	\$225.72
146280022-1	\$225.72	146280023-2	\$225.72	146280024-3	\$225.72	146280025-4	\$225.72
146280026-5	\$225.72	146280027-6	\$225.72	146280028-7	\$225.72	146280029-8	\$225.72

Fiscal Year 2017-18 Assessment Roll



CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
146280030-8	\$225.72	146280031-9	\$225.72	146280032-0	\$225.72	146280033-1	\$225.72
146280034-2	\$225.72	146280035-3	\$225.72	146280036-4	\$225.72	146280037-5	\$225.72
146280038-6	\$225.72	146280039-7	\$225.72	146280040-7	\$225.72	146280041-8	\$225.72
146280042-9	\$225.72	146280043-0	\$225.72	146280044-1	\$225.72	146280045-2	\$225.72
146280046-3	\$225.72	146280047-4	\$225.72	146280048-5	\$225.72	146280049-6	\$225.72
146280058-4	\$225.72	146280059-5	\$225.72	146280060-5	\$225.72	146280061-6	\$225.72
146280062-7	\$225.72	146280063-8	\$225.72	146280064-9	\$225.72	146280065-0	\$225.72
146280066-1	\$225.72	146280067-2	\$225.72	146280068-3	\$225.72	146280069-4	\$225.72
146280070-4	\$225.72	146280071-5	\$225.72	146280072-6	\$225.72	146280073-7	\$225.72
146280074-8	\$225.72	146280075-9	\$225.72	146280076-0	\$225.72	146280077-1	\$225.72
146280078-2	\$225.72	146280079-3	\$225.72	146280080-3	\$225.72	146280081-4	\$225.72
146280082-5	\$225.72	146280083-6	\$225.72	146280084-7	\$225.72	146280085-8	\$225.72
146280086-9	\$225.72	146280087-0	\$225.72	146280088-1	\$225.72	146280089-2	\$225.72
146290001-3	\$225.72	146290002-4	\$225.72	146290003-5	\$225.72	146290004-6	\$225.72
146290005-7	\$225.72	146290006-8	\$225.72	146290007-9	\$225.72	146290008-0	\$225.72
146290009-1	\$225.72	146290010-1	\$225.72	146290011-2	\$225.72	146290012-3	\$225.72
146290013-4	\$225.72	146290014-5	\$225.72	146290015-6	\$225.72	146290016-7	\$225.72
146290017-8	\$225.72	146290018-9	\$225.72	146290019-0	\$225.72	146290020-0	\$225.72
146290021-1	\$225.72	146290022-2	\$225.72	146290023-3	\$225.72	146290024-4	\$225.72
146290025-5	\$225.72	146290026-6	\$225.72	146290027-7	\$225.72	146290028-8	\$225.72
146290029-9	\$225.72	146290030-9	\$225.72	146290031-0	\$225.72	146290032-1	\$225.72
146290033-2	\$225.72	146290034-3	\$225.72	146290035-4	\$225.72	146290036-5	\$225.72
146290037-6	\$225.72	146290038-7	\$225.72	146290039-8	\$225.72	146290040-8	\$225.72
146290052-9	\$225.72	146290053-0	\$225.72	146290054-1	\$225.72	146290055-2	\$225.72
146290056-3	\$225.72	146290057-4	\$225.72	146290058-5	\$225.72	146290059-6	\$225.72
146290060-6	\$225.72	146290061-7	\$225.72	146290062-8	\$225.72	146290063-9	\$225.72
146290064-0	\$225.72	146290065-1	\$225.72	146290066-2	\$225.72	146290067-3	\$225.72
146290068-4	\$225.72	146290069-5	\$225.72	146290070-5	\$225.72	146290071-6	\$225.72
146290072-7	\$225.72	146290073-8	\$225.72	146290074-9	\$225.72	146290075-0	\$225.72
146290076-1	\$225.72	146290077-2	\$225.72	146290078-3	\$225.72	146290079-4	\$225.72
146300001-3	\$225.72	146300002-4	\$225.72	146300003-5	\$225.72	146300004-6	\$225.72
146300005-7	\$225.72	146300006-8	\$225.72	146300007-9	\$225.72	146300008-0	\$225.72
146300009-1	\$225.72	146300010-1	\$225.72	146300011-2	\$225.72	146300012-3	\$225.72
146300013-4	\$225.72	146300014-5	\$225.72	146300015-6	\$225.72	146300016-7	\$225.72
146300017-8	\$225.72	146300018-9	\$225.72	146300019-0	\$225.72	146300020-0	\$225.72
146300021-1	\$225.72	146300022-2	\$225.72	146300023-3	\$225.72	146300024-4	\$225.72
146300025-5	\$225.72	146300026-6	\$225.72	146300027-7	\$225.72	146300028-8	\$225.72
146300029-9	\$225.72	146300030-9	\$225.72	146300031-0	\$225.72	146300032-1	\$225.72
146300033-2	\$225.72	146300034-3	\$225.72	146300035-4	\$225.72	146300036-5	\$225.72
146300037-6	\$225.72	146300038-7	\$225.72				

