

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEERS REPORT**

**INTEGRATED FINANCING DISTRICT ACT,
MUNICIPAL IMPROVEMENT ACT OF 1913
AND
SPECIAL ASSESSMENT INVESTIGATION,
LIMITATION AND MAJORITY PROTEST ACT OF 1931**

Preliminary Report: March 1996

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEERS REPORT**

**Dr. Manuel M. Lopez
Mayor**

**Andres Herrera
Mayor Pro Tem**

**Bedford Pinkard - Councilman
Dr. Thomas E. Holden - Councilmember
Dean Maulhardt - Councilmember**

**Thomas Frutchey - City Manager
Gary Gillig - City Attorney
Daniel Martinez - City Clerk
Dale Belcher - City Treasurer
Rob Roshanian - Superintendent of Streets**

**Professional Services
Willdan Associates - Assessment Engineer
Evensen Dodge, Inc., Financial Advisor
Brown, Diven & Hentschke, Bond Counsel**

CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEERS REPORT

The undersigned respectfully submits the enclosed report as directed by the City Council.

Preliminary Report: March 25, 1996

Final Report:

WILLDAN ASSOCIATES
Engineer of Work

By James D. Grisham
James D. Grisham, P.E.

I HEREBY CERTIFY that the enclosed COMBINED ENGINEER'S REPORT, together with Assessment and Assessment Diagram and Contingent Assessment and Contingent Assessment Diagram thereto attached, was filed with me on the ____ day of _____, 1996.

Daniel Martinez, City Clerk
City of Oxnard, California

I HEREBY CERTIFY that the enclosed COMBINED ENGINEER'S REPORT, together with Assessment and Assessment Diagram Contingent Assessment and Contingent Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Oxnard, California, on the ____ day of _____, 1996.

Daniel Martinez, City Clerk
City of Oxnard, California

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEERS REPORT**

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**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEERS REPORT**

Willdan Associates, Engineer of Work for the Rose Avenue/Highway 101 Interchange Improvements makes this report, as directed by the City Council of the City of Oxnard in accordance with the Resolution of Intention, and pursuant to the provisions of Chapter 1.5 of Part 1, Division 2, Title of the Government Code of the State of California as to the proposed Integrated Financing District No. 1 (Rose Avenue/Highway 101 interchange improvement) and Part 7.5 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, which is Division 4 of the Streets and Highways Code of the State of California, and the Municipal Improvement Act of 1913, which is Division 12 of the Streets and Highways Code of the State of California as to the proposed Assessment District (Rose Avenue/Highway 101 interchange improvements) (the "Assessment District").

WORKS OF IMPROVEMENT

The works of improvements which are the subject of this report are briefly described as follows:

ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS

The proposed improvements shall include the construction of an interchange on U.S. Highway 101 at Rose Avenue. The proposed improvements shall include, but not be limited to, the demolition and replacement of the existing two-lane overpass with a six-lane bridge, right-of-way acquisition, mobilization, clearing, demolition and removal of the existing bridge, earthwork, on- and off-ramps, realignment of Rose Avenue and Ventura Boulevard, sound walls, retaining walls, drainage facilities, traffic barriers, signing, striping, traffic safety, street lighting, traffic signals, tree relocation, landscaping, relocation of UWCD 42-inch water main, relocation of public utilities, hazardous material mitigation, environmental clearance, design and construction management.

BONDS

Bonds representing unpaid assessments proposed to be levied within the Assessment District, and bearing interest at a rate not to exceed twelve percent (12%) per annum, shall be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, Streets and Highways Code), and the last installment of the bonds shall mature within thirty-nine (39) years from the second day of September next succeeding twelve (12) months from their date.

COMBINED ENGINEERS REPORT

This report includes the following attached exhibits:

Exhibit A - Plans and specifications for improvements to be constructed. Plans and specifications may be separately bound.

Exhibit B - An estimate of the cost of the improvements, including incidental expenses.

Exhibit C - An Assessment Roll, in two parts with Part One showing the non-contingent amount to be assessed against each parcel of real property within the Assessment District and Part Two showing the contingent amount to be assessed against each parcel of real property within the Integrated Financing District but outside the Assessment District. Each parcel is described by County Assessor's parcel number or other designation and indicates the names and addresses of the owners of real property within the Integrated Financing District, as shown on the last equalized assessment roll for taxes. Each parcel is also assigned an "assessment number" for the purposes of this proceeding.

Exhibit D - As to the Assessment District only, a Debt Limitation Report showing the following:

1. The total amount of Prior Assessment Liens, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, against the total area proposed to be assessed in the Assessment District.
2. The total true value, as near as may be determined, of the parcels of land and the improvements which are proposed to be assessed by the Assessment District.

Exhibit E - A statement of the method by which the undersigned determined the amount to be assessed against each parcel within the Integrated Financing District, based on benefits to be derived by each parcel, from the improvements. For particulars of identification of the parcels, reference is made to the Assessment Diagram Exhibit F.

Exhibit F - Part One: An Assessment Diagram showing all of the parcels of real property within the Assessment District.

Part Two: A Contingent Assessment Diagram showing all of the parcels of real property within the Integrated Financing District but outside the Assessment District.

Each part of the diagram is keyed to the Assessment Roll in Exhibit C by assessment number.

Exhibit G - Maximum annual assessment proposal to be levied on each parcel in the Assessment District to pay for costs incurred by the City and not otherwise reimbursed for assessment collection and administration and bond administration.

Exhibit H - Right-of-way Certificate .

Exhibit I - Certification of Completion of Environmental Proceedings.

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

EXHIBIT A - PLANS AND SPECIFICATIONS

The plans and specifications for the improvements for this Integrated Financing District consist of the Project Report for the Rose Avenue/Highway 101 interchange improvements completed by Caltrans and the preliminary design documents on file in the office of the Public Service Program and are not bound in this Report, but by this reference are incorporated as if attached to and made a part of this Report.

