

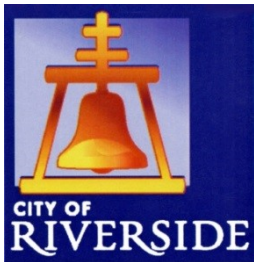


Annual Engineer's Report

Fiscal Year 2019-20

Riverwalk Landscape Maintenance District

Prepared For



May 2019



Table of Contents

Sections

Section i.	Engineer's Statement	i
Section 1.	Plans and Specifications	1
Section 2.	Method of Assessment Apportionment	2
Section 3.	Cost Estimate	6
Section 4.	Assessment Roll	7
Section 5.	Assessment Diagram	8

Tables

Table 2-1.	Maximum Assessment Range Calculations	5
Table 3-1.	Cost Estimate for Fiscal Year 2019-2020	6

Appendices

Appendix A.	Resolution No. 23416	A-1
Appendix B.	Assessment Roll	B-1
Appendix C.	Assessment Diagram	C-1

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 THE "LANDSCAPING AND LIGHTING ACT OF 1972" AND PROPOSITION 218

I, Matthew E. Webb, a Professional Civil Engineer (employed by Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Riverside, pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "1972 Act"), 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 XIIIIC and XIIID to the California Constitution, and in accordance with Resolution No. 23416 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"), submit herewith the Report for the District consisting of five (5) Sections as follows. Please note that Albert A. Webb Associates provides engineering advice and related consulting engineering services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report for the District is, or should be interpreted to be, municipal advisory services or advice.

- 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 2019-2020 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 9th day of May 2019.



ALBERT A. WEBB ASSOCIATES

Matthew E. Webb

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 _____, 2019.

COLLEEN J. NICOL, MMC
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 south of Collett Avenue, northerly to approximately 950 feet south of Pierce Street.
- Enhanced landscaped areas, including recreation facilities and play equipment, on the east side of Riverwalk Parkway, located approximately 500 feet south of Collett Avenue, northerly to approximately 950 feet south 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.

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 south of Collett Avenue and along the west side of Riverwalk Parkway from the La Sierra Storm Drain, northerly to a point approximately 950 feet south 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

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 to Article XIII D of the California Constitution 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. Article XIII D Section 2(i) defines Special Benefit as follows:

"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."

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, provide a sense of community, and will provide erosion and dust control, resulting in additional special benefit.

2. Method of Assessment Apportionment

General Public 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 XIIIID 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.

Method of Assessment Apportionment

The “Landscaping and Lighting Act of 1972” and the provisions of Article XIIIID 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 Webb Municipal Finance, LLC 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.

Allocation of Special Benefit Assessments

The District contains 28.2 acres of landscaping. 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). In Fiscal Year 2012-2013, a two-acre parcel that was in Zone B was dedicated to the City of Riverside as a dog park and transferred to Zone A. The City has subsequently determined that the dog park provides a general benefit and maintenance of the park has been removed from the responsibility of Zone A. Therefore, 17.2 acres of landscaping is the responsibility of the residential development (Zone A), 9.0 acres of landscaping is the responsibility of the non-residential development (Zone B), and 2.0 acres of landscaping is the responsibility of the City. 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 2019-2020 will be \$374,105.00. The total estimated cost of the maintenance of the improvements and the resulting total assessment of \$374,105.00 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 three items of costs. It has been determined that the costs of those three items, i.e., 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, 69.92 percent (\$261,574.22) of the total assessment has been allocated to Zone A and 30.08 percent (\$112,530.78) 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 annual Minimum and Maximum assessment rates, 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), are annually increased by an amount not to exceed the current method of escalation on July 1 of each year, commencing on July 1, 2003. The escalation method increases the prior fiscal year Minimum and Maximum rates using the year-over-year percentage increase, if any, in the Consumer Price Index (CPI).

Prior to Fiscal Year 2018-2019, the annual escalation was determined by multiplying the prior year rates, both Minimum and Maximum, by the percentage increase, if any, in the CPI for Los Angeles–Riverside–Orange County (1982–84 = 100). The base Index as of July 1, 2002 was 182.200.

In December 2017, the Bureau of Labor Statistics Data revised its categorization of Los Angeles–Riverside–Orange County to Riverside–San Bernardino–Ontario. Thus, the annual escalation will be determined by the percentage increase, if any, in the Riverside–San Bernardino–Ontario Index (December 2017 = 100) from the preceding year. Table 2-1 shows the changes to the Minimum and Maximum assessment rates from Fiscal Year 2002-2003 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					
18-19 ⁽¹⁾	A	\$215.68	\$330.69	100.000	Dec-17	101.897	Mar-18	1.8970%
	B	\$1,078.35	\$1,437.79					
19-20 ⁽²⁾	A	\$221.72	\$339.95	101.897	Mar-18	104.749	Mar-19	2.7989%
	B	\$1,108.53	\$1,478.03					

⁽¹⁾ In January 2018 the Bureau of Labor Statistics Data revised its categorization of Los Angeles-Riverside-Orange County to Riverside-San Bernardino-Ontario. The calculation of the escalator for Fiscal Year 2018-19 was the percentage increase from the newly implemented base index, as of December 2017 (2017-18 = 100.000), to the Index as of March 2018 of 101.897.

⁽²⁾ Beginning with FY 2019-20, the calculation of the escalator uses the percentage increase, if any, in the new Index from March of the prior year to March of the current year.

3. Cost Estimate

The Fiscal Year 2019-2020 costs of the improvements for the District are based upon costs as of April 12, 2019, as provided by the City of Riverside Finance Department.

Table 3-1
Cost Estimate for Fiscal Year 2019-2020

ITEM	Cost
Contract Maintenance	\$231,166
Utilities	\$20,989
Contract Contingencies and Misc. Repairs	\$41,000
Assessment Engineer	\$4,500
City Labor and Overhead	\$267,066
Operating Costs	\$2,500
Total Estimated Cost	\$567,221
Less 2018/2019 Surplus	(\$193,116)
Amount Required for 2019/2020 Assessment	\$374,105

4. Assessment Roll

A proposed assessment of the total costs and expenses of the improvements for Fiscal Year 2019-2020 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 of the diagram is included in this report.

APPENDIX A
Resolution No. 23416



1 RESOLUTION NO. 23416

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 2019-2020 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 2019-2020.

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.

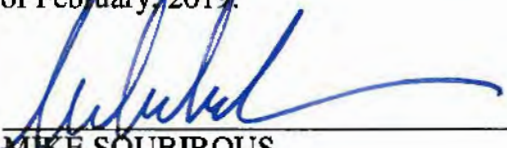
16 (e) Operation, maintenance, repair, and replacement of irrigation systems.

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 2019-2020 fiscal year.

24 Section 4: Webb Municipal Finance, LLC (formerly known as Albert A. Webb
25 Associates) is hereby appointed as the engineer of record (the "Engineer") and is ordered to
26 prepare and file with the City Clerk an engineer's report (the "Report") which meets the
27 requirements of Sections 22565 through 22574 of the Act with regard to the assessments to be
28 levied within the District for the 2019-2020 fiscal year.

1 ADOPTED by the City Council this 5th day of February, 2019.

2
3 
4 MIKE SOUBIROUS
Mayor Pro Tem of the City of Riverside

5 Attest:

6 
7 COLLEEN J. NICOL
8 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 5th day
12 of February, 2019, by the following vote, to wit:


13 Ayes: Councilmembers Gardner, Melendrez, Soubrou, Conder, Mac Arthur,
14 Perry, and Adams

15 Noes: None

16 Absent: None

17 Disqualified: None

18
19 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of
20 the City of Riverside, California, this 7th day of February, 2019.

21
22 
23 COLLEEN J. NICOL
24 City Clerk of the City of Riverside

25
26
27 CA #18-1738
28 \\rc-citylawprod\Cycom\WPDocs\D011\025\00456895.doc

APPENDIX B
Assessment Roll



Fiscal Year 2019-20 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	\$255.94	142021002-4	\$255.94	142021003-5	\$255.94	142021004-6	\$255.94
142021007-9	\$255.94	142021008-0	\$255.94	142021009-1	\$255.94	142021010-1	\$255.94
142021013-4	\$255.94	142021014-5	\$255.94	142021015-6	\$255.94	142021016-7	\$255.94
142021019-0	\$255.94	142021020-0	\$255.94	142021021-1	\$255.94	142021022-2	\$255.94
142021023-3	\$255.94	142021024-4	\$255.94	142021026-6	\$255.94	142021027-7	\$255.94
142021028-8	\$255.94	142021029-9	\$255.94	142021030-9	\$255.94	142021031-0	\$255.94
142021032-1	\$255.94	142021033-2	\$255.94	142021034-3	\$255.94	142021035-4	\$255.94
142021037-6	\$255.94	142021038-7	\$255.94	142021039-8	\$255.94	142021040-8	\$255.94
142021042-0	\$255.94	142021043-1	\$255.94	142021045-3	\$255.94	142021046-4	\$255.94
142021047-5	\$255.94	142021048-6	\$255.94	142021049-7	\$255.94	142021050-7	\$255.94
142021052-9	\$255.94	142021053-0	\$255.94	142021054-1	\$255.94	142021055-2	\$255.94
142021056-3	\$255.94	142021057-4	\$255.94	142022001-6	\$255.94	142022002-7	\$255.94
142022003-8	\$255.94	142022004-9	\$255.94	142022006-1	\$255.94	142022007-2	\$255.94
142022008-3	\$255.94	142022009-4	\$255.94	142022010-4	\$255.94	142022011-5	\$255.94
142022013-7	\$255.94	142022014-8	\$255.94	142022015-9	\$255.94	142022016-0	\$255.94
142022018-2	\$255.94	142022019-3	\$255.94	142022020-3	\$255.94	142022021-4	\$255.94
142022023-6	\$255.94	142022024-7	\$255.94	142022025-8	\$255.94	142022026-9	\$255.94
142022027-0	\$255.94	142022028-1	\$255.94	142022030-2	\$255.94	142022031-3	\$255.94
142022032-4	\$255.94	142022033-5	\$255.94	142022035-7	\$255.94	142022036-8	\$255.94
142022037-9	\$255.94	142022038-0	\$255.94	142022041-2	\$255.94	142022042-3	\$255.94
142022043-4	\$255.94	142022044-5	\$255.94	142022045-6	\$255.94	142022046-7	\$255.94
142022050-0	\$255.94	142022051-1	\$255.94	142022052-2	\$255.94	142022053-3	\$255.94
142490001-3	\$255.94	142490002-4	\$255.94	142490003-5	\$255.94	142490004-6	\$255.94
142490005-7	\$255.94	142490006-8	\$255.94	142490007-9	\$255.94	142490008-0	\$255.94
142490009-1	\$255.94	142490010-1	\$255.94	142490011-2	\$255.94	142490012-3	\$255.94
142490013-4	\$255.94	142490014-5	\$255.94	142490015-6	\$255.94	142490016-7	\$255.94
142490017-8	\$255.94	142490018-9	\$255.94	142490019-0	\$255.94	142490020-0	\$255.94
142490021-1	\$255.94	142490022-2	\$255.94	142490023-3	\$255.94	142490024-4	\$255.94
142490025-5	\$255.94	142490026-6	\$255.94	142490027-7	\$255.94	142490028-8	\$255.94
142490029-9	\$255.94	142490030-9	\$255.94	142490031-0	\$255.94	142490032-1	\$255.94
142490033-2	\$255.94	142490034-3	\$255.94	142490035-4	\$255.94	142490036-5	\$255.94
142490037-6	\$255.94	142490038-7	\$255.94	142490039-8	\$255.94	142490040-8	\$255.94
142490041-9	\$255.94	142490042-0	\$255.94	142490043-1	\$255.94	142490044-2	\$255.94
142490045-3	\$255.94	142500001-3	\$255.94	142500002-4	\$255.94	142500003-5	\$255.94
142500004-6	\$255.94	142500005-7	\$255.94	142500006-8	\$255.94	142500007-9	\$255.94
142500008-0	\$255.94	142500009-1	\$255.94	142500010-1	\$255.94	142500011-2	\$255.94
142500012-3	\$255.94	142500013-4	\$255.94	142500014-5	\$255.94	142500015-6	\$255.94
142500016-7	\$255.94	142500017-8	\$255.94	142500018-9	\$255.94	142500019-0	\$255.94
142500020-0	\$255.94	142500021-1	\$255.94	142500022-2	\$255.94	142500023-3	\$255.94
142500024-4	\$255.94	142500025-5	\$255.94	142500026-6	\$255.94	142500027-7	\$255.94
142500028-8	\$255.94	142500029-9	\$255.94	142500030-9	\$255.94	142500031-0	\$255.94
142500032-1	\$255.94	142500033-2	\$255.94	142500034-3	\$255.94	142500035-4	\$255.94
142500036-5	\$255.94	142500037-6	\$255.94	142500038-7	\$255.94	142500039-8	\$255.94
142500040-8	\$255.94	142500041-9	\$255.94	142500042-0	\$255.94	142500043-1	\$255.94
142500044-2	\$255.94	142500045-3	\$255.94	142500046-4	\$255.94	142500047-5	\$255.94
142500048-6	\$255.94	142500049-7	\$255.94	142500050-7	\$255.94	142500051-8	\$255.94
142500052-9	\$255.94	142500053-0	\$255.94	142500054-1	\$255.94	142510001-4	\$255.94
142510002-5	\$255.94	142510003-6	\$255.94	142510004-7	\$255.94	142510005-8	\$255.94
142510006-9	\$255.94	142510007-0	\$255.94	142510008-1	\$255.94	142510009-2	\$255.94
142510010-2	\$255.94	142510011-3	\$255.94	142510012-4	\$255.94	142510013-5	\$255.94
142510014-6	\$255.94	142510015-7	\$255.94	142510016-8	\$255.94	142510017-9	\$255.94
142510018-0	\$255.94	142510019-1	\$255.94	142510020-1	\$255.94	142510021-2	\$255.94
142510022-3	\$255.94	142510023-4	\$255.94	142510024-5	\$255.94	142510025-6	\$255.94
142510026-7	\$255.94	142510027-8	\$255.94	142510028-9	\$255.94	142510029-0	\$255.94

CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
142510030-0	\$255.94	142510031-1	\$255.94	142510032-2	\$255.94	142510033-3	\$255.94
142510034-4	\$255.94	142510035-5	\$255.94	142510036-6	\$255.94	142510037-7	\$255.94
142510038-8	\$255.94	142510039-9	\$255.94	142510040-9	\$255.94	142510041-0	\$255.94
142510042-1	\$255.94	142510043-2	\$255.94	142510044-3	\$255.94	142510045-4	\$255.94
142510046-5	\$255.94	142510047-6	\$255.94	142510048-7	\$255.94	142510049-8	\$255.94
142510050-8	\$255.94	142510051-9	\$255.94	142510052-0	\$255.94	142510053-1	\$255.94
142510054-2	\$255.94	142510055-3	\$255.94	142510056-4	\$255.94	142510057-5	\$255.94
142510058-6	\$255.94	142510059-7	\$255.94	142510060-7	\$255.94	142510061-8	\$255.94
142510062-9	\$255.94	142510063-0	\$255.94	142510064-1	\$255.94	142520002-6	\$255.94
142520003-7	\$255.94	142520004-8	\$255.94	142520005-9	\$255.94	142520006-0	\$255.94
142520007-1	\$255.94	142520008-2	\$255.94	142520009-3	\$255.94	142520010-3	\$255.94
142520011-4	\$255.94	142520012-5	\$255.94	142520013-6	\$255.94	142520014-7	\$255.94
142520015-8	\$255.94	142520016-9	\$255.94	142520017-0	\$255.94	142520018-1	\$255.94
142520019-2	\$255.94	142520020-2	\$255.94	142520021-3	\$255.94	142520022-4	\$255.94
142520023-5	\$255.94	142520024-6	\$255.94	142520025-7	\$255.94	142520026-8	\$255.94
142520027-9	\$255.94	142520028-0	\$255.94	142520029-1	\$255.94	142520030-1	\$255.94
142520031-2	\$255.94	142520032-3	\$255.94	142520033-4	\$255.94	142520034-5	\$255.94
142520035-6	\$255.94	142520036-7	\$255.94	142520037-8	\$255.94	142520038-9	\$255.94
142520039-0	\$255.94	142520040-0	\$255.94	142520050-9	\$255.94	142530001-6	\$255.94
142530002-7	\$255.94	142530003-8	\$255.94	142530004-9	\$255.94	142530005-0	\$255.94
142530006-1	\$255.94	142530007-2	\$255.94	142530008-3	\$255.94	142530009-4	\$255.94
142530010-4	\$255.94	142530011-5	\$255.94	142530012-6	\$255.94	142530013-7	\$255.94
142530014-8	\$255.94	142530015-9	\$255.94	142530016-0	\$255.94	142530017-1	\$255.94
142530018-2	\$255.94	142530019-3	\$255.94	142530020-3	\$255.94	142530021-4	\$255.94
142530022-5	\$255.94	142530023-6	\$255.94	142530024-7	\$255.94	142530025-8	\$255.94
142530027-0	\$255.94	142530028-1	\$255.94	142530029-2	\$255.94	142530030-2	\$255.94
142530031-3	\$255.94	142530032-4	\$255.94	142530033-5	\$255.94	142530034-6	\$255.94
142530035-7	\$255.94	142530036-8	\$255.94	142530037-9	\$255.94	142530044-5	\$255.94
142530046-7	\$255.94	142530047-8	\$255.94	142540001-7	\$255.94	142540002-8	\$255.94
142540003-9	\$255.94	142540004-0	\$255.94	142540005-1	\$255.94	142540006-2	\$255.94
142540007-3	\$255.94	142540008-4	\$255.94	142540009-5	\$255.94	142540010-5	\$255.94
142540011-6	\$255.94	142540012-7	\$255.94	142540013-8	\$255.94	142540014-9	\$255.94
142540015-0	\$255.94	142540016-1	\$255.94	142540017-2	\$255.94	142540018-3	\$255.94
142540019-4	\$255.94	142540020-4	\$255.94	142540021-5	\$255.94	142540022-6	\$255.94
142540023-7	\$255.94	142540024-8	\$255.94	142540025-9	\$255.94	142540026-0	\$255.94
142540027-1	\$255.94	142540028-2	\$255.94	142540029-3	\$255.94	142540030-3	\$255.94
142540031-4	\$255.94	142540032-5	\$255.94	142540033-6	\$255.94	142540034-7	\$255.94
142540035-8	\$255.94	142540036-9	\$255.94	142540037-0	\$255.94	142540038-1	\$255.94
142540039-2	\$255.94	142540040-2	\$255.94	142540041-3	\$255.94	142540042-4	\$255.94
142540043-5	\$255.94	142540044-6	\$255.94	142540045-7	\$255.94	142540046-8	\$255.94
142540047-9	\$255.94	142540048-0	\$255.94	142540062-2	\$255.94	142540063-3	\$255.94
142540064-4	\$255.94	142540065-5	\$255.94	142540066-6	\$255.94	142540067-7	\$255.94
142540068-8	\$255.94	142540069-9	\$255.94	142540070-9	\$255.94	142540071-0	\$255.94
142540072-1	\$255.94	142540073-2	\$255.94	142540074-3	\$255.94	142540075-4	\$255.94
142540076-5	\$255.94	142540077-6	\$255.94	142540078-7	\$255.94	142540079-8	\$255.94
142540080-8	\$255.94	142540081-9	\$255.94	142540082-0	\$255.94	142540083-1	\$255.94
142540084-2	\$255.94	142540085-3	\$255.94	142550001-8	\$255.94	142550002-9	\$255.94
142550003-0	\$255.94	142550004-1	\$255.94	142550005-2	\$255.94	142550006-3	\$255.94
142550007-4	\$255.94	142550008-5	\$255.94	142550009-6	\$255.94	142550010-6	\$255.94
142550011-7	\$255.94	142550012-8	\$255.94	142550013-9	\$255.94	142550014-0	\$255.94
142550015-1	\$255.94	142550016-2	\$255.94	142550017-3	\$255.94	142550018-4	\$255.94
142550019-5	\$255.94	142550020-5	\$255.94	142550021-6	\$255.94	142550022-7	\$255.94
142550023-8	\$255.94	142550024-9	\$255.94	142550025-0	\$255.94	142550026-1	\$255.94
142550027-2	\$255.94	142550028-3	\$255.94	142550029-4	\$255.94	142550030-4	\$255.94

CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
142550031-5	\$255.94	142550032-6	\$255.94	142550033-7	\$255.94	142550034-8	\$255.94
142550035-9	\$255.94	142550036-0	\$255.94	142550037-1	\$255.94	142550038-2	\$255.94
142550039-3	\$255.94	142550040-3	\$255.94	142550041-4	\$255.94	142550042-5	\$255.94
142550043-6	\$255.94	142550044-7	\$255.94	142550045-8	\$255.94	142550046-9	\$255.94
142550047-0	\$255.94	142550048-1	\$255.94	142550049-2	\$255.94	142550050-2	\$255.94
142550051-3	\$255.94	142550052-4	\$255.94	142550053-5	\$255.94	142550054-6	\$255.94
142550055-7	\$255.94	142560001-9	\$255.94	142560002-0	\$255.94	142560003-1	\$255.94
142560004-2	\$255.94	142560005-3	\$255.94	142560006-4	\$255.94	142560007-5	\$255.94
142560008-6	\$255.94	142560009-7	\$255.94	142560010-7	\$255.94	142560011-8	\$255.94
142560012-9	\$255.94	142560013-0	\$255.94	142560014-1	\$255.94	142560015-2	\$255.94
142560016-3	\$255.94	142560017-4	\$255.94	142560018-5	\$255.94	142560019-6	\$255.94
142560020-6	\$255.94	142560021-7	\$255.94	142560022-8	\$255.94	142560023-9	\$255.94
142560024-0	\$255.94	142560025-1	\$255.94	142560026-2	\$255.94	142560027-3	\$255.94
142560028-4	\$255.94	142560029-5	\$255.94	142560030-5	\$255.94	142560031-6	\$255.94
142560032-7	\$255.94	142560033-8	\$255.94	142560034-9	\$255.94	142560035-0	\$255.94
142560036-1	\$255.94	142560037-2	\$255.94	142560038-3	\$255.94	142560039-4	\$255.94
142560040-4	\$255.94	142560041-5	\$255.94	142560042-6	\$255.94	142560043-7	\$255.94
142560044-8	\$255.94	142560045-9	\$255.94	142571001-3	\$255.94	142571002-4	\$255.94
142571003-5	\$255.94	142571004-6	\$255.94	142571005-7	\$255.94	142571006-8	\$255.94
142571007-9	\$255.94	142571008-0	\$255.94	142571009-1	\$255.94	142571010-1	\$255.94
142571012-3	\$255.94	142571013-4	\$255.94	142571014-5	\$255.94	142571015-6	\$255.94
142571016-7	\$255.94	142571018-9	\$255.94	142571019-0	\$255.94	142571020-0	\$255.94
142571021-1	\$255.94	142571022-2	\$255.94	142571023-3	\$255.94	142571024-4	\$255.94
142572001-6	\$255.94	142572002-7	\$255.94	142572003-8	\$255.94	142572004-9	\$255.94
142572005-0	\$255.94	142572006-1	\$255.94	142572007-2	\$255.94	142572008-3	\$255.94
142572009-4	\$255.94	142572010-4	\$255.94	142572011-5	\$255.94	142572012-6	\$255.94
142572014-8	\$255.94	142572015-9	\$255.94	142572016-0	\$255.94	142572017-1	\$255.94
142572018-2	\$255.94	142572019-3	\$255.94	142572020-3	\$255.94	142572021-4	\$255.94
142572022-5	\$255.94	142572024-7	\$255.94	142572025-8	\$255.94	142572026-9	\$255.94
142572027-0	\$255.94	142572028-1	\$255.94	142572029-2	\$255.94	142572030-2	\$255.94
142572031-3	\$255.94	142572032-4	\$255.94	142580001-1	\$255.94	142580002-2	\$255.94
142580003-3	\$255.94	142580004-4	\$255.94	142580005-5	\$255.94	142580006-6	\$255.94
142580007-7	\$255.94	142580008-8	\$255.94	142580009-9	\$255.94	142580010-9	\$255.94
142580011-0	\$255.94	142580012-1	\$255.94	142580013-2	\$255.94	142580014-3	\$255.94
142580015-4	\$255.94	142580016-5	\$255.94	142580017-6	\$255.94	142580018-7	\$255.94
142580019-8	\$255.94	142580020-8	\$255.94	142580021-9	\$255.94	142580022-0	\$255.94
142580023-1	\$255.94	142580024-2	\$255.94	142580025-3	\$255.94	142580026-4	\$255.94
142580027-5	\$255.94	142590001-2	\$255.94	142590002-3	\$255.94	142590003-4	\$255.94
142590004-5	\$255.94	142590005-6	\$255.94	142590006-7	\$255.94	142590007-8	\$255.94
142590008-9	\$255.94	142590009-0	\$255.94	142590010-0	\$255.94	142590011-1	\$255.94
142590012-2	\$255.94	142590013-3	\$255.94	142590014-4	\$255.94	142601001-5	\$255.94
142601002-6	\$255.94	142601003-7	\$255.94	142601004-8	\$255.94	142601005-9	\$255.94
142601006-0	\$255.94	142601007-1	\$255.94	142601008-2	\$255.94	142601009-3	\$255.94
142601010-3	\$255.94	142601011-4	\$255.94	142601012-5	\$255.94	142601017-0	\$255.94
142601018-1	\$255.94	142601019-2	\$255.94	142601020-2	\$255.94	142601021-3	\$255.94
142601022-4	\$255.94	142601023-5	\$255.94	142601024-6	\$255.94	142601025-7	\$255.94
142601027-9	\$255.94	142601028-0	\$255.94	142601029-1	\$255.94	142601030-1	\$255.94
142601031-2	\$255.94	142601032-3	\$255.94	142601033-4	\$255.94	142601034-5	\$255.94
142601036-7	\$255.94	142601037-8	\$255.94	142601038-9	\$255.94	142601039-0	\$255.94
142601040-0	\$255.94	142601041-1	\$255.94	142601042-2	\$255.94	142601043-3	\$255.94
142601044-4	\$255.94	142601046-6	\$255.94	142601047-7	\$255.94	142601048-8	\$255.94
142601049-9	\$255.94	142601050-9	\$255.94	142601051-0	\$255.94	142601052-1	\$255.94
142601053-2	\$255.94	142601054-3	\$255.94	142611001-6	\$255.94	142611002-7	\$255.94
142611003-8	\$255.94	142611004-9	\$255.94	142611005-0	\$255.94	142611006-1	\$255.94

CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

Zone A-Residential

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
142611008-3	\$255.94	142611009-4	\$255.94	142611010-4	\$255.94	142611011-5	\$255.94
142611013-7	\$255.94	142611014-8	\$255.94	142611015-9	\$255.94	142611016-0	\$255.94
142611017-1	\$255.94	142611018-2	\$255.94	142611019-3	\$255.94	142611020-3	\$255.94
142611022-5	\$255.94	142611023-6	\$255.94	142611024-7	\$255.94	142611025-8	\$255.94
142611026-9	\$255.94	142611027-0	\$255.94	142611028-1	\$255.94	142611029-2	\$255.94
142611031-3	\$255.94	142611032-4	\$255.94	142611033-5	\$255.94	142611034-6	\$255.94
142611035-7	\$255.94	142611036-8	\$255.94	142611038-0	\$255.94	142611039-1	\$255.94
142611040-1	\$255.94	142611041-2	\$255.94	142611042-3	\$255.94	142611043-4	\$255.94
142611045-6	\$255.94	142611046-7	\$255.94	142611047-8	\$255.94	142611048-9	\$255.94
142611049-0	\$255.94	142611050-0	\$255.94	142611052-2	\$255.94	142611053-3	\$255.94
142611054-4	\$255.94	142611055-5	\$255.94	142611056-6	\$255.94	142611057-7	\$255.94
142611058-8	\$255.94	142611059-9	\$255.94	142611060-9	\$255.94	142611061-0	\$255.94
142611062-1	\$255.94	142611063-2	\$255.94	142611065-4	\$255.94	142611066-5	\$255.94
142611067-6	\$255.94	142611068-7	\$255.94	142611069-8	\$255.94	142611070-8	\$255.94
142611071-9	\$255.94	142611072-0	\$255.94	142611075-3	\$255.94	142611076-4	\$255.94
142611078-6	\$255.94	142611079-7	\$255.94	142611080-7	\$255.94	142611081-8	\$255.94
142611082-9	\$255.94	142611083-0	\$255.94	142621001-7	\$255.94	142621002-8	\$255.94
142621003-9	\$255.94	142621004-0	\$255.94	142621005-1	\$255.94	142621006-2	\$255.94
142621007-3	\$255.94	142621008-4	\$255.94	142621009-5	\$255.94	142621011-6	\$255.94
142621012-7	\$255.94	142621013-8	\$255.94	142621014-9	\$255.94	142621015-0	\$255.94
142621017-2	\$255.94	142621018-3	\$255.94	142621019-4	\$255.94	142621021-5	\$255.94
142621022-6	\$255.94	142621023-7	\$255.94	142621024-8	\$255.94	142621025-9	\$255.94
142621026-0	\$255.94	142621027-1	\$255.94	142621028-2	\$255.94	142621029-3	\$255.94
142621030-3	\$255.94	142621031-4	\$255.94	142621032-5	\$255.94	142621036-9	\$255.94
142621037-0	\$255.94	142621038-1	\$255.94	142621039-2	\$255.94	142621040-2	\$255.94
142621041-3	\$255.94	142621042-4	\$255.94	142621043-5	\$255.94	142621044-6	\$255.94
142621045-7	\$255.94	142621046-8	\$255.94	142621047-9	\$255.94	142621048-0	\$255.94
142621051-2	\$255.94	142621052-3	\$255.94	142621053-4	\$255.94	142621054-5	\$255.94
142621055-6	\$255.94	142621056-7	\$255.94	142621057-8	\$255.94	142621058-9	\$255.94
142621059-0	\$255.94	142621061-1	\$255.94	142621062-2	\$255.94	142621063-3	\$255.94
142621064-4	\$255.94	142621065-5	\$255.94	142621066-6	\$255.94	142621067-7	\$255.94
142621068-8	\$255.94	142621069-9	\$255.94	142621070-9	\$255.94	146270001-1	\$255.94
146270002-2	\$255.94	146270003-3	\$255.94	146270004-4	\$255.94	146270005-5	\$255.94
146270006-6	\$255.94	146270008-8	\$255.94	146270009-9	\$255.94	146270010-9	\$255.94
146270011-0	\$255.94	146270012-1	\$255.94	146270013-2	\$255.94	146270014-3	\$255.94
146270015-4	\$255.94	146270016-5	\$255.94	146270017-6	\$255.94	146270020-8	\$255.94
146270021-9	\$255.94	146270022-0	\$255.94	146270023-1	\$255.94	146270024-2	\$255.94
146270025-3	\$255.94	146270026-4	\$255.94	146270027-5	\$255.94	146270028-6	\$255.94
146270029-7	\$255.94	146270030-7	\$255.94	146270031-8	\$255.94	146270032-9	\$255.94
146270033-0	\$255.94	146270034-1	\$255.94	146270035-2	\$255.94	146270036-3	\$255.94
146270039-6	\$255.94	146270040-6	\$255.94	146270041-7	\$255.94	146270042-8	\$255.94
146270046-2	\$255.94	146270047-3	\$255.94	146270048-4	\$255.94	146270049-5	\$255.94
146270050-5	\$255.94	146270051-6	\$255.94	146270052-7	\$255.94	146270053-8	\$255.94
146270054-9	\$255.94	146270055-0	\$255.94	146270056-1	\$255.94	146270057-2	\$255.94
146270058-3	\$255.94	146270059-4	\$255.94	146270060-4	\$255.94	146270061-5	\$255.94
146270062-6	\$255.94	146270063-7	\$255.94	146270064-8	\$255.94	146270065-9	\$255.94
146270066-0	\$255.94	146270067-1	\$255.94	146270068-2	\$255.94	146280001-2	\$255.94
146280002-3	\$255.94	146280003-4	\$255.94	146280004-5	\$255.94	146280005-6	\$255.94
146280006-7	\$255.94	146280007-8	\$255.94	146280008-9	\$255.94	146280009-0	\$255.94
146280010-0	\$255.94	146280011-1	\$255.94	146280012-2	\$255.94	146280013-3	\$255.94
146280014-4	\$255.94	146280015-5	\$255.94	146280016-6	\$255.94	146280017-7	\$255.94
146280018-8	\$255.94	146280019-9	\$255.94	146280020-9	\$255.94	146280021-0	\$255.94
146280022-1	\$255.94	146280023-2	\$255.94	146280024-3	\$255.94	146280025-4	\$255.94
146280026-5	\$255.94	146280027-6	\$255.94	146280028-7	\$255.94	146280029-8	\$255.94

Fiscal Year 2019-20 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	\$255.94	146280031-9	\$255.94	146280032-0	\$255.94	146280033-1	\$255.94
146280034-2	\$255.94	146280035-3	\$255.94	146280036-4	\$255.94	146280037-5	\$255.94
146280038-6	\$255.94	146280039-7	\$255.94	146280040-7	\$255.94	146280041-8	\$255.94
146280042-9	\$255.94	146280043-0	\$255.94	146280044-1	\$255.94	146280045-2	\$255.94
146280046-3	\$255.94	146280047-4	\$255.94	146280048-5	\$255.94	146280049-6	\$255.94
146280058-4	\$255.94	146280059-5	\$255.94	146280060-5	\$255.94	146280061-6	\$255.94
146280062-7	\$255.94	146280063-8	\$255.94	146280064-9	\$255.94	146280065-0	\$255.94
146280066-1	\$255.94	146280067-2	\$255.94	146280068-3	\$255.94	146280069-4	\$255.94
146280070-4	\$255.94	146280071-5	\$255.94	146280072-6	\$255.94	146280073-7	\$255.94
146280074-8	\$255.94	146280075-9	\$255.94	146280076-0	\$255.94	146280077-1	\$255.94
146280078-2	\$255.94	146280079-3	\$255.94	146280080-3	\$255.94	146280081-4	\$255.94
146280082-5	\$255.94	146280083-6	\$255.94	146280084-7	\$255.94	146280085-8	\$255.94
146280086-9	\$255.94	146280087-0	\$255.94	146280088-1	\$255.94	146280089-2	\$255.94
146290001-3	\$255.94	146290002-4	\$255.94	146290003-5	\$255.94	146290004-6	\$255.94
146290005-7	\$255.94	146290006-8	\$255.94	146290007-9	\$255.94	146290008-0	\$255.94
146290009-1	\$255.94	146290010-1	\$255.94	146290011-2	\$255.94	146290012-3	\$255.94
146290013-4	\$255.94	146290014-5	\$255.94	146290015-6	\$255.94	146290016-7	\$255.94
146290017-8	\$255.94	146290018-9	\$255.94	146290019-0	\$255.94	146290020-0	\$255.94
146290021-1	\$255.94	146290022-2	\$255.94	146290023-3	\$255.94	146290024-4	\$255.94
146290025-5	\$255.94	146290026-6	\$255.94	146290027-7	\$255.94	146290028-8	\$255.94
146290029-9	\$255.94	146290030-9	\$255.94	146290031-0	\$255.94	146290032-1	\$255.94
146290033-2	\$255.94	146290034-3	\$255.94	146290035-4	\$255.94	146290036-5	\$255.94
146290037-6	\$255.94	146290038-7	\$255.94	146290039-8	\$255.94	146290040-8	\$255.94
146290052-9	\$255.94	146290053-0	\$255.94	146290054-1	\$255.94	146290055-2	\$255.94
146290056-3	\$255.94	146290057-4	\$255.94	146290058-5	\$255.94	146290059-6	\$255.94
146290060-6	\$255.94	146290061-7	\$255.94	146290062-8	\$255.94	146290063-9	\$255.94
146290064-0	\$255.94	146290065-1	\$255.94	146290066-2	\$255.94	146290067-3	\$255.94
146290068-4	\$255.94	146290069-5	\$255.94	146290070-5	\$255.94	146290071-6	\$255.94
146290072-7	\$255.94	146290073-8	\$255.94	146290074-9	\$255.94	146290075-0	\$255.94
146290076-1	\$255.94	146290077-2	\$255.94	146290078-3	\$255.94	146290079-4	\$255.94
146300001-3	\$255.94	146300002-4	\$255.94	146300003-5	\$255.94	146300004-6	\$255.94
146300005-7	\$255.94	146300006-8	\$255.94	146300007-9	\$255.94	146300008-0	\$255.94
146300009-1	\$255.94	146300010-1	\$255.94	146300011-2	\$255.94	146300012-3	\$255.94
146300013-4	\$255.94	146300014-5	\$255.94	146300015-6	\$255.94	146300016-7	\$255.94
146300017-8	\$255.94	146300018-9	\$255.94	146300019-0	\$255.94	146300020-0	\$255.94
146300021-1	\$255.94	146300022-2	\$255.94	146300023-3	\$255.94	146300024-4	\$255.94
146300025-5	\$255.94	146300026-6	\$255.94	146300027-7	\$255.94	146300028-8	\$255.94
146300029-9	\$255.94	146300030-9	\$255.94	146300031-0	\$255.94	146300032-1	\$255.94
146300033-2	\$255.94	146300034-3	\$255.94	146300035-4	\$255.94	146300036-5	\$255.94
146300037-6	\$255.94	146300038-7	\$255.94				

Parcels: 1,022

Levy: \$261,570.68

Fiscal Year 2019-20 Assessment Roll



CITY OF RIVERSIDE

682736 - LMD (Riverwalk)

APN	Levy Amount	APN	Levy Amount	APN	Levy Amount	APN	Levy Amount
141260023-5	\$34,219.22	141260030-1	\$5,786.98	141260031-2	\$6,134.96	141260033-4	\$3,686.14
141260034-5	\$2,938.60	141260035-6	\$1,971.96	141260036-7	\$1,391.96	141260037-8	\$1,507.96
141260038-9	\$1,121.30	141260039-0	\$1,855.96	141261001-8	\$219.10	141261002-9	\$219.10
141261003-0	\$141.76	141261004-1	\$116.00	141261005-2	\$167.54	141261006-3	\$116.00
141261007-4	\$154.66	141261008-5	\$116.00	141261009-6	\$154.66	141261010-6	\$206.22
141261011-7	\$231.98	141261012-8	\$77.32	141261014-0	\$116.00	141261016-2	\$103.10
141261017-3	\$154.66	141261018-4	\$141.76	141261020-5	\$231.98	141261021-6	\$103.10
141302008-1	\$3,505.70	142090025-9	\$1,224.42	142090026-0	\$1,043.98	142090027-1	\$1,288.86
142090028-2	\$2,113.72	142090037-0	\$1,198.64	142090038-1	\$979.52	142090039-2	\$1,417.74
142090040-2	\$786.20	142090042-4	\$1,043.98	142090043-5	\$940.86	142090044-6	\$2,783.94
142090050-1	\$1,920.40	142090051-2	\$1,727.06	142090055-6	\$811.98	142090056-7	\$528.42
142090057-8	\$515.54	142090058-9	\$412.44	142090059-0	\$463.98	142090060-0	\$541.32
142090061-1	\$567.10	142090062-2	\$799.08	142090063-3	\$631.54	142090066-6	\$2,693.72
142090070-9	\$3,595.92	142091001-0	\$425.32	142091002-1	\$360.88	142091003-2	\$296.44
142091004-3	\$219.10	142091005-4	\$219.10	142091006-5	\$283.54	142091007-6	\$386.66
142091008-7	\$438.20	142091010-8	\$206.22	142091011-9	\$322.22	142091012-0	\$283.54
142091013-1	\$322.22	142091014-2	\$283.54	142091015-3	\$283.54	142091016-4	\$322.22
142091017-5	\$283.54	142091018-6	\$193.32	142091019-7	\$270.66	142091020-7	\$360.88
142091022-9	\$193.32	142091023-0	\$193.32	142091024-1	\$360.88	142091025-2	\$193.32
142091026-3	\$180.44	142091027-4	\$244.88	142091028-5	\$180.44	142091029-6	\$219.10
142091030-6	\$231.98	142091031-7	\$141.76	142091032-8	\$141.76	142091033-9	\$257.76
142091034-0	\$193.32	142091035-1	\$180.44	142091036-2	\$270.66	142091037-3	\$141.76
142091038-4	\$141.76	142091039-5	\$193.32	142091040-5	\$180.44	142092001-3	\$399.54
142092002-4	\$425.32	142092003-5	\$592.88	142092004-6	\$283.54	142092005-7	\$373.76
142092006-8	\$283.54	142092007-9	\$360.88	142092008-0	\$360.88	142092009-1	\$438.20
142092010-1	\$322.22	142092011-2	\$360.88	142092012-3	\$528.42	142092013-4	\$554.20
142092014-5	\$399.54	142092015-6	\$322.22				
				Parcels:	106		
				Levy:	\$112,529.86		

Total Parcels:	1,128
Total Levy:	\$374,100.54

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. Hise
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.

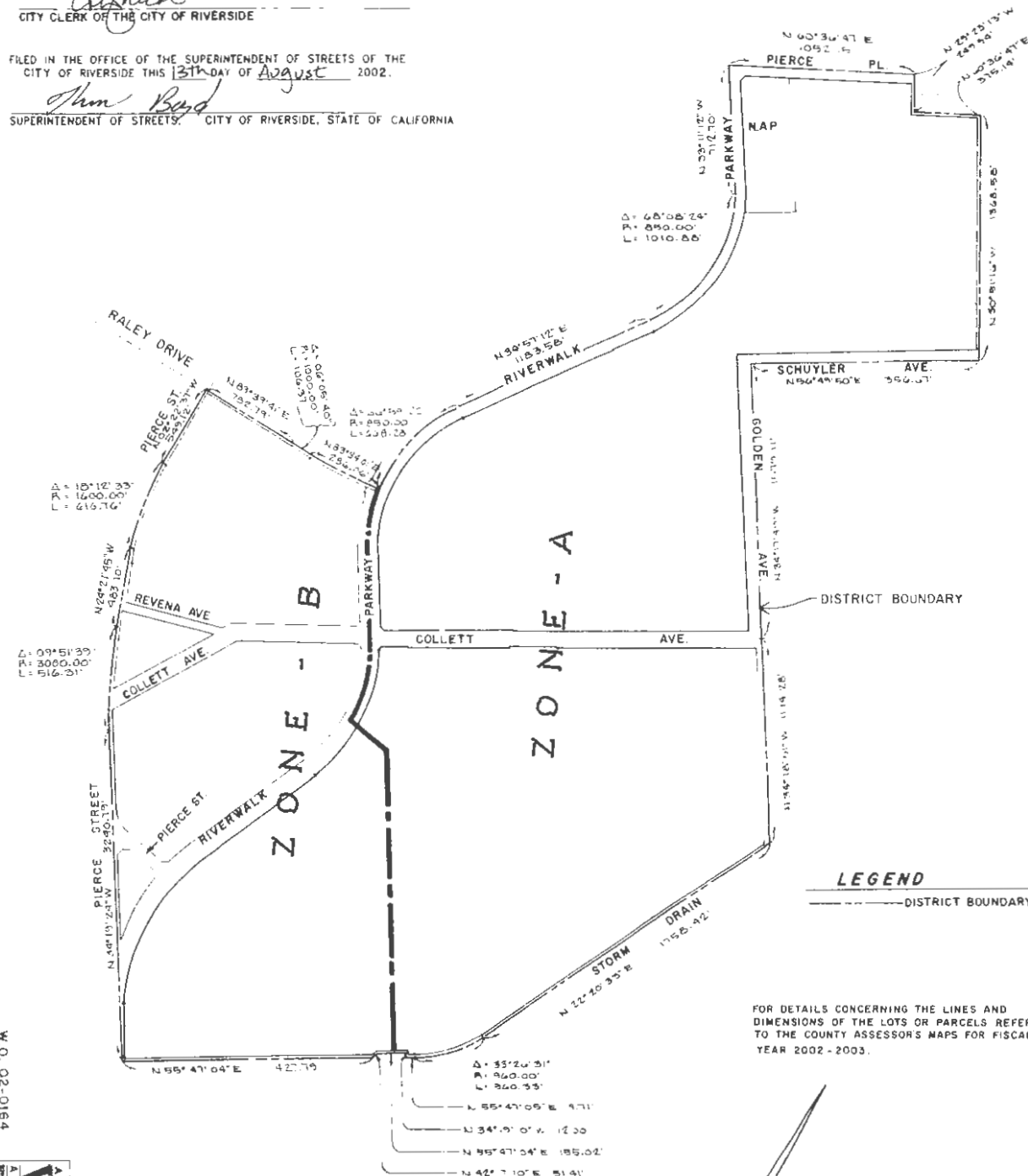
Shon Boyd
SUPERINTENDENT OF STREETS, CITY OF RIVERSIDE, STATE OF CALIFORNIA

RECORDED THIS 22nd 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

B1: Donald L. Orso
DEPUTY



FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF THE LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2002 - 2003.

W.O. 02-0164

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS



3750 McCray Street
Riverside, CA 92506
951.200.8600