Parcels: 1,022
 Levy: \$230,685.84

Fiscal Year 2017-18 Assessment Roll



CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone B-Non Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
141260023-5	\$28,403.98	141260030-1	\$4,803.54	141260031-2	\$5,092.38	141260033-4	\$3,059.70
141260034-5	\$2,439.20	141260035-6	\$1,636.84	141260036-7	\$1,155.42	141260037-8	\$1,251.70
141260038-9	\$930.74	141260039-0	\$1,540.56	141261001-8	\$181.86	141261002-9	\$181.86
141261003-0	\$117.68	141261004-1	\$96.28	141261005-2	\$139.08	141261006-3	\$96.28
141261007-4	\$128.38	141261008-5	\$96.28	141261009-6	\$128.38	141261010-6	\$171.16
141261011-7	\$192.56	141261012-8	\$64.18	141261014-0	\$96.28	141261016-2	\$85.58
141261017-3	\$128.38	141261018-4	\$117.68	141261020-5	\$192.56	141261021-6	\$85.58
141302008-1	\$2,909.94	142090025-9	\$1,016.34	142090026-0	\$866.56	142090027-1	\$1,069.82
142090028-2	\$1,754.52	142090037-0	\$994.94	142090038-1	\$813.06	142090039-2	\$1,176.80
142090040-2	\$652.60	142090042-4	\$866.56	142090043-5	\$780.98	142090044-6	\$2,310.82
142090050-1	\$1,594.04	142090051-2	\$1,433.56	142090055-6	\$673.98	142090056-7	\$438.62
142090057-8	\$427.92	142090058-9	\$342.34	142090059-0	\$385.14	142090060-0	\$449.32
142090061-1	\$470.72	142090062-2	\$663.28	142090063-3	\$524.22	142090066-6	\$2,235.94
142090070-9	\$2,984.82	142091001-0	\$353.04	142091002-1	\$299.54	142091003-2	\$246.06
142091004-3	\$181.86	142091005-4	\$181.86	142091006-5	\$235.36	142091007-6	\$320.94
142091008-7	\$363.74	142091010-8	\$171.16	142091011-9	\$267.46	142091012-0	\$235.36
142091013-1	\$267.46	142091014-2	\$235.36	142091015-3	\$235.36	142091016-4	\$267.46
142091017-5	\$235.36	142091018-6	\$160.46	142091019-7	\$224.66	142091020-7	\$299.54
142091022-9	\$160.46	142091023-0	\$160.46	142091024-1	\$299.54	142091025-2	\$160.46
142091026-3	\$149.78	142091027-4	\$203.26	142091028-5	\$149.78	142091029-6	\$181.86
142091030-6	\$192.56	142091031-7	\$117.68	142091032-8	\$117.68	142091033-9	\$213.96
142091034-0	\$160.46	142091035-1	\$149.78	142091036-2	\$224.66	142091037-3	\$117.68
142091038-4	\$117.68	142091039-5	\$160.46	142091040-5	\$149.78	142092001-3	\$331.64
142092002-4	\$353.04	142092003-5	\$492.12	142092004-6	\$235.36	142092005-7	\$310.24
142092006-8	\$235.36	142092007-9	\$299.54	142092008-0	\$299.54	142092009-1	\$363.74
142092010-1	\$267.46	142092011-2	\$299.54	142092012-3	\$438.62	142092013-4	\$460.02
142092014-5	\$331.64	142092015-6	\$267.46				

Parcels: 106
 Levy: \$93,406.28

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
Parcels:	<u>1,128</u>						
Levy:	<u>\$324,092.12</u>						

APPENDIX C

Assessment Diagram

ASSESSMENT DIAGRAM

RIVERWALK

LANDSCAPE MAINTENANCE DISTRICT CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM ON THE 13TH DAY OF August, 2002 SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS ON THE 13TH DAY OF August, 2002. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA THIS 13TH DAY OF August, 2002.

C. J. H. H. H.
CITY CLERK OF THE CITY OF RIVERSIDE

FILED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF RIVERSIDE THIS 13TH DAY OF August, 2002.

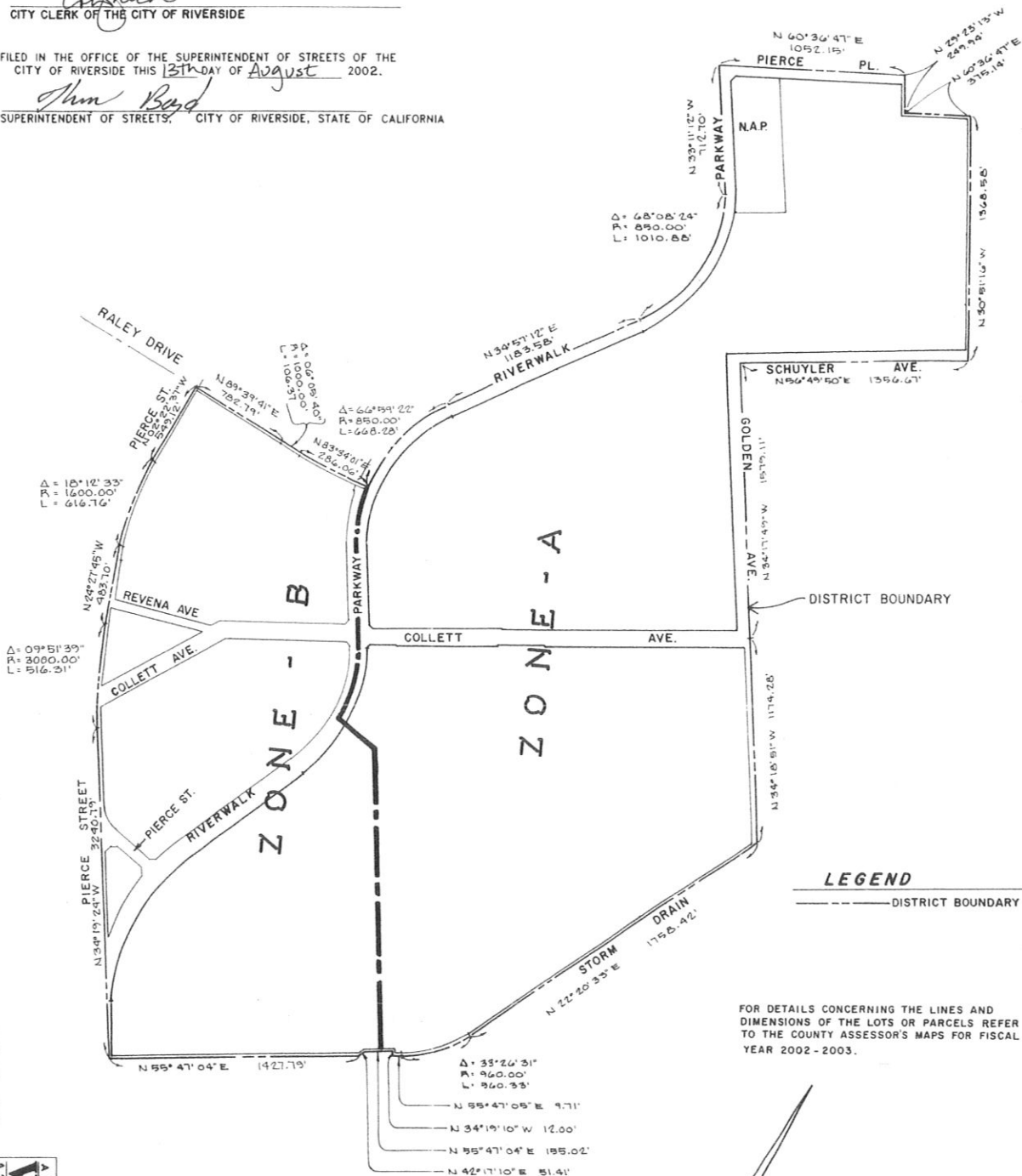
John Boyd
SUPERINTENDENT OF STREETS, CITY OF RIVERSIDE, STATE OF CALIFORNIA

RECORDED THIS 22TH DAY OF AUG, 2002 AT THE HOUR OF 8:00 O'CLOCK A.M. IN BOOK 52 PAGE 11 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: \$0 NO.: 2002-465925

GARY L. ORSO, RIVERSIDE COUNTY ASSESSOR-CLERK-RECORDER

BY: Donald L. Talbot
DEPUTY



W.O. 02-0164

ALBERT A. WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



Corporate Headquarters

3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office

41-990 Cook St., Bldg. I - #801B
Palm Desert, CA 92211
951.686.1070

Murrieta Office

41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070