The construction plans and specifications are being prepared by the City of Oxnard and will be reviewed and approved by Caltrans.

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

**EXHIBIT B - COST ESTIMATE
COMPONENTS OF PROJECT COSTS**

CITY OF OXNARD
INTEGRATED FINANCING DISTRICT No. 1
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
COST ESTIMATE

DESCRIPTION	APPROX. QUANTITY	UNIT	UNIT PRICE	PRELIMINARY COST	CONFIRMED COST
ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS					
Mobilization		LS	\$231,000.00	\$231,000	
Imported Borrow	125000	CY	\$9.00	\$1,125,000	
Roadway Excavation	16000	CY	\$3.25	\$52,000	
Aggregate Base	17200	CY	\$25.00	\$430,000	
AC Pavement	16400	TN	\$27.00	\$443,000	
PCC Pavement	2200	CY	\$150.00	\$330,000	
Retaining Walls	500	LF	\$300.00	\$150,000	
Sound Walls	300	LF	\$166.00	\$50,000	
Sound Walls (Retrofit)	300	LF	\$140.00	\$42,000	
Minor Concrete	1500	CY	\$300.00	\$450,000	
Drainage		LS	\$200,000.00	\$200,000	
Concrete Sidewalk	2500	LF	\$10.00	\$25,000	
Concrete Curb and Gutter	5000	LF	\$9.00	\$45,000	
Clear and Grub		LS	\$60,000.00	\$60,000	
Guard Rails	1500	LF	\$30.00	\$45,000	
Concrete Barrier (Type 50)	500	LF	\$40.00	\$20,000	
Signing		LS	\$40,000.00	\$40,000	
Pavement Delineation		LS	\$40,000.00	\$40,000	
Lighting	12	EA	\$3,500.00	\$42,000	
Signal Modification	1	EA	\$40,000.00	\$40,000	
Signalization	2	EA	\$50,000.00	\$100,000	
Tree Relocation	25	EA	\$1,000.00	\$25,000	
Traffic Management		LS	\$200,000.00	\$200,000	
SUBTOTAL				\$4,185,000	
CONTINGENCY				\$419,000	
SUBTOTAL				\$4,604,000	
BRIDGE CONSTRUCTION					
Bridge Removal & Construction		LS	\$3,230,000.00	\$3,230,000	
SUBTOTAL				\$3,230,000	
DESIGN & CONSTRUCTION MANAGEMENT					
Roadway Engineering				\$276,000	
Bridge Engineering				\$230,000	
Construction Mgt.				\$1,158,000	
SUBTOTAL				\$1,664,000	
UTILITY RELOCATION					
Relocate United 42" Water Main				\$904,000	
Recap Abandoned Oil Well				\$10,000	
Misc. Utility Relocation				\$500,000	
Relocate Displaced Business				\$0	
Clearance				\$200,000	
Hazardous Waste Soil Tests (Lead)				\$26,000	
SUBTOTAL				\$1,640,000	

CITY OF OXNARD
 INTEGRATED FINANCING DISTRICT No. 1
 ASSESSMENT DISTRICT No. 96-1
 (ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
 COST ESTIMATE

DESCRIPTION	APPROX. QUANTITY	UNIT	UNIT PRICE	PRELIMINARY COST	CONFIRMED COST
RIGHT-OF-WAY					
Right-of-Way Acquisition	11.9	AC		\$4,665,000	
TOTAL CONSTRUCTION COSTS				\$15,803,000	
BOND ISSUANCE COSTS					
Underwriters Discount (1.8 %)				\$238,950	
Fixed Cost of Issuance				\$290,000	
Financing Contingency				\$132,750	
Capitalized Interest				\$430,255	
Debt Service Reserve				\$1,225,846	
Bond Issuance Contingency				\$3,573	
SUBTOTAL				\$2,321,374	
CONTRIBUTIONS					
City Contribution				(\$4,354,155)	
Traffic Impact Fee Credits				(\$495,219)	
SUBTOTAL				(\$4,849,374)	
TOTAL AMOUNT OF ASSESSMENT				\$13,275,000	

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
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COMBINED ENGINEER'S REPORT**

EXHIBIT C - ASSESSMENT ROLL

An assessment, both contingent and non-contingent, of the total amount of the costs and expenses of the improvements upon the subdivisions of land within the Integrated Financing District, in proportion to the estimated benefit to be received by the subdivisions from the improvements, is set forth upon the following Assessment Roll filed with and made part of this Report.

The Assessment Roll lists the assessor parcel numbers within this Integrated Financing District by assessment number and includes owner name and address. The assessment numbers appearing on the Assessment Roll correspond with the subdivisions and parcels of land and their numbers shown on the Integrated Financing District Diagram (Exhibit F).

Part One of the Assessment Roll shows the non-contingent amount to be assessed against each parcel of real property within the Assessment District.

Part Two of the Assessment Roll shows the contingent amount to be assessed against each parcel of real property within the Integrated Financing District but not within the Assessment District.

CITY OF OXNARD
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
ASSESSMENT ROLL
(PART 1)

ASMT NUMBER	ASSESSOR PARCEL NUMBER	ACRES	OWNER	PRELIMINARY ASSESSMENT	CONFIRMED ASSESSMENT
509	1420111630	0.06	BORCHARD JOHN W ,	0.00	
120	1420111640	3.35	BORCHARD JOHN W ,	13,783.15	
4	1420211015	1.80	WAL-MART STORES INC ,	77,164.13	
502	1420211025	4.75	MC GRATH SEAN H TR /EA	0.00	
508	1420211035	0.01	MC GRATH SEAN H TR	0.00	
501	1420211045	0.73	MC GRATH SEAN H TR /EA	0.00	
5	1420211055	13.07	WAL-MART STORES INC ,	546,401.98	
6	1420211065	1.39	WAL-MART STORES INC ,	59,587.83	
7	1420211075	0.11	MC GRATH-RHD PARTNERS ,	4,715.56	
8	1420211085	0.85	MC GRATH-RHD PARTNERS ,	36,438.64	
9	1420211095	0.88	MC GRATH-RHD PARTNERS ,	37,724.69	
10	1420211105	0.22	WAL-MART STORES INC ,	9,431.12	
11	1420211115	0.83	MC GRATH-RHD PARTNERS ,	35,581.21	
12	1420211125	2.83	3773 INVESTMENTS , OXSPORT L P	121,319.13	
13	1420211135	2.28	MC GRATH-RHD PARTNERS ,	97,741.23	
14	1420211145	4.43	VONS COMPANIES INC ,	189,909.47	
15	1420211155	1.45	MC GRATH-RHD PARTNERS ,	62,160.02	
16	1420211165	0.86	MC GRATH-RHD PARTNERS ,	36,867.04	
17	1420211175	0.34	MC GRATH-RHD PARTNERS ,	14,575.50	
18	1420211185	0.79	MC GRATH-RHD PARTNERS ,	33,866.45	
19	1420211195	4.03	MC GRATH-RHD PARTNERS ,	172,761.89	
20	1420211205	1.80	MC GRATH-RHD PARTNERS ,	77,164.13	
21	1420211215	13.96	FELSA TRUST #1 ,	574,780.82	
22	1420211225	1.29	MC GRATH-RHD PARTNERS ,	55,300.99	
511	1420211235	0.35	CITY OF OXNARD ,	0.00	
24	1420211245	0.93	MC GRATH-RHD PARTNERS ,	39,868.16	
505	1420211255	0.19	CITY OF OXNARD	0.00	
25	1440131015	1.45	SAGEBRUSH FINANCIAL CORP ,	26,057.51	
26	1440131025	1.47	SAGEBRUSH FINANCIAL CORP ,	26,416.83	
27	1440131035	5.24	SAGEBRUSH FINANCIAL CORP ,	94,166.33	
28	1440131045	3.20	SAGEBRUSH FINANCIAL CORP ,	57,506.19	
29	1440131055	1.65	SAGEBRUSH FINANCIAL CORP ,	29,651.62	
30	1440131065	7.49	DAH CHONG HONG LTD ,	113,764.29	
31	1440132015	1.24	SAGEBRUSH FINANCIAL CORP ,	22,283.67	
32	1440132025	1.30	SAGEBRUSH FINANCIAL CORP ,	23,361.87	
33	1440133015	5.51	VREELAND DANIEL F ,	94,582.23	
34	1440133025	4.00	GENERAL MOTORS ACCEPTANCE ,	71,882.65	
35	1440133035	3.48	DAH CHONG HONG LTD ,	62,537.93	
507	1440134045	0.85	DAH CHONG HONG LTD ,	0.00	
36	1440133045	1.16	OXNARD REDHILL PART LESSOR , WICKES FU	35,878.03	
37	1440133055	4.21	OXNARD REDHILL PARTNERS ,	177,629.87	
38	1440133065	3.00	WEBER JOHN H ,	50,920.71	
39	1440134035	5.29	DCH INVESTMENTS INC ,	90,212.78	
40	1440134055	0.88	DCH INVESTMENTS INC ,	15,814.20	

CITY OF OXNARD
 ASSESSMENT DISTRICT No. 96-1
 (ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
 ASSESSMENT ROLL
 (PART 1)

ASMT NUMBER	ASSESSOR PARCEL NUMBER	ACRES	OWNER	PRELIMINARY ASSESSMENT	CONFIRMED ASSESSMENT
506	1440134065	1.00	GTE	0.00	
41	1440134075	1.51	OXNARD REDHILL PARTNERS ,	50,703.19	
42	1440134085	0.82	OXNARD REDHILL PARTNERS ,	29,634.46	
43	1440134095	1.35	OXNARD REDHILL PARTNERS ,	51,360.53	
44	1440134105	6.49	DCH INVESTMENTS INC ,	103,552.46	
45	1440141015	15.03	GENERAL TELEPHONE CO OF CA ,	356,008.53	
46	1440141025	3.83	GENERAL TELEPHONE CO OF CA ,	90,719.38	
47	1440141035	6.36	GENERAL TELEPHONE CO OF CA ,	157,041.75	
48	1440142155	2.97	OXNARD DEL NORTE ASSOC ,	68,309.76	
49	1440142165	0.69	CALDWELL INVESTMENT PROP ,	15,850.07	
50	1440142175	0.81	HEATHCOTE KENNETH S & WILLA L ,	18,500.47	
51	1440142185	1.42	OXNARD DEL NORTE ASSOC ,	32,454.46	
52	1440142195	0.93	OXNARD DEL NORTE ASSOC ,	21,527.14	
53	1440142205	5.39	KAVLI FRED ,	124,756.72	
54	1440142215	2.06	KAVLI FRED ,	48,794.25	
55	1440143055	16.61	PRICE COMPANY ,	687,354.58	
56	1440143065	1.00	DEL NORTE POINTE PROPERTIES ,	41,479.06	
57	1440144145	1.03	DEL NORTE POINTE PROPERTIES ,	40,085.75	
58	1440144155	0.57	DEL NORTE POINTE PROPERTIES ,	20,160.17	
59	1440144205	26.21	OXNARD DEL NORTE ASSOC LSOR ,	1,008,356.46	
121	1450170235	7.36	ROMAN CATHOLIC CHURCH	16,833.48	
60	1450222055	0.95	FREEWAY PROPERTIES LTD ,	40,725.49	
61	1450222065	0.81	FREEWAY PROPERTIES LTD ,	34,723.89	
503	2130011165	1.57	MC GAELIC GROUP	0.00	
62	2130011175	5.70	BEST BUY INC	244,353.13	
63	2130011185	3.45	MC GRATH JOHN - SURV TRUST	147,897.94	
64	2130011195	3.52	MC GRATH JOHN - SURV TRUST	150,898.74	
65	2130011205	0.62	MC GRATH JOHN - SURV TRUST	26,578.81	
66	2130011215	1.72	MC GRATH JOHN - SURV TRUST	73,734.61	
67	2130011225	0.73	MC GRATH JOHN - SURV TRUST	31,294.37	
68	2130011235	0.53	MC GAELIC GROUP	22,720.58	
69	2130011245	2.93	MC GAELIC GROUP	125,606.08	
70	2130012055	1.59	MC GAELIC GROUP ,	32,933.75	
71	2130012065	1.08	MC GAELIC GROUP	22,739.05	
72	2130012075	2.47	MC GAELIC GROUP ,	52,347.21	
73	2130013035	1.00	MC GAELIC GROUP ,	22,975.98	
74	2130031090	15.00	1950 OXNARD ASSOCIATES ,	207,709.79	
75	2130031175	8.28	MC GAELIC GROUP ,	190,472.44	
76	2130031195	5.83	MC GAELIC GROUP ,	122,933.12	
77	2130031205	7.10	CORPORATE PROPERTY ASSOC 5 ,	98,257.92	
78	2130031210	22.98	MC GAELIC GROUP ,	411,915.11	
79	2130031245	13.89	JOHN MC GRATH FAM PART ,	79,360.72	
80	2130031250	1.28	MC GAELIC GROUP ,	30,318.74	
81	2130031260	1.56	MC GAELIC GROUP ,	36,951.02	

CITY OF OXNARD
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
ASSESSMENT ROLL
(PART 1)

ASMT NUMBER	ASSESSOR PARCEL NUMBER	ACRES	OWNER	PRELIMINARY ASSESSMENT	CONFIRMED ASSESSMENT
82	2130031270	1.09	MC GAELIC GROUP ,	18,213.82	
83	2130031305	0.38	JOHN MC GRATH FAM PART ,	9,000.93	
84	2130031315	2.93	JOHN MC GRATH FAM PART ,	69,401.58	
504	2130031355	1.28	ST JOHNS REG MEDICAL CENTER	0.00	
86	2130031375	2.11	ST JOHNS REG MEDICAL CENTER ,	64,837.08	
87	2130031380	2.56	ST JOHNS REG MEDICAL CENTER ,	78,664.85	
88	2130031405	35.90	ST JOHNS REG MEDICAL CENTER ,	418,446.14	
89	2130031415	0.75	ST JOHNS REG MED CTR LESSO , MED PAVILI	442,618.13	
510	2130031425	1.38	ST JOHNS REG MEDICAL CENTER ,	0.00	
91	2130081015	1.46	OXNARD SUNRISE PROPERTIES ,	26,170.46	
92	2130081025	1.01	OXNARD SUNRISE PROPERTIES ,	18,104.22	
93	2130081035	1.00	OXNARD SUNRISE PROPERTIES ,	17,924.92	
94	2130081045	1.00	OXNARD SUNRISE PROPERTIES ,	17,924.92	
95	2130082015	1.48	OXNARD SUNRISE PROPERTIES ,	26,528.95	
96	2130082025	1.50	OXNARD SUNRISE PROPERTIES ,	26,887.43	
97	2130082035	1.00	OXNARD SUNRISE PROPERTIES ,	17,924.92	
98	2130082045	1.00	OXNARD SUNRISE PROPERTIES ,	17,924.92	
99	2130082055	1.00	OXNARD SUNRISE PROPERTIES ,	17,924.92	
100	2130082065	1.49	OXNARD SUNRISE PROPERTIES ,	26,708.14	
101	2130082075	1.49	OXNARD SUNRISE PROPERTIES ,	26,708.14	
102	2130090015	4.76	FRIEDRICH ENTS LP ,	204,056.26	
103	2130090035	12.38	FRIEDRICH FRANCES A , FRIEDRICH PAUL I &	530,717.80	
111	2150040065	15.35	STANDARD PACIFIC CORP ,	9,847.07	
112	2150040070	29.50	STANDARD PACIFIC CORP ,	20,514.73	
113	2150040080	6.23	STANDARD PACIFIC CORP ,	4,102.94	
114	2150040090	0.16	STANDARD PACIFIC CORP ,	0.00	
122	2150082015	2.14	STANDARD PACIFIC CORP ,	5,362.27	
123	2150082065	0.03	CARMONA ARTHUR JR & LORRAINE E ,	577.36	
124	2150082075	0.03	JONES MARLENE ,	577.36	
125	2150082085	0.03	HINZMAN VERNON & JULIA B ,	577.36	
126	2150082095	0.03	BROWN FRANK J II & JANICE E ,	577.36	
127	2150082105	0.03	LUNA PETER B & MITZI ,	577.36	
128	2150082115	0.03	PIMENTEL ALBERT & LESLIE T ,	577.36	
129	2150082125	0.03	MORENO CARLOS & MARTINA , MORENO LUIS	577.36	
130	2150082135	0.03	CASTELLANOS ROSA C , CASTELLANOS MAC	577.36	
131	2150082145	0.03	RICE JOHN P & TAMI C ,	577.36	
132	2150082155	0.03	ALFARO RAFAEL & ERLINDA S ,	577.36	
133	2150082165	0.03	YORO AMBROCIO JR & LORRAINE M ,	577.36	
134	2150082175	0.03	PASCUAL VERGILIO M & JOSEFINA C ,	577.36	
135	2150082185	0.03	RANGEL SALVADOR G , VEEGA MARIA G	577.36	
136	2150082195	0.03	WILLIAMS OTIS E & NANCY , WILLIAMS RONAL	577.36	
137	2150082205	0.03	CORDOBA ALEJO & SANDRA , CHAVEZ JOSE L	577.36	
138	2150082215	0.03	GRIFFITH HAROLD & JULIA ,	577.36	
139	2150083015	0.03	BROWN MICHAEL D ,	577.36	

CITY OF OXNARD
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
ASSESSMENT ROLL
(PART 1)

ASMT NUMBER	ASSESSOR PARCEL NUMBER	ACRES	OWNER	PRELIMINARY ASSESSMENT	CONFIRMED ASSESSMENT
140	2150083025	0.03	ROSEN STEVEN ,	577.36	
141	2150083035	0.03	REALE ANGELO J & ELSIE E ,	577.36	
142	2150083045	0.03	URENO HERMELINDA ,	577.36	
143	2150083055	0.03	VALADEZ RAFAEL R JR & TINA A ,	577.36	
144	2150083065	0.03	STANDARD PACIFIC CORP ,	577.36	
145	2150083075	0.03	ABBENHUYS JACK A ,	577.36	
146	2150083085	0.03	HERNANDEZ MARIA ,	577.36	
147	2150083095	0.03	ESPINOZA ANTHONY & CARA ,	577.36	
148	2150083105	0.03	FAJARDO PEDRO V & MARIA T ,	577.36	
149	2150083115	0.03	STANDARD PACIFIC CORP ,	577.36	
150	2150083125	0.03	MC CABE JAMES L & MARY A ,	577.36	
151	2150083135	0.03	COBB EDGAR L & TINA K ,	577.36	
152	2150083145	0.03	BECERRA PATRICIA A ,	577.36	
153	2150083155	0.03	DOUTHIT ROGER W & KAZUKO ,	577.36	
154	2150083165	0.03	MEISEL LARRY M & MARY M ,	577.36	
155	2150083175	0.03	MONTOYA SALVADOR A & ELSA V ,	577.36	
156	2150083185	0.03	RODRIGUEZ ELIAS B & LILIA M ,	577.36	
157	2150083195	0.03	PRINDLE RALPH W & KELLY S ,	577.36	
158	2150083205	0.03	BLACKBURN CARLOS G & GERALDINE ,	577.36	
159	2150083215	0.03	STANDARD PACIFIC CORP ,	577.36	
160	2150083225	0.03	STANDARD PACIFIC CORP ,	577.36	
161	2150084015	0.03	MILLER DONALD , COYLE BARBARA	577.36	
162	2150084025	0.03	GARTNER JOSEPH C ,	577.36	
163	2150084035	0.03	NARANJO BENJAMIN M , CASTILLO VERONICA	577.36	
164	2150084045	0.03	ZARAGOZA FLOR E , RODRIGUEZ DANIEL O	577.36	
165	2150084055	0.03	SAN PEDRO CARLOS & SYLVIA R ,	577.36	
166	2150084065	0.03	VALTIERRA MARIO L , MOROS N PATRICIA	577.36	
167	2150084075	0.03	STANDARD PACIFIC CORP ,	577.36	
168	2150084085	0.03	CAPILLA MANUEL & YOLANDA A ,	577.36	
169	2150084095	0.03	STANDARD PACIFIC CORP ,	577.36	
170	2150084105	0.03	STANDARD PACIFIC CORP ,	577.36	
171	2150084115	0.03	STANDARD PACIFIC CORP ,	577.36	
172	2150084125	0.03	STANDARD PACIFIC CORP ,	577.36	
173	2150084135	0.03	STANDARD PACIFIC CORP ,	577.36	
174	2150084145	0.03	STANDARD PACIFIC CORP ,	577.36	
175	2150084155	0.03	STANDARD PACIFIC CORP ,	577.36	
176	2150084165	0.03	STANDARD PACIFIC CORP ,	577.36	
177	2150084175	0.03	STANDARD PACIFIC CORP ,	577.36	
178	2150084185	0.03	STANDARD PACIFIC CORP ,	577.36	
179	2150084195	0.03	STANDARD PACIFIC CORP ,	577.36	
180	2150084205	0.03	STANDARD PACIFIC CORP ,	577.36	
181	2150084215	0.03	STANDARD PACIFIC CORP ,	577.36	
182	2150084225	0.03	STANDARD PACIFIC CORP ,	577.36	
183	2150084235	0.03	STANDARD PACIFIC CORP ,	577.36	

CITY OF OXNARD
 ASSESSMENT DISTRICT No. 96-1
 (ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
 ASSESSMENT ROLL
 (PART 1)

ASMT NUMBER	ASSESSOR PARCEL NUMBER	ACRES	OWNER	PRELIMINARY ASSESSMENT	CONFIRMED ASSESSMENT
184	2150084245	0.03	STANDARD PACIFIC CORP ,	577.36	
185	2150084255	0.03	STANDARD PACIFIC CORP ,	577.36	
186	2150084265	0.03	STANDARD PACIFIC CORP ,	577.36	
187	2150084275	0.03	STANDARD PACIFIC CORP ,	577.36	
188	2150084285	0.03	STANDARD PACIFIC CORP ,	577.36	
189	2150084295	0.03	STANDARD PACIFIC CORP ,	577.36	
190	2150084305	0.03	STANDARD PACIFIC CORP ,	577.36	
191	2150084315	0.03	STANDARD PACIFIC CORP ,	577.36	
192	2150084325	0.03	STANDARD PACIFIC CORP ,	577.36	
193	2150084335	0.03	STANDARD PACIFIC CORP ,	577.36	
194	2150084345	0.03	STANDARD PACIFIC CORP ,	577.36	
195	2150084355	0.03	STANDARD PACIFIC CORP ,	577.36	
196	2150084365	0.03	STANDARD PACIFIC CORP ,	577.36	
197	2150084375	0.03	STANDARD PACIFIC CORP ,	577.36	
198	2150084385	0.03	STANDARD PACIFIC CORP ,	577.36	
199	2150084395	0.03	STANDARD PACIFIC CORP ,	577.36	
200	2150084405	0.03	STANDARD PACIFIC CORP ,	577.36	
201	2150084415	0.03	STANDARD PACIFIC CORP ,	577.36	
202	2150084425	0.03	STANDARD PACIFIC CORP ,	577.36	
203	2150084435	0.03	STANDARD PACIFIC CORP ,	577.36	
204	2150084445	0.03	STANDARD PACIFIC CORP ,	577.36	
205	2150084455	0.03	STANDARD PACIFIC CORP ,	577.36	
206	2150084465	0.03	STANDARD PACIFIC CORP ,	577.36	
207	2150084475	0.03	STANDARD PACIFIC CORP ,	577.36	
208	2150084485	0.03	STANDARD PACIFIC CORP ,	577.36	
209	2150084495	0.03	STANDARD PACIFIC CORP ,	577.36	
210	2150084505	0.03	STANDARD PACIFIC CORP ,	577.36	
211	2150084515	0.03	CARRILLO CLEMENTE DE L ,	577.36	
212	2150084525	0.03	GUILLEN JOSE T & MARIA ,	577.36	
213	2150084535	0.03	LEON JOSE L & ALEJANDRA V ,	577.36	
214	2150084545	0.03	DE HARO JUANA ,	577.36	
215	2150084555	0.03	MISKEL KEVIN T & HELGA E ,	577.36	
216	2150084565	0.03	SIMONS GREGORY , OBREGON OLIVIA	577.36	
217	2150084575	0.03	ROSALES RICHARD & MARIA G ,	577.36	
218	2150084585	0.03	RAMIRES ALEX C ,	577.36	
219	2150084595	0.03	COUEY NEAL B JR & ALICIA M ,	577.36	
220	2150084605	0.03	WATSON ERROL ,	577.36	
213		458.30	TOTALS	10,653,837.83	

Assessments for Assessment Numbers 122 through 220, inclusive, shall be discharged during the 30 day cash collection period using funds deposited with the City by Standard Pacific Corporation.

CITY OF OXNARD
 INTEGRATED FINANCE DISTRICT No. 1
 (ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
 ASSESSMENT ROLL
 (PART 2)

ASMT NUMBER	ASSESSOR PARCEL NUMBER	ACRES	OWNER	PRELIMINARY ASSESSMENT	CONFIRMED ASSESSMENT
301	1420111560	11.09	BORCHARD JOHN W ,	46,650.67	
309	2130031320	47.14	CAMBRIDGE DEVELOPMENT CO ,	1,116,583.00	
312	2140020365	40.89	KOJIMA DON T & SUSAN Z ,	114,569.17	
311	2140020375	40.89	CITY OF OXNARD ,	164,337.58	
310	2140020455	108.94	MAULHARDT RICHARD F	674,949.29	
305	2150050010	55.57	MC GRATH F-LEE TRUST ,	48,771.15	
308	2150050035	13.71	MC GRATH F-LEE TRUST ,	12,722.91	
306	2150060015	14.00	JOHN MC GRATH FAM PART ,	39,228.97	
307	2150060035	36.05	JOHN MC GRATH FAM PART ,	198,265.34	
500	2150070015	0.27	MC GRATH F & L SURVIVR TR ,	0.00	
303	2150070020	53.59	MC GRATH F & L SURVIVR TR ,	86,603.96	
304	2150070040	30.45	PFEILER ROBERT TR ,	103,903.76	
12		452.59	TOTALS	2,606,585.80	

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

EXHIBIT D - DEBT LIMITATION

The total true value as measured using the gross property valuation for properties located within the Assessment District No. 96-1 totals \$317,229,254.

The total amount of prior assessment liens, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District against the total area within the Assessment District proposed to be assessed is \$7,967,112.

CITY OF OXNARD
 ASSESSMENT DISTRICT No. 96-1
 (ROSE AVENUE / HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
 DEBT LIMITATION REPORT

ASMT NUMBER	ASSESSOR PARCEL NUMBER	OWNER	ACRES	ASSESSED TRUE VALUE OF PARCEL	1/2 TRUE VALUE OF PARCEL	EXISTING LIENS	CREDIT	PRELIMINARY ASSESSMENT
120	1420111640	BORCHARD JOHN W ,	3.35	75,979	37,990	0.00	0.00	13,783.15
4	1420211015	WAL-MART STORES INC ,	1.8	942,280	471,140	0.00	0.00	77,164.13
5	1420211055	WAL-MART STORES INC ,	13.07	11,132,110	5,566,055	0.00	13,895.32	546,401.98
6	1420211065	WAL-MART STORES INC ,	1.39	712,599	356,300	0.00	0.00	59,587.83
7	1420211075	MC GRATH-RHD PARTNERS ,	0.11	66,042	33,021	0.00	0.00	4,715.56
8	1420211085	MC GRATH-RHD PARTNERS ,	0.85	1,264,545	632,273	0.00	0.00	36,438.64
9	1420211095	MC GRATH-RHD PARTNERS ,	0.88	565,575	282,788	0.00	0.00	37,724.69
10	1420211105	WAL-MART STORES INC ,	0.22	105,564	52,782	0.00	0.00	9,431.12
11	1420211115	MC GRATH-RHD PARTNERS ,	0.83	879,562	439,781	0.00	0.00	35,581.21
12	1420211125	3773 INVESTMENTS , OXSPORT L P	2.83	3,744,028	1,872,014	0.00	0.00	121,319.13
13	1420211135	MC GRATH-RHD PARTNERS ,	2.28	1,805,450	902,725	0.00	0.00	97,741.23
14	1420211145	VONS COMPANIES INC ,	4.43	5,632,270	2,816,135	0.00	0.00	189,909.47
15	1420211155	MC GRATH-RHD PARTNERS ,	1.45	784,458	392,229	0.00	0.00	62,160.02
16	1420211165	MC GRATH-RHD PARTNERS ,	0.86	1,823,541	911,771	0.00	0.00	36,867.04
17	1420211175	MC GRATH-RHD PARTNERS ,	0.34	209,932	104,966	0.00	0.00	14,575.50
18	1420211185	MC GRATH-RHD PARTNERS ,	0.79	652,295	326,148	0.00	0.00	33,866.45
19	1420211195	MC GRATH-RHD PARTNERS ,	4.03	3,054,559	1,527,280	0.00	0.00	172,761.89
20	1420211205	MC GRATH-RHD PARTNERS ,	1.8	1,814,304	907,152	0.00	0.00	77,164.13
21	1420211215	FELSA TRUST #1 ,	13.96	12,747,000	6,373,500	0.00	23,669.88	574,780.82
22	1420211225	MC GRATH-RHD PARTNERS ,	1.29	1,361,159	680,580	0.00	0.00	55,300.99
24	1420211245	MC GRATH-RHD PARTNERS ,	0.93	874,908	437,454	0.00	0.00	39,868.16
25	1440131015	SAGEBRUSH FINANCIAL CORP ,	1.45	291,379	145,690	116,320.12	0.00	26,057.51
26	1440131025	SAGEBRUSH FINANCIAL CORP ,	1.47	295,396	147,698	117,923.84	0.00	26,416.83
27	1440131035	SAGEBRUSH FINANCIAL CORP ,	5.24	1,052,845	526,423	420,237.30	0.00	94,166.33
28	1440131045	SAGEBRUSH FINANCIAL CORP ,	3.2	642,672	321,336	256,382.41	0.00	57,506.19
29	1440131055	SAGEBRUSH FINANCIAL CORP ,	1.65	331,569	165,785	132,363.79	0.00	29,651.62
30	1440131065	DAH CHONG HONG LTD ,	7.49	8,000,000	4,000,000	600,851.07	20,836.01	113,764.29
31	1440132015	SAGEBRUSH FINANCIAL CORP ,	1.24	179,176	89,588	99,473.31	0.00	22,283.67
32	1440132025	SAGEBRUSH FINANCIAL CORP ,	1.3	187,841	93,921	104,286.41	0.00	23,361.87
33	1440133015	VREELAND DANIEL F ,	5.51	3,800,000	1,900,000	439,840.00	4,436.12	94,582.23
34	1440133025	GENERAL MOTORS ACCEPTANCE ,	4	575,000	287,500	316,606.71	0.00	71,882.65
35	1440133035	DAH CHONG HONG LTD ,	3.48	499,764	249,882	275,621.84	0.00	62,537.93
36	1440133045	OXNARD REDHILL PART LESSOR , WICK	1.16	3,500,000	1,750,000	264,920.00	13,849.97	35,878.03

CITY OF OXNARD
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE / HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
DEBT LIMITATION REPORT

ASMT NUMBER	ASSESSOR PARCEL NUMBER	OWNER	ACRES	ASSESSED TRUE VALUE OF PARCEL	1/2 TRUE VALUE OF PARCEL	EXISTING LIENS	CREDIT	PRELIMINARY ASSESSMENT
37	1440133055	OXNARD REDHILL PARTNERS ,	4.21	3,052,359	1,526,180	160,343.00	2,848.48	177,629.87
38	1440133065	WEBER JOHN H ,	3	1,850,000	925,000	237,605.03	2,991.25	50,920.71
39	1440134035	DCH INVESTMENTS INC ,	5.29	1,013,000	506,500	423,059.23	0.00	90,212.78
40	1440134055	DCH INVESTMENTS INC ,	0.88	168,500	84,250	70,594.06	0.00	15,814.20
41	1440134075	OXNARD REDHILL PARTNERS ,	1.51	2,161,407	1,080,704	65,833.20	14,028.92	50,703.19
42	1440134085	OXNARD REDHILL PARTNERS ,	0.82	1,335,953	667,977	35,750.48	5,518.04	29,634.46
43	1440134095	OXNARD REDHILL PARTNERS ,	1.35	1,500,000	750,000	58,857.49	6,512.54	51,360.53
44	1440134105	DCH INVESTMENTS INC ,	6.49	5,176,717	2,588,359	519,470.06	6,248.35	103,552.46
45	1440141015	GENERAL TELEPHONE CO OF CA ,	15.03	0	0	0.00	0.00	356,008.53
46	1440141025	GENERAL TELEPHONE CO OF CA ,	3.83	0	0	0.00	0.00	90,719.38
47	1440141035	GENERAL TELEPHONE CO OF CA ,	6.36	0	0	0.00	0.00	157,041.75
48	1440142155	OXNARD DEL NORTE ASSOC ,	2.97	1,950,000	975,000	188,915.60	2,039.22	68,309.76
49	1440142165	CALDWELL INVESTMENT PROP ,	0.69	490,000	245,000	43,889.48	493.62	15,850.07
50	1440142175	HEATHCOTE KENNETH S & WILLA L ,	0.81	525,000	262,500	51,522.44	685.61	18,500.47
51	1440142185	OXNARD DEL NORTE ASSOC ,	1.42	1,000,000	500,000	90,323.28	1,180.42	32,454.46
52	1440142195	OXNARD DEL NORTE ASSOC ,	0.93	625,000	312,500	59,155.39	501.34	21,527.14
53	1440142205	KAVLI FRED ,	5.39	3,140,000	1,570,000	345,165.34	2,913.69	124,756.72
54	1440142215	KAVLI FRED ,	2.06	360,000	180,000	128,076.20	0.00	48,794.25
55	1440143055	PRICE COMPANY ,	16.61	10,600,000	5,300,000	0.00	24,698.90	687,354.58
56	1440143065	DEL NORTE POINTE PROPERTIES ,	1	1,081,171	540,586	63,608.18	1,389.90	41,479.06
57	1440144145	DEL NORTE POINTE PROPERTIES ,	1.03	1,105,851	552,926	65,516.48	4,069.25	40,085.75
58	1440144155	DEL NORTE POINTE PROPERTIES ,	0.57	944,117	472,059	36,256.35	4,275.16	20,160.17
59	1440144205	OXNARD DEL NORTE ASSOC LSOR ,	26.21	33,620,130	16,810,065	1,670,980.95	115,239.05	1,008,356.46
121	1450170235	ROMAN CATHOLIC CHURCH	7.36	189,989	94,995	0.00	130.40	16,833.48
60	1450222055	FREEWAY PROPERTIES LTD ,	0.95	1,259,019	629,510	0.00	0.00	40,725.49
61	1450222065	FREEWAY PROPERTIES LTD ,	0.81	870,491	435,246	0.00	0.00	34,723.89
62	2130011175	BEST BUY INC	5.7	1,489,581	744,791	0.00	0.00	244,353.13
63	2130011185	MC GRATH JOHN - SURV TRUST	3.45	473,236	236,618	0.00	0.00	147,897.94
64	2130011195	MC GRATH JOHN - SURV TRUST	3.52	663,152	331,576	0.00	0.00	150,898.74
65	2130011205	MC GRATH JOHN - SURV TRUST	0.62	109,135	54,568	0.00	0.00	26,578.81
66	2130011215	MC GRATH JOHN - SURV TRUST	1.72	100,287	50,144	0.00	0.00	73,734.61
67	2130011225	MC GRATH JOHN - SURV TRUST	0.73	123,025	61,513	0.00	0.00	31,294.37
68	2130011235	MC GAELIC GROUP	0.53	19,701	9,851	0.00	0.00	22,720.58

CITY OF OXNARD
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE / HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
DEBT LIMITATION REPORT

ASMT NUMBER	ASSESSOR PARCEL NUMBER	OWNER	ACRES	ASSESSED TRUE VALUE OF PARCEL	1/2 TRUE VALUE OF PARCEL	EXISTING LIENS	CREDIT	PRELIMINARY ASSESSMENT
69	2130011245	MC GAELIC GROUP	2.93	99,665	49,833	0.00	0.00	125,606.08
70	2130012055	MC GAELIC GROUP ,	1.59	1,144,142	572,071	0.00	701.13	32,933.75
71	2130012065	MC GAELIC GROUP	1.08	183,455	91,728	0.00	0.00	22,739.05
72	2130012075	MC GAELIC GROUP ,	2.47	377,905	188,953	0.00	0.00	52,347.21
73	2130013035	MC GAELIC GROUP ,	1	879,142	439,571	0.00	0.00	22,975.98
74	2130031090	1950 OXNARD ASSOCIATES ,	15	8,889,725	4,444,863	0.00	0.00	207,709.79
75	2130031175	MC GAELIC GROUP ,	8.28	5,222,588	2,611,294	0.00	5,652.05	190,472.44
76	2130031195	MC GAELIC GROUP ,	5.83	81,934	40,967	0.00	0.00	122,933.12
77	2130031205	CORPORATE PROPERTY ASSOC 5 ,	7.1	6,000,000	3,000,000	0.00	0.00	98,257.92
78	2130031210	MC GAELIC GROUP ,	22.98	502,716	251,358	0.00	0.00	411,915.11
79	2130031245	JOHN MC GRATH FAM PART ,	13.89	195,054	97,527	0.00	0.00	79,360.72
80	2130031250	MC GAELIC GROUP ,	1.28	20,455	10,228	0.00	0.00	30,318.74
81	2130031260	MC GAELIC GROUP ,	1.56	24,908	12,454	0.00	0.00	36,951.02
82	2130031270	MC GAELIC GROUP ,	1.09	833,798	416,899	0.00	7,604.45	18,213.82
83	2130031305	JOHN MC GRATH FAM PART ,	0.38	6,395	3,198	0.00	0.00	9,000.93
84	2130031315	JOHN MC GRATH FAM PART ,	2.93	49,621	24,811	0.00	0.00	69,401.58
86	2130031375	ST JOHNS REG MEDICAL CENTER ,	2.11	714,802	357,401	0.00	0.00	64,837.08
87	2130031380	ST JOHNS REG MEDICAL CENTER ,	2.56	858,289	429,145	0.00	0.00	78,664.85
88	2130031405	ST JOHNS REG MEDICAL CENTER ,	35.9	112,826,700	56,413,350	0.00	101,351.23	418,446.14
89	2130031415	ST JOHNS REG MED CTR LESSO , MED P	0.75	14,000,000	7,000,000	0.00	95,827.40	442,618.13
91	2130081015	OXNARD SUNRISE PROPERTIES ,	1.46	230,748	115,374	25,267.98	0.00	26,170.46
92	2130081025	OXNARD SUNRISE PROPERTIES ,	1.01	159,628	79,814	17,479.90	0.00	18,104.22
93	2130081035	OXNARD SUNRISE PROPERTIES ,	1	158,044	79,022	17,306.80	0.00	17,924.92
94	2130081045	OXNARD SUNRISE PROPERTIES ,	1	158,044	79,022	17,306.80	0.00	17,924.92
95	2130082015	OXNARD SUNRISE PROPERTIES ,	1.48	233,909	116,955	25,614.10	0.00	26,528.95
96	2130082025	OXNARD SUNRISE PROPERTIES ,	1.5	237,069	118,535	25,614.10	0.00	26,887.43
97	2130082035	OXNARD SUNRISE PROPERTIES ,	1	158,044	79,022	17,306.80	0.00	17,924.92
98	2130082045	OXNARD SUNRISE PROPERTIES ,	1	158,044	79,022	17,306.80	0.00	17,924.92
99	2130082055	OXNARD SUNRISE PROPERTIES ,	1	158,044	79,022	17,306.80	0.00	17,924.92
100	2130082065	OXNARD SUNRISE PROPERTIES ,	1.49	235,487	117,744	25,787.20	0.00	26,708.14
101	2130082075	OXNARD SUNRISE PROPERTIES ,	1.49	235,487	117,744	25,787.20	0.00	26,708.14
102	2130090015	FRIEDRICH ENTS LP ,	4.76	287,800	143,900	79,724.42	0.00	204,056.26
103	2130090035	FRIEDRICH FRANCES A , FRIEDