

EXHIBIT "A"

City of Napa
Citywide Landscape Maintenance
Assessment District

Engineer's Report
Fiscal Year 2013-2014

Contents

1. Executive Summary
2. Plans and Specifications
3. Estimate of Costs
4. Method of Apportionment of Assessment
5. Assessment District Diagram

**City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014**

1. Executive Summary

Pursuant to the provisions of the Landscaping and Lighting Act of 1972 (the "Act"), the City Council of the City of Napa, State of California, adopted a resolution on April 16, 2013 initiating proceedings for the levy of assessments and ordering the preparation of an Engineer's Report for the Citywide Landscape Maintenance Assessment District (the "District") for Fiscal Year 2013-2014.

The foregoing resolution directed Jacques R. LaRochelle, P.E., to prepare and file a report presenting plans and specifications of the existing improvements to be made within the District or within any zone thereof, an estimate of the costs of proposed new improvements and/or maintenance of servicing existing improvements, a diagram of the District, showing the area and properties to be assessed, and an assessment amount, per acre, that will be assessed upon all assessable lots and/or parcels, respectively, within the District in proportion to the special benefit received for the referenced fiscal year.

2. Plans and Specifications

The District provides funding for the continued maintenance, servicing, and administration of various landscaping and lighting improvements and associated appurtenances located within the public right-of-way and dedicated easements within the boundaries of the District.

The diagram showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within each zone is included in Section 5 of this report.

The purpose of the District is to provide for maintenance and servicing of improvements within each benefit zone. Facilities to be maintained and serviced may include, but are not limited to: landscaping, parking lots, walkways, crosswalks, fences, signs, park and parkways, street lights, retaining walls, embankments, drainage facilities, sprinkler systems, electrical energy for irrigation controllers and street lights and associated appurtenant facilities. Landscaping may include ornamental planting including lawns, shrubs and trees. Servicing may include installing, operating, maintaining, repairing and replacing the public facilities together with the equipment, facilities, staff time and any necessary administrative activities. The repair, removal or replacement of all or any part of any improvement, providing for the life, growth, health and beauty of the landscaping, treating for disease or injury, as well as the maintenance, repair and replacement, as necessary, of all irrigation systems and graffiti removal from walls immediately adjacent to the cultivated areas.

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

3. Estimate of Costs (By Zone)

Zone A
Oak Ridge Subdivision
Budget 24108

Estimated Beginning Fund Balance (07/01/13)		\$	13,811
Total Revenue: FY13-14 Assessment		\$	3,280
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	500
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	2,568
51200	Part-Time Employees	\$	5,497
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	927
57401	Equipment	\$	500
	Subtotal	\$	9,661
Total Expenses		\$	10,161
Projected Ending Fund Balance (06/30/14)		\$	<u><u>6,929</u></u>
Number of Lots	41		
Per Lot Assessment	\$80		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone B
Hillview Park Subdivision
Budget 24109

Estimated Beginning Fund Balance (07/01/13)		\$	5,427
Total Revenue: FY13-14 Assessment		\$	1,610
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	250
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	250
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	1,541
51200	Part-Time Employees	\$	2,030
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	57
57401	Equipment	\$	250
	Subtotal	\$	4,047
Total Expenses		\$	4,297
Projected Ending Fund Balance (06/30/14)		\$	<u><u>2,739</u></u>
Number of Lots	23		
Per Lot Assessment	\$70		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone C
Sunrise Meadows Subdivision
Budget 24110

Estimated Beginning Fund Balance (07/01/13)		\$	14,620
Total Revenue: FY13-14 Assessment		\$	2,400
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	500
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	1,774
51200	Part-Time Employees	\$	6,258
53102	Property Tax Admin Fee	\$	62
53201	Assessment Roll Prep	\$	117
54101	Water	\$	625
57401	Equipment	\$	-
	Subtotal	\$	8,836
Total Expenses		\$	9,336
Projected Ending Fund Balance (06/30/14)		\$	<u><u>7,684</u></u>
Number of Lots	120		
Per Lot Assessment	\$20		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone D
Foxridge Subdivision
Budget 24111

Estimated Beginning Fund Balance (07/01/13) \$ 18,404

Total Revenue: FY13-14 Assessment \$ 3,000

<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	500

	<u>Services and Equipment</u>		
51100	Regular Employees	\$	2,670
51200	Part-Time Employees	\$	7,865
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	380
57401	Equipment	\$	500
	Subtotal	\$	11,584

Total Expenses \$ 12,084

Projected Ending Fund Balance (06/30/14) \$ 9,319

Number of Lots	50
Per Lot Assessment	\$60

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone E
Trancas Street Median Landscaping
Budget 24112

Estimated Beginning Fund Balance (07/01/13) \$ 8,900

Total Revenue: FY13-14 Assessment \$ 1,700

<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	400
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	400

	<u>Services and Equipment</u>		
51100	Regular Employees	\$	32
51200	Part-Time Employees	\$	4,567
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	-
57401	Equipment	\$	200
	Subtotal	\$	4,968

Total Expenses \$ 5,368

Projected Ending Fund Balance (06/30/14) \$ 5,232

Number of Lots	2
Per Lot Assessment	\$850

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone F
Oxford Gardens Subdivision
Budget 24113

Estimated Beginning Fund Balance (07/01/13)		\$	2,307
Total Revenue: FY13-14 Assessment		\$	960
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	500
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	797
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	99
57401	Equipment	\$	100
	Subtotal	\$	1,165
Total Expenses		\$	1,665
Projected Ending Fund Balance (06/30/14)		\$	<u>1,602</u>
Number of Lots	16		
Per Lot Assessment	\$60		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone G
Glencar Estates Subdivision
Budget 24116

Estimated Beginning Fund Balance (07/01/13) \$ 3,275

Total Revenue: FY13-14 Assessment \$ 2,320

<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	155
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	155

	<u>Services and Equipment</u>		
51100	Regular Employees	\$	2,806
53102	Property Tax Admin Fee	\$	57
53201	Assessment Roll Prep	\$	120
54101	Water	\$	500
57401	Equipment	\$	-
	Subtotal	\$	3,483

Total Expenses \$ 3,638

Projected Ending Fund Balance (06/30/14) \$ 1,957

Number of Lots 29
Per Lot Assessment \$80

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone H
Dry Creek Village Subdivision
Budget 24115

Estimated Beginning Fund Balance (07/01/13) \$ 12,889

Total Revenue: FY13-14 Assessment \$ 2,280

<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	500

	<u>Services and Equipment</u>		
51100	Regular Employees	\$	2,744
51200	Part-Time Employees	\$	5,075
53102	Property Tax Admin Fee	\$	78
53201	Assessment Roll Prep	\$	117
54101	Water	\$	646
57401	Equipment	\$	-
	Subtotal	\$	8,660

Total Expenses \$ 9,160

Projected Ending Fund Balance (06/30/14) \$ 6,009

Number of Lots	152
Per Lot Assessment	\$15

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone I
Rancho Las Flores Subdivision
Budget 24114

Estimated Beginning Fund Balance (07/01/13)		\$	11,897
Total Revenue: FY13-14 Assessment		\$	4,080
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	750
56202	Electricity/Natural Gas	\$	134
	Subtotal	\$	884
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	5,364
51200	Part-Time Employees	\$	3,974
53102	Property Tax Admin Fee	\$	70
53201	Assessment Roll Prep	\$	117
54101	Water	\$	109
57401	Equipment	\$	500
	Subtotal	\$	10,134
Total Expenses		\$	11,018
Projected Ending Fund Balance (06/30/14)		\$	<u><u>4,959</u></u>
Number of Lots	136		
Per Lot Assessment	\$30		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone J
Woodside Gardens Subdivision
Budget 24117

Estimated Beginning Fund Balance (07/01/13) \$ 6,933

Total Revenue: FY13-14 Assessment \$ 1,600

<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	294
	Subtotal	\$	794

	<u>Services and Equipment</u>		
51100	Regular Employees	\$	1,818
51200	Part-Time Employees	\$	2,030
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	156
57401	Equipment	\$	-
	Subtotal	\$	4,173

Total Expenses \$ 4,967

Projected Ending Fund Balance (06/30/14) \$ 3,566

Number of Lots	20
Per Lot Assessment	\$80

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone K
Hyde Park II Subdivision
Budget 24118

Estimated Beginning Fund Balance (07/01/13)		\$	14,887
Total Revenue: FY13-14 Assessment		\$	2,200
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas		
	Subtotal	\$	500
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	1,902
51200	Part-Time Employees	\$	5,920
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	89
54101	Water	\$	120
57401	Equipment	\$	500
	Subtotal	\$	8,583
Total Expenses		\$	9,083
Projected Ending Fund Balance (06/30/14)		\$	<u><u>8,004</u></u>
Number of Lots	20		
Per Lot Assessment	\$110		

EXHIBIT "A" TO ATTACHMENT 1

City of Napa Citywide Landscape Maintenance Assessment District Fiscal Year 2013-2014

Zone L Walnut Grove Subdivision Unit 1 Budget 24119

Estimated Beginning Fund Balance (07/01/13)		\$	1,460
Total Revenue: FY13-14 Assessment		\$	550
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	-
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	-
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	787
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	89
54101	Water	\$	-
57401	Equipment	\$	-
	Subtotal	\$	928
Total Expenses		\$	928
Projected Ending Fund Balance (06/30/14)		\$	<u><u>1,082</u></u>
Number of Lots	11		
Per Lot Assessment	\$50		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone M
Vineyard Vista Subdivision
Budget 24120

Estimated Beginning Fund Balance (07/01/13)		\$	15,293
Total Revenue: FY13-14 Assessment		\$	2,080
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	1,000
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	1,000
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	1,927
51200	Part-Time Employees	\$	5,582
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	302
57401	Equipment	\$	1,000
	Subtotal	\$	8,980
Total Expenses		\$	9,980
Projected Ending Fund Balance (06/30/14)		\$	<u><u>7,393</u></u>
Number of Lots	13		
Per Lot Assessment	\$160		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone N
Orchard Estates Subdivision
Budget 24121

Estimated Beginning Fund Balance (07/01/13) \$ 10,190

Total Revenue: FY13-14 Assessment \$ 3,000

<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	500
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	4,743
51200	Part-Time Employees	\$	2,960
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	618
57401	Equipment	\$	-
	Subtotal	\$	8,490
	Total Expenses	\$	8,990
	Projected Ending Fund Balance (06/30/14)	\$	<u><u>4,200</u></u>

Number of Lots 25
Per Lot Assessment \$120

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone O
Chaudhary Estates Subdivision
Budget 24122

Estimated Beginning Fund Balance (07/01/13)		\$	2,758
Total Revenue: FY13-14 Assessment		\$	1,400
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	157
	Subtotal	\$	657
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	610
51200	Part-Time Employees	\$	508
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	57
57401	Equipment	\$	500
	Subtotal	\$	1,844
Total Expenses		\$	2,501
Projected Ending Fund Balance (06/30/14)		\$	<u><u>1,657</u></u>
Number of Lots	7		
Per Lot Assessment	\$200		

City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014

Zone P
Mills Subdivision
Budget 24123

Estimated Beginning Fund Balance (07/01/13)		\$	6,823
Total Revenue: FY13-14 Assessment		\$	1,600
<u>OBJ CODE</u>	<u>Materials and Supplies</u>		
56101	General Supplies	\$	500
56202	Electricity/Natural Gas	\$	-
	Subtotal	\$	500
	<u>Services and Equipment</u>		
51100	Regular Employees	\$	1,703
51200	Part-Time Employees	\$	2,030
53102	Property Tax Admin Fee	\$	52
53201	Assessment Roll Prep	\$	117
54101	Water	\$	193
57401	Equipment	\$	500
	Subtotal	\$	4,595
Total Expenses		\$	5,095
Projected Ending Fund Balance (06/30/14)		\$	<u><u>3,328</u></u>
Number of Lots	8		
Per Lot Assessment	\$200		

**City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014**

4. Method of Apportionment of Assessment

The assessment for the maintenance of the improvements will be apportioned to each parcel in the District as shown on the latest equalized roll of the County Assessor. The description of each lot or parcel is part of the records of the County Assessor of the County of Napa and such records are, by reference, made part of this Report.

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIID of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

The purpose of the District is to provide a means for maintenance of "back-on" landscaping improvements along arterial and major collector streets in new subdivisions and landscaping in street medians. The Developer is required to install the landscaping and irrigation improvements as part of the subdivision development. The cost of maintaining the landscaping and irrigation improvements shall be calculated separately for each zone and this cost shall be apportioned to the lots in each subdivision in the following manner:

ZONE A - Oakridge Subdivision

The cost of maintaining the fifteen (15) foot strip approximately one thousand (1,000) feet long along the west side of Foster Road shall be assessed equally to the owners of Lots 1 through 41 of Oak Ridge Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

ZONE B - Hillview Park Subdivision

The cost of maintaining the fifteen (15) foot strip approximately three hundred ninety-five (395) feet long along the north side of Browns Valley Road shall be assessed equally to the owners of Lots 1 through 23 of Hillview Park Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

ZONE C - Sunrise Meadows Subdivision

The cost of maintaining the fifteen (15) foot strip approximately four hundred fifteen (415) feet long along the south side of Redwood Road shall be assessed equally to the owners of Lots 1 through 120 of Sunrise Meadows Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear yards and side yards of several lots in the subdivision.

ZONE D - Foxridge Subdivision

The cost of maintaining the twenty (20) foot strip approximately fifteen hundred (1500) feet long along the west side of Browns Valley Road, and the twenty (20) foot strip approximately five hundred (500) feet long along the south side of Redwood Road shall be assessed equally to the owners of Lots 1 through 50 of Foxridge Subdivision. The twenty (20) foot strip consists of five (5) feet in the City right-of-way and fifteen (15) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014**

ZONE E - Trancas Street Median Landscaping

The cost of maintaining the landscaped median islands on Trancas Street, between California Boulevard and Baxter Avenue, shall be assessed equally to the owners of APN 1-370-23 and APN 1-370-33. The landscaped median islands consist of the island in the center of Trancas Street, between Baxter Avenue and the signalized entrance to the Bel Aire Plaza Shopping Center and the landscaped island in the intersection of Baxter Avenue and Trancas Street.

ZONE F - Oxford Gardens Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately two hundred thirty (230) feet long along the south side of Trower Avenue shall be assessed equally to the owners of Lots 1 through 16 of Oxford Gardens I and Oxford Gardens II Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way, and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

ZONE G - Glencar Estates Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately six hundred (600) feet long along the east side of Dry Creek Road, shall be assessed equally to the owners of Lots 1 through 29 of Glencar Estates Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

ZONE H - Dry Creek Village Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately six hundred (600) feet long along the east side of Dry Creek Road, shall be assessed equally to the owners of Lots 1 through 152 of Dry Creek Village Unit No. 1 and Dry Creek Village Unit No. 2. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

ZONE I - Rancho Las Flores Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately fourteen hundred (1400) feet long along the south side of Wine Country Avenue shall be assessed equally to the owners of Lots 1 through 136 of Rancho Las Flores Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

ZONE J - Woodside Gardens Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately four hundred (400) feet long along the north side of Wine Country Avenue shall be assessed equally to the owners of Lots 1 through 20 of Woodside Gardens Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

ZONE K - Hyde Park II Subdivision

The cost of maintaining the fifteen (15) foot strip, approximately 546 feet long on the west side of Jefferson Street, shall be assessed equally to the owners of Lots 24 through 67 of Hyde Park II Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014**

ZONE L - Walnut Grove Subdivision

The cost of maintaining and replacing the existing walnut tree in the new median island in Black Walnut Lane shall be assessed equally to the owners of Lots 1 through 11 of Walnut Grove Subdivision, Unit One.

ZONE M - Vineyard Vista Estates Subdivision

The cost of maintaining the ten (10) foot strip, approximately 800 feet long on the west side of Summerfield Drive, shall be assessed equally to the owners of Lots 1 through 13 of Vineyard Vista Estates Subdivision. The ten (10) foot strip consists of the area behind the sidewalk and the area between the curb and sidewalk approximately 100 feet southerly of Salvador Avenue, all in the public right-of-way.

ZONE N – Orchard Estates Subdivision

The cost of maintaining the twenty six (26) foot landscape strip, approximately 373 feet long along the south side of Orchard Avenue shall be assessed equally to the owners of Lots 1 through 25 of Orchard Estates Subdivision.

ZONE O – Chaudhary Estates Subdivision

The cost of maintaining the twenty (20) foot wide strip of land, approximately 210 feet in length on the south side of Trower Avenue shall be assessed equally to the owners of Lots 1 through 7 of the Chaudhary Estates. The twenty (20) foot wide strip consists of ten (10) feet of City Street right- of-way and ten (10) feet of landscape easement behind proposed lots 5, 6 and 7.

ZONE P – Mills Subdivision

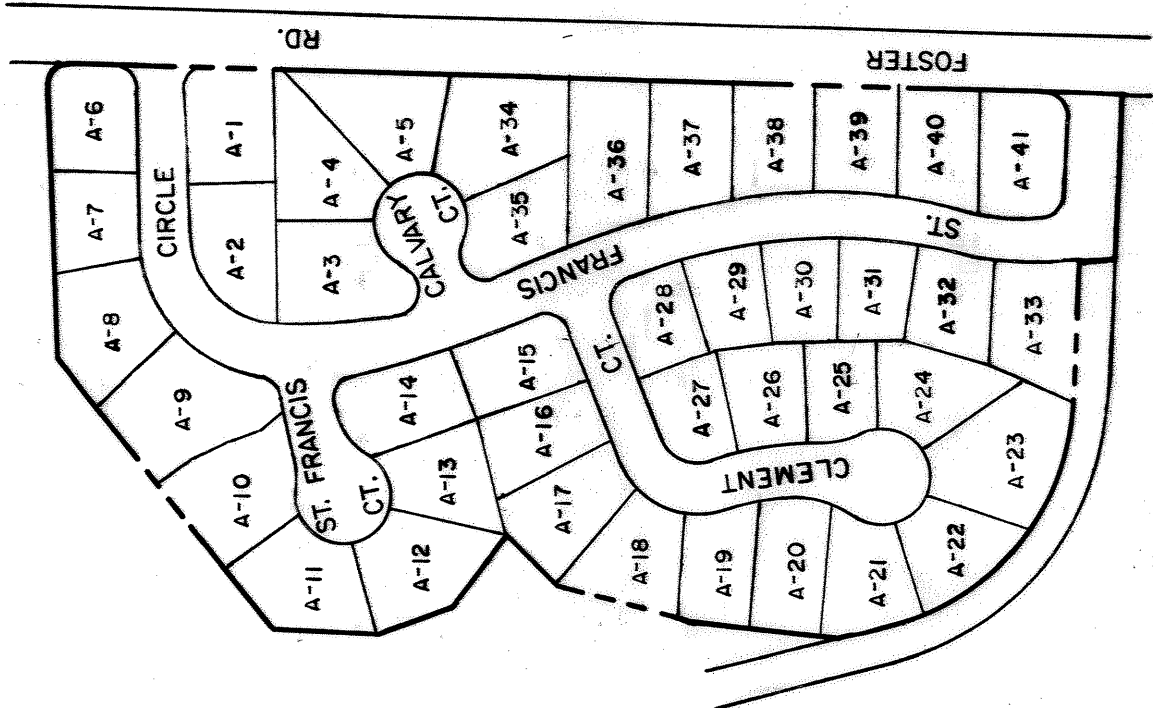
The cost of maintaining the ten (10) foot wide strip of land, approximately 300 feet in length on the south side of Browns Valley Road shall be assessed equally to the owners of Lots 1 through 8 of the Mills Subdivision. The ten (10) feet of landscape easement is located at the rear of Lots 1 through 4 beginning at McCormick Lane and running east.

**City of Napa
Citywide Landscape Maintenance Assessment District
Fiscal Year 2013-2014**

5. Assessment District Diagram

An Assessment Diagram for each zone within the District has been submitted to the City Clerk in the format required under the provision of the Act. The lines and dimensions as shown on maps of the Napa County Assessor for the current year are incorporated herein and made part of this Report.

ZONE A OAK RIDGE SUBDIVISION

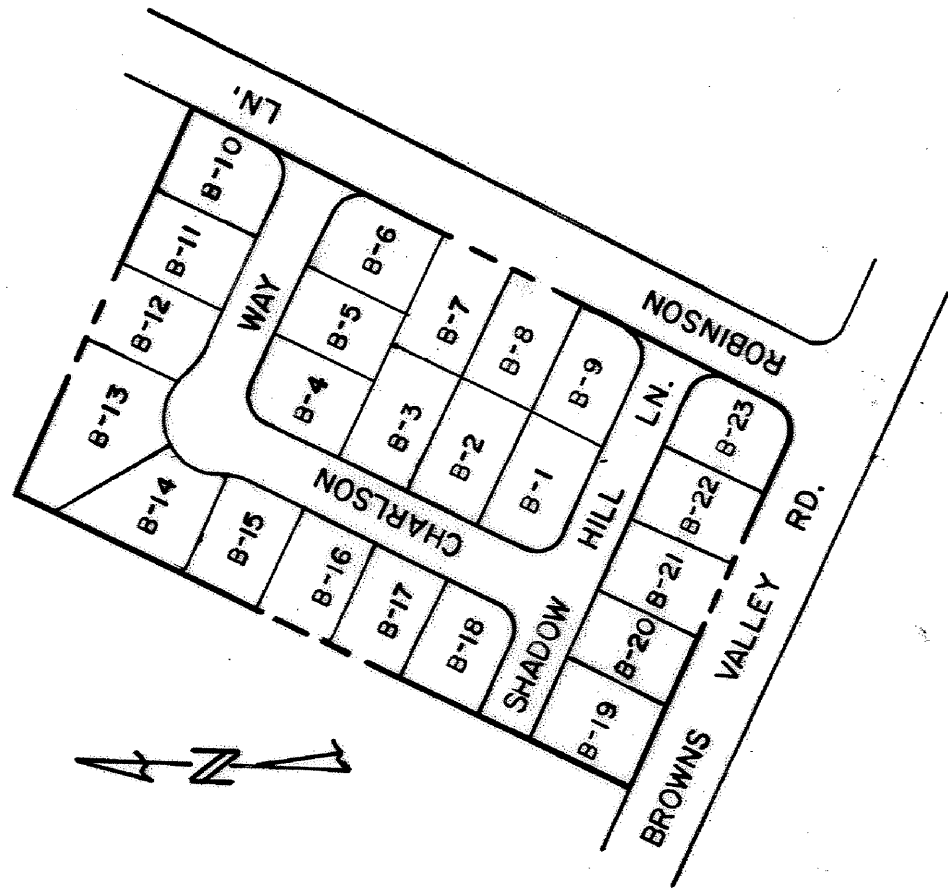


ZONE A OAK RIDGE SUBDIVISION	
ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
A-1	43-372-07
A-2	43-372-06
A-3	43-372-03
A-4	43-372-04
A-5	43-372-05
A-6	43-371-07
A-7	43-371-08
A-8	43-371-09
A-9	43-371-17
A-10	43-371-16
A-11	43-371-12
A-12	43-371-13
A-13	43-371-14
A-14	43-371-15
A-15	43-382-01
A-16	43-382-02
A-17	43-382-03
A-18	43-382-04
A-19	43-382-05
A-20	43-382-06
A-21	43-382-07
A-22	43-382-08
A-23	43-382-09
A-24	43-382-10
A-25	43-382-11
A-26	43-382-12
A-27	43-382-13
A-28	43-382-14
A-29	43-382-15
A-30	43-382-16
A-31	43-382-17
A-32	43-382-18
A-33	43-382-19
A-34	43-383-01
A-35	43-383-02
A-36	43-383-03
A-37	43-383-04
A-38	43-383-05
A-39	43-383-06
A-40	43-383-07
A-41	43-383-08

ZONE B
HILLVIEW PARK SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
B-1	41-171-01
B-2	41-171-02
B-3	41-171-03
B-4	41-171-04
B-5	41-171-05
B-6	41-171-06
B-7	41-171-07
B-8	41-171-08
B-9	41-171-09
B-10	41-170-14
B-11	41-170-15
B-12	41-170-16
B-13	41-170-17
B-14	41-170-18
B-15	41-170-19
B-16	41-170-20
B-17	41-170-21
B-18	41-170-22
B-19	41-170-23
B-20	41-170-24
B-21	41-170-25
B-22	41-170-26
B-23	41-170-27

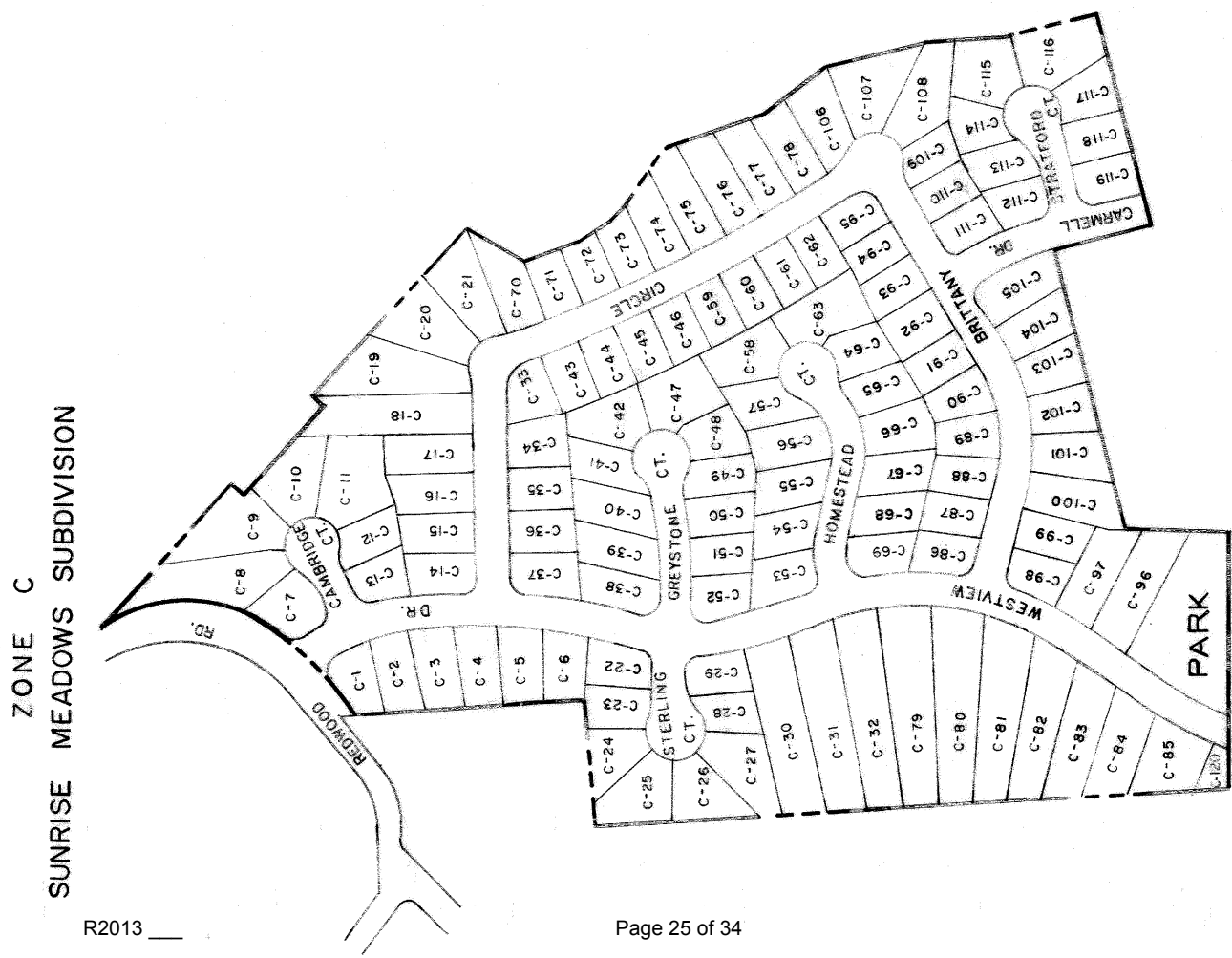
ZONE B
HILLVIEW PARK SUBDIVISION



ZONE C SUNRISE MEADOWS SUBDIVISION		
ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER	ASSESS PARCEL NUMBER
C-99	41-742-18	41-753
C-100	41-742-38	41-753
C-101	41-742-39	41-753
C-102	41-742-21	41-753
C-103	41-742-22	41-753
C-104	41-742-23	41-753
C-105	41-742-24	41-753
C-106	41-742-25	41-754
C-107	41-742-26	41-754
C-108	41-742-27	41-754
C-109	41-742-28	41-754
C-110	41-742-29	41-754
C-111	41-742-30	41-754
C-112	41-742-31	41-754
C-113	41-742-32	41-754
C-114	41-742-33	41-754
C-115	41-742-34	41-754
C-116	41-742-35	41-754
C-117	41-742-36	41-754
C-118	41-742-37	41-754
C-119	41-743-01	41-754
C-120	41-743-02	41-754

ZONE C SUNRISE MEADOWS SUBDIVISION		
ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER	ASSESS PARCEL NUMBER
C-50	41-731-03	41-753-04
C-51	41-731-04	41-753-05
C-52	41-731-05	41-753-06
C-53	41-731-06	41-753-07
C-54	41-731-07	41-753-08
C-55	41-731-08	41-753-09
C-56	41-732-01	41-753-10
C-57	41-732-02	41-753-11
C-58	41-732-03	41-753-12
C-59	41-732-04	41-753-13
C-60	41-732-05	41-753-14
C-61	41-732-06	41-753-15
C-62	41-732-07	41-753-16
C-63	41-732-08	41-753-17
C-64	41-732-09	41-753-18
C-65	41-732-10	41-753-19
C-66	41-732-11	41-753-20
C-67	41-732-12	41-753-21
C-68	41-732-13	41-753-22
C-69	41-732-14	41-753-23
C-70	41-732-15	41-753-24
C-71	41-741-01	41-753-25
C-72	41-741-02	41-753-26
C-73	41-741-03	41-753-27
C-74	41-741-04	41-753-28
C-75	41-741-05	41-753-29
C-76	41-741-06	41-753-30
C-77	41-741-07	41-753-31
C-78	41-741-08	41-753-32
C-79	41-741-09	41-753-33
C-80	41-741-10	41-753-34
C-81	41-742-01	41-753-35
C-82	41-742-02	41-753-36
C-83	41-742-03	41-753-37
C-84	41-742-04	41-753-38
C-85	41-742-05	41-753-39
C-86	41-742-06	41-753-40
C-87	41-742-07	41-753-41
C-88	41-742-08	41-753-42
C-89	41-742-09	41-753-43
C-90	41-742-10	41-753-44
C-91	41-742-11	41-753-45
C-92	41-742-12	41-753-46
C-93	41-742-13	41-753-47
C-94	41-742-14	41-753-48
C-95	41-742-15	41-753-49
C-96	41-742-16	41-753-50
C-97	41-742-17	41-753-51
C-98	41-742-18	41-753-52

ZONE C SUNRISE MEADOWS SUBDIVISION		
ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER	ASSESS PARCEL NUMBER
C-1	41-731-03	41-753-04
C-2	41-731-04	41-753-05
C-3	41-731-05	41-753-06
C-4	41-731-06	41-753-07
C-5	41-731-07	41-753-08
C-6	41-731-08	41-753-09
C-7	41-732-01	41-753-10
C-8	41-732-02	41-753-11
C-9	41-732-03	41-753-12
C-10	41-732-04	41-753-13
C-11	41-732-05	41-753-14
C-12	41-732-06	41-753-15
C-13	41-732-07	41-753-16
C-14	41-732-08	41-753-17
C-15	41-732-09	41-753-18
C-16	41-732-10	41-753-19
C-17	41-732-11	41-753-20
C-18	41-732-12	41-753-21
C-19	41-732-13	41-753-22
C-20	41-732-14	41-753-23
C-21	41-732-15	41-753-24
C-22	41-741-01	41-753-25
C-23	41-741-02	41-753-26
C-24	41-741-03	41-753-27
C-25	41-741-04	41-753-28
C-26	41-741-05	41-753-29
C-27	41-741-06	41-753-30
C-28	41-741-07	41-753-31
C-29	41-741-08	41-753-32
C-30	41-741-09	41-753-33
C-31	41-741-10	41-753-34
C-32	41-742-01	41-753-35
C-33	41-742-02	41-753-36
C-34	41-742-03	41-753-37
C-35	41-742-04	41-753-38
C-36	41-742-05	41-753-39
C-37	41-742-06	41-753-40
C-38	41-742-07	41-753-41
C-39	41-742-08	41-753-42
C-40	41-742-09	41-753-43
C-41	41-742-10	41-753-44
C-42	41-742-11	41-753-45
C-43	41-742-12	41-753-46
C-44	41-742-13	41-753-47
C-45	41-742-14	41-753-48
C-46	41-742-15	41-753-49
C-47	41-742-16	41-753-50
C-48	41-742-17	41-753-51
C-49	41-742-18	41-753-52

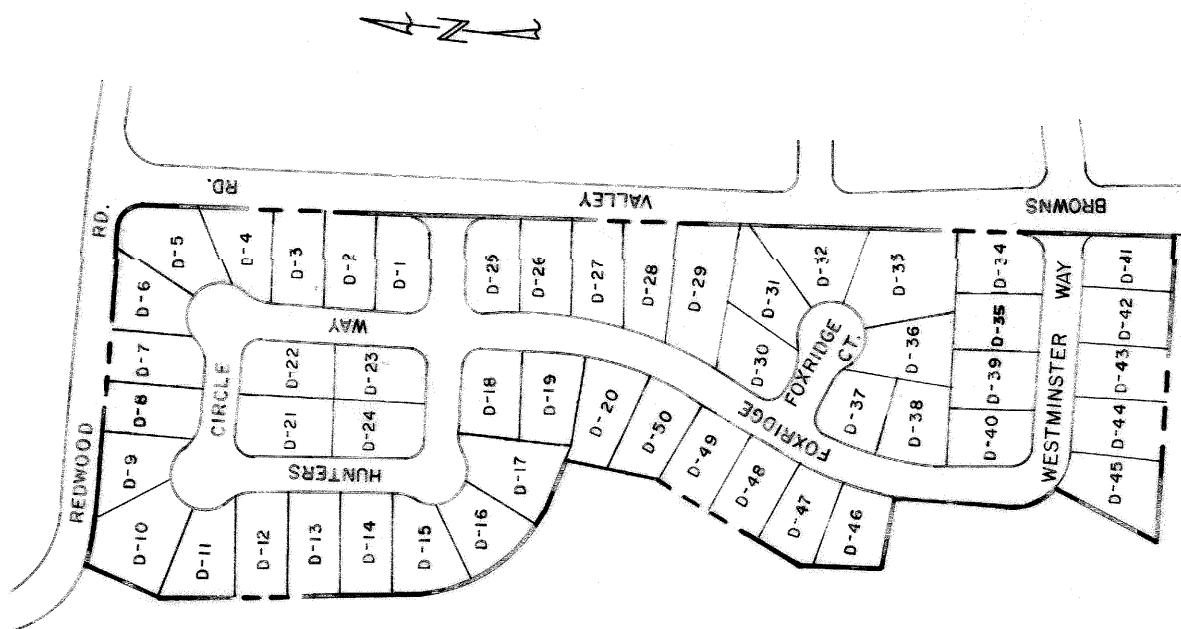


ZONE D

FOXRIDGE SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
D-1	41-031-01
D-2	41-031-02
D-3	41-031-03
D-4	41-031-04
D-5	41-031-05
D-6	41-031-06
D-7	41-031-07
D-8	41-031-08
D-9	41-031-09
D-10	41-031-10
D-11	41-031-11
D-12	41-031-12
D-13	41-031-13
D-14	41-031-14
D-15	41-031-15
D-16	41-031-16
D-17	41-031-17
D-18	41-031-18
D-19	41-031-19
D-20	41-031-25
D-21	41-032-01
D-22	41-032-02
D-23	41-032-03
D-24	41-032-04
D-25	41-033-01
D-26	41-033-02
D-27	41-033-03
D-28	41-761-01
D-29	41-761-02
D-30	41-761-03
D-31	41-761-04
D-32	41-761-05
D-33	41-761-06
D-34	41-761-07
D-35	41-761-08
D-36	41-761-09
D-37	41-761-10
D-38	41-761-11
D-39	41-761-12
D-40	41-761-13
D-41	41-762-01
D-42	41-762-02
D-43	41-762-03
D-44	41-762-04
D-45	41-762-05
D-46	41-762-06
D-47	41-762-07
D-48	41-762-08
D-49	41-762-09
D-50	41-762-27

ZONE D
FOXRIDGE SUBDIVISION



ZONE E

TRANCAS STREET MEDIAN

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
E-1	1-370-23
E-2	1-370-33

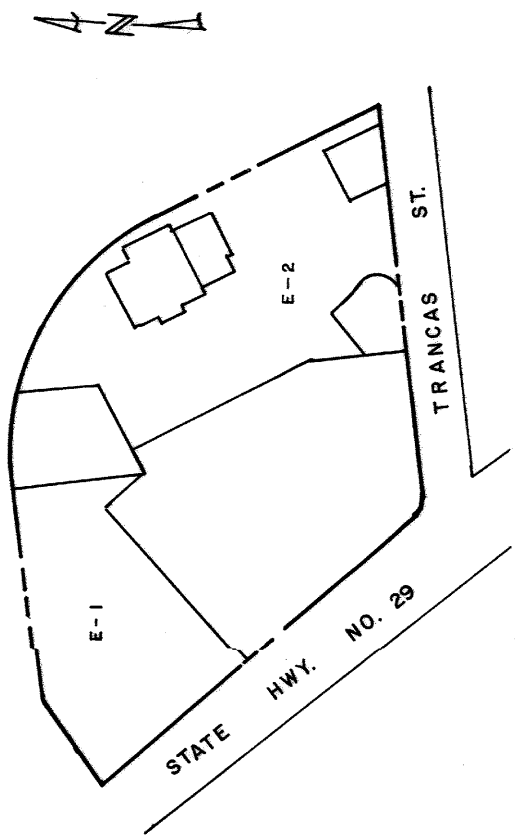
ZONE F

OXFORD GARDENS SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
F-1	7-181-38
F-2	7-181-37
F-3	7-181-36
F-4	7-181-35
F-5	7-181-34
F-6	7-181-33
F-7	7-181-32
F-8	7-181-31
F-9	7-181-30
F-10	7-181-29
F-11	7-181-28
F-12	7-184-02
F-13	7-184-03
F-14	7-184-04
F-15	7-184-05
F-16	7-184-06

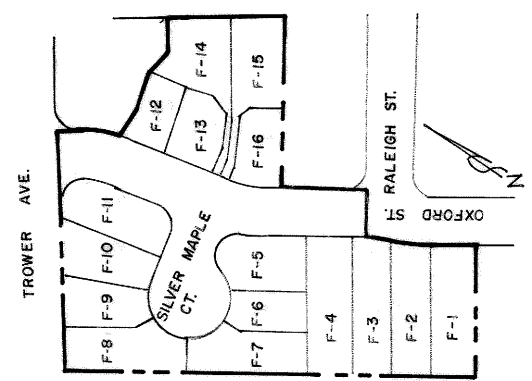
ZONE E

TRANCAS STREET LANDSCAPED
MEDIAN



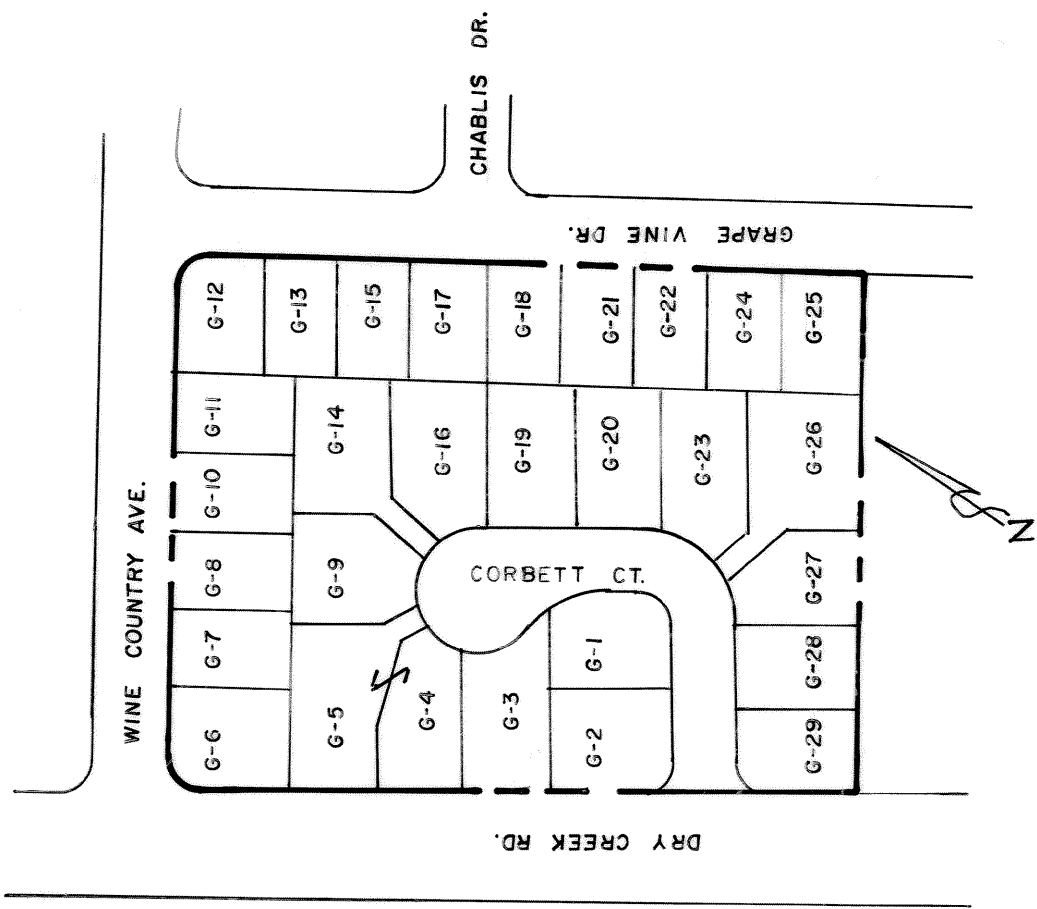
ZONE F

OXFORD GARDENS SUBDIVISION



ZONE G
GLENCAR ESTATES SUBDIVISION

ZONE G
GLENCAR ESTATES SUBDIVISION

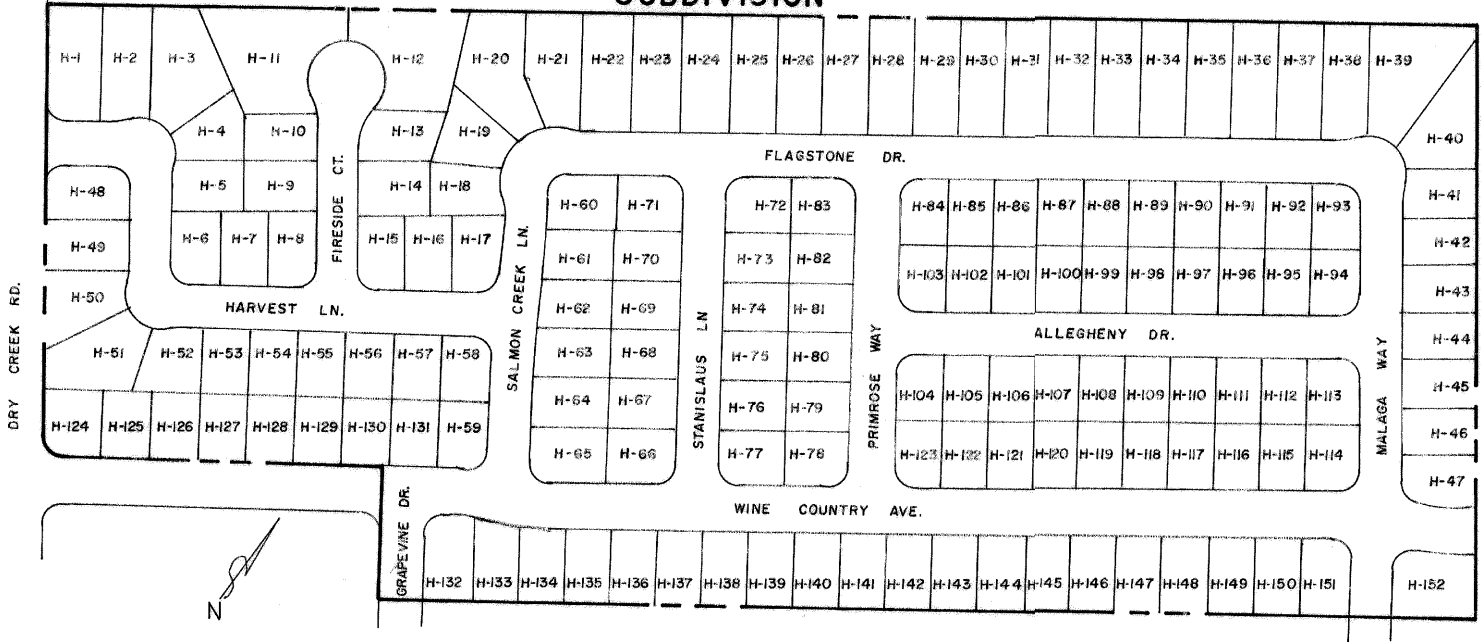


ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
G-1	7-053-08
G-2	7-053-09
G-3	7-053-10
G-4	7-053-37
G-5	7-053-37
G-6	7-053-13
G-7	7-053-14
G-8	7-053-15
G-9	7-053-16
G-10	7-053-17
G-11	7-053-18
G-12	7-053-19
G-13	7-053-20
G-14	7-053-21
G-15	7-053-22
G-16	7-053-23
G-17	7-053-24
G-18	7-053-25
G-19	7-053-26
G-20	7-053-27
G-21	7-053-28
G-22	7-053-29
G-23	7-053-30
G-24	7-053-31
G-25	7-053-32
G-26	7-053-33
G-27	7-053-34
G-28	7-053-35
G-29	7-053-36

EXHIBIT "A" TO ATTACHMENT 1

ZONE H

DRY CREEK VILLAGE SUBDIVISION



ZONE H DRY CREEK VILLAGE SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
H-11	7-331-11
H-12	7-331-12
H-13	7-331-13
H-14	7-331-14
H-15	7-331-15
H-16	7-331-16
H-17	7-331-17
H-18	7-331-18
H-19	7-331-19
H-20	7-331-20
H-21	7-331-21
H-22	7-331-22
H-23	7-331-23
H-24	7-331-24
H-25	7-331-25
H-26	7-331-26
H-27	7-331-27
H-28	7-331-01
H-29	7-331-02
H-30	7-331-03
H-31	7-331-04
H-32	7-331-05
H-33	7-331-06
H-34	7-331-07
H-35	7-331-08
H-36	7-331-09
H-37	7-331-10
H-38	7-331-11
H-39	7-331-12
H-40	7-331-13
H-41	7-331-14
H-42	7-331-15
H-43	7-331-16
H-44	7-331-17
H-45	7-331-18
H-46	7-331-19
H-47	7-331-20
H-48	7-331-21
H-49	7-331-22
H-50	7-331-23
H-51	7-331-24
H-52	7-331-25
H-53	7-331-26
H-54	7-331-27
H-55	7-331-28
H-56	7-331-29
H-57	7-331-30
H-58	7-331-31
H-59	7-331-32

ZONE H DRY CREEK VILLAGE SUBDIVISION

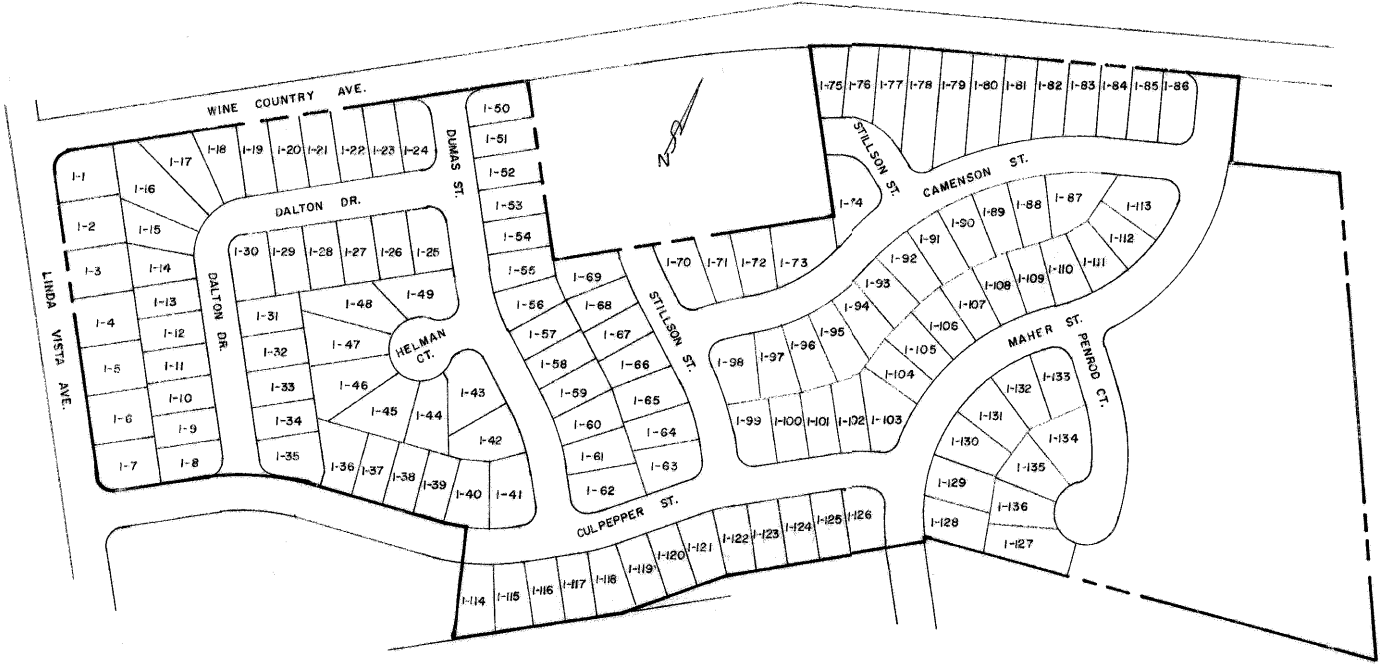
ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
H-60	7-333-01
H-61	7-333-02
H-62	7-333-03
H-63	7-333-04
H-64	7-333-05
H-65	7-333-06
H-66	7-333-07
H-67	7-333-08
H-68	7-333-09
H-69	7-333-10
H-70	7-333-11
H-71	7-333-12
H-72	7-333-13
H-73	7-333-14
H-74	7-333-15
H-75	7-333-16
H-76	7-333-17
H-77	7-333-18
H-78	7-333-19
H-79	7-333-20
H-80	7-333-21
H-81	7-333-22
H-82	7-333-23
H-83	7-333-24
H-84	7-333-25
H-85	7-333-26
H-86	7-333-27
H-87	7-333-28
H-88	7-333-29
H-89	7-333-30
H-90	7-333-31
H-91	7-333-32
H-92	7-333-33
H-93	7-333-34
H-94	7-333-35
H-95	7-333-36
H-96	7-333-37
H-97	7-333-38
H-98	7-333-39
H-99	7-333-40
H-100	7-333-41
H-101	7-333-42
H-102	7-333-43
H-103	7-333-44
H-104	7-333-45
H-105	7-333-46
H-106	7-333-47
H-107	7-333-48
H-108	7-333-49

ZONE H DRY CREEK VILLAGE SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
H-109	7-353-06
H-110	7-353-07
H-111	7-353-08
H-112	7-353-09
H-113	7-353-10
H-114	7-353-11
H-115	7-353-12
H-116	7-353-13
H-117	7-353-14
H-118	7-353-15
H-119	7-353-16
H-120	7-353-17
H-121	7-353-18
H-122	7-353-19
H-123	7-353-20
H-124	7-353-21
H-125	7-353-22
H-126	7-353-23
H-127	7-353-24
H-128	7-353-25
H-129	7-353-26
H-130	7-353-27
H-131	7-353-28
H-132	7-353-29
H-133	7-353-30
H-134	7-353-31
H-135	7-353-32
H-136	7-353-33
H-137	7-353-34
H-138	7-353-35
H-139	7-353-36
H-140	7-353-37
H-141	7-353-38
H-142	7-353-39
H-143	7-353-40
H-144	7-353-41
H-145	7-353-42
H-146	7-353-43
H-147	7-353-44
H-148	7-353-45
H-149	7-353-46
H-150	7-353-47
H-151	7-353-48
H-152	7-353-49

EXHIBIT "A" TO ATTACHMENT 1

ZONE 1 RANCHO LAS FLORES SUBDIVISION



ZONE 1
RANCHO LAS FLORES SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
1-1	7-071-01
1-2	7-071-02
1-3	7-071-03
1-4	7-071-04
1-5	7-071-05
1-6	7-071-06
1-7	7-071-07
1-8	7-071-08
1-9	7-071-09
1-10	7-071-10
1-11	7-071-11
1-12	7-071-12
1-13	7-071-13
1-14	7-071-14
1-15	7-071-15
1-16	7-071-16
1-17	7-071-17
1-18	7-071-18
1-19	7-071-19
1-20	7-071-20
1-21	7-071-21
1-22	7-071-22
1-23	7-071-23
1-24	7-071-24
1-25	7-072-01
1-26	7-072-25
1-27	7-072-24
1-28	7-072-23
1-29	7-072-22
1-30	7-072-21
1-31	7-072-20
1-32	7-072-19
1-33	7-072-18
1-34	7-072-17
1-35	7-072-16
1-36	7-072-15
1-37	7-072-14
1-38	7-072-13
1-39	7-072-12
1-40	7-072-11
1-41	7-072-10
1-42	7-072-09
1-43	7-072-08
1-44	7-072-07
1-45	7-072-06
1-46	7-072-05
1-47	7-072-04
1-48	7-072-03
1-49	7-072-02

ZONE 1
RANCHO LAS FLORES SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
1-50	7-073-20
1-51	7-073-19
1-52	7-073-18
1-53	7-073-17
1-54	7-073-16
1-55	7-073-15
1-56	7-073-14
1-57	7-073-13
1-58	7-073-12
1-59	7-073-11
1-60	7-073-10
1-61	7-073-09
1-62	7-073-08
1-63	7-073-07
1-64	7-073-06
1-65	7-073-05
1-66	7-073-04
1-67	7-073-03
1-68	7-073-02
1-69	7-073-01
1-70	7-342-06
1-71	7-342-07
1-72	7-342-03
1-73	7-342-02
1-74	7-342-01
1-75	7-341-01
1-76	7-341-02
1-77	7-341-03
1-78	7-341-04
1-79	7-341-05
1-80	7-341-06
1-81	7-341-07
1-82	7-341-08
1-83	7-341-09
1-84	7-341-10
1-85	7-341-11
1-86	7-341-12
1-87	7-343-12
1-88	7-343-11
1-89	7-343-10
1-90	7-343-09
1-91	7-343-08
1-92	7-343-07
1-93	7-343-06
1-94	7-343-05
1-95	7-343-04
1-96	7-343-03
1-97	7-343-02
1-98	7-343-01

ZONE 1
RANCHO LAS FLORES SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
1-99	7-343-27
1-100	7-343-26
1-101	7-343-25
1-102	7-343-24
1-103	7-343-23
1-104	7-343-22
1-105	7-343-21
1-106	7-343-20
1-107	7-343-19
1-108	7-343-18
1-109	7-343-17
1-110	7-343-16
1-111	7-343-15
1-112	7-343-14
1-113	7-343-13
1-114	7-074-02
1-115	7-074-03
1-116	7-074-04
1-117	7-074-05
1-118	7-074-06
1-119	7-074-07
1-120	7-074-08
1-121	7-074-09
1-122	7-344-01
1-123	7-344-02
1-124	7-344-03
1-125	7-344-04
1-126	7-344-05
1-127	7-345-03
1-128	7-345-12
1-129	7-345-11
1-130	7-345-10
1-131	7-345-13
1-132	7-345-14
1-133	7-345-07
1-134	7-345-06
1-135	7-345-05
1-136	7-345-04

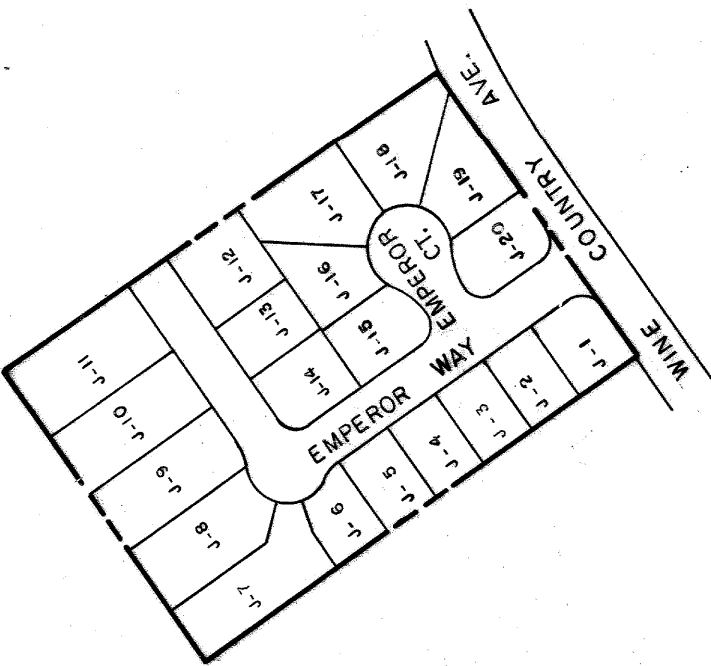
ZONE K
HYDE PARK II SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
K-1	38-227-01
K-2	38-227-02
K-3	38-224-10
K-4	38-224-09
K-5	38-224-08
K-6	38-224-07
K-7	38-224-06
K-8	38-224-05
K-9	38-224-04
K-10	38-223-15
K-11	38-223-14
K-12	38-223-13
K-13	38-223-12
K-14	38-223-11
K-15	38-223-10
K-16	38-223-09
K-17	38-223-08
K-18	38-223-07
K-19	38-225-01
K-20	38-225-02
K-21	38-225-03
K-22	38-225-04
K-23	38-225-05
K-24	38-225-06
K-25	38-225-07
K-26	38-225-08
K-27	38-225-09
K-28	38-225-10
K-29	38-225-11
K-30	38-225-12
K-31	38-225-13
K-32	38-225-14
K-33	38-225-15
K-34	38-225-16
K-35	38-225-17
K-36	38-225-18
K-37	38-225-19
K-38	38-225-20
K-39	38-225-21
K-40	38-225-22
K-41	38-226-01
K-42	38-226-02
K-43	38-226-03
K-44	38-226-04

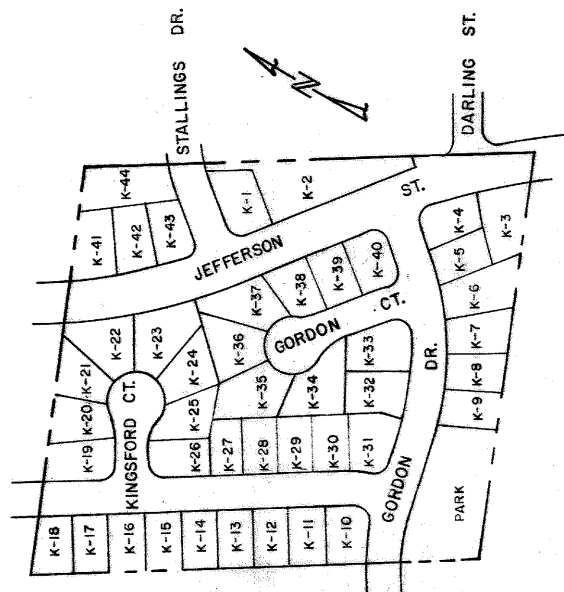
ZONE J
WOODSIDE GARDENS

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
J-1	35-511-11
J-2	35-511-10
J-3	35-511-09
J-4	35-511-08
J-5	35-511-07
J-6	35-511-06
J-7	35-511-05
J-8	35-511-04
J-9	35-511-03
J-10	35-511-02
J-11	35-511-01
J-12	35-512-01
J-13	35-512-02
J-14	35-512-03
J-15	35-512-04
J-16	35-512-05
J-17	35-512-06
J-18	35-512-07
J-19	35-512-08
J-20	35-512-09

ZONE J
WOODSIDE GARDENS

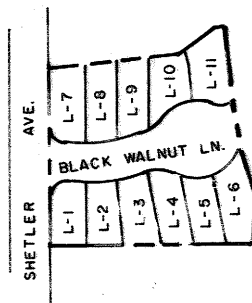


ZONE K
HYDE PARK II SUBDIVISION



Printed

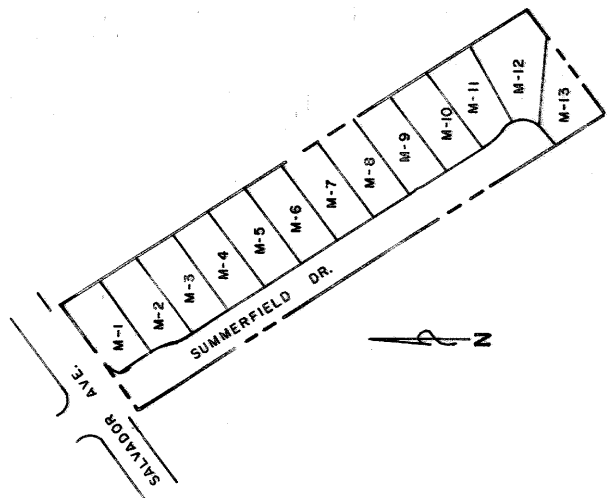
ZONE L
WALNUT GROVE SUBDIVISION UNIT I



ZONE L
WALNUT GROVE SUBDIVISION UNIT I

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
L-1	46-320-14
L-2	46-320-15
L-3	46-320-16
L-4	46-320-17
L-5	46-320-18
L-6	46-320-19
L-7	46-320-20
L-8	46-320-21
L-9	46-320-22
L-10	46-320-23
L-11	46-320-24

ZONE M
VINEYARD VISTA ESTATES SUBDIVISION



ZONE M
VINEYARD VISTA ESTATES SUBD.

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
M-1	38-590-1
M-2	38-590-2
M-3	38-590-3
M-4	38-590-4
M-5	38-590-5
M-6	38-590-6
M-7	38-590-7
M-8	38-590-8
M-9	38-590-9
M-10	38-590-10
M-11	38-590-11
M-12	38-590-12
M-13	38-590-13

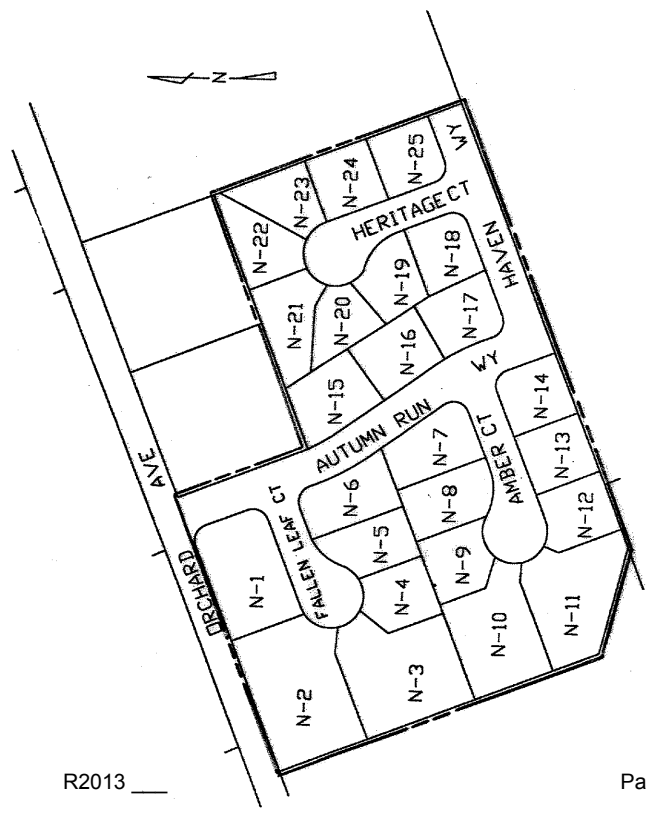
ZONE N
ORCHARD ESTATES SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
N-1	35-532-01
N-2	35-532-02
N-3	35-532-15
N-4	35-532-16
N-5	35-532-17
N-6	35-532-18
N-7	35-532-07
N-8	35-532-19
N-9	35-532-20
N-10	35-532-21
N-11	35-532-11
N-12	35-532-12
N-13	35-532-13
N-14	35-532-14
N-15	35-531-11
N-16	35-531-16
N-17	35-531-15
N-18	35-531-14
N-19	35-531-13
N-20	35-531-12
N-21	35-531-05
N-22	35-531-04
N-23	35-531-03
N-24	35-531-02
N-25	35-531-01

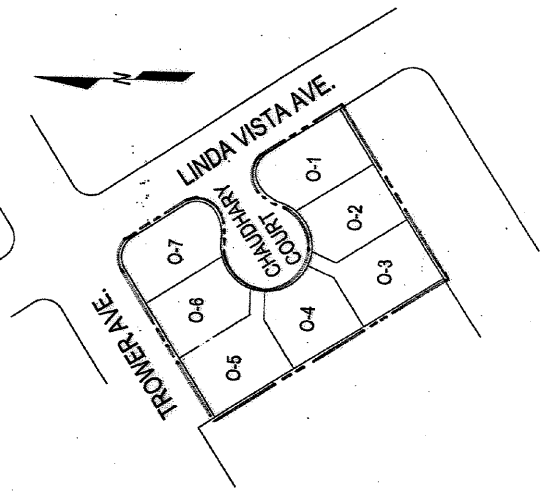
ZONE O
CHAUDHARY ESTATES SUBDIVISION

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
O-1	007-172-27
O-2	007-172-28
O-3	007-172-29
O-4	007-172-30
O-5	007-172-31
O-6	007-172-32
O-7	007-172-33

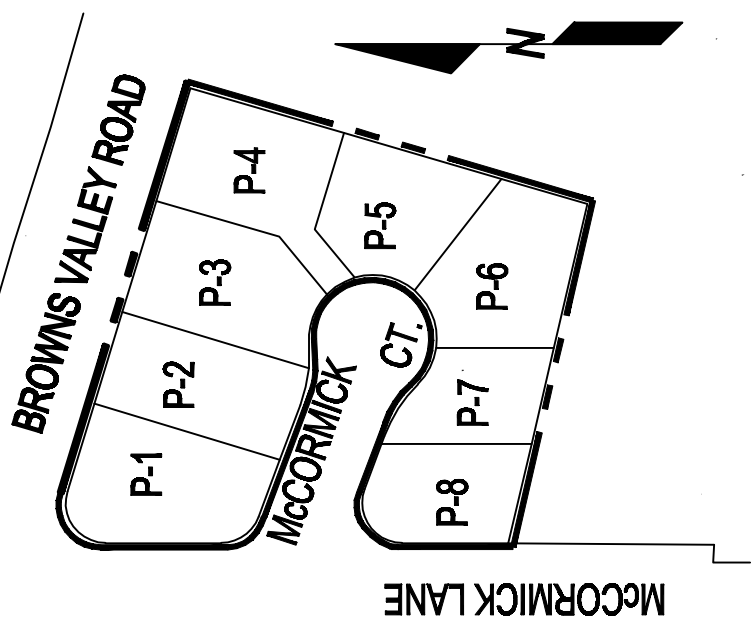
ZONE N
ORCHARD ESTATES SUBDIVISION



ZONE O
CHAUDHARY ESTATES



**ZONE P
MILLS SUBDIVISION**



**ZONE P
MILLS SUBDIVISION**

ASSESSMENT NUMBER	ASSESSORS PARCEL NUMBER
P-1	50-292-16
P-2	50-292-17
P-3	50-292-18
P-4	50-292-19
P-5	50-292-20
P-6	50-292-21
P-6	50-292-21
P-7	50-292-22
P-7	50-292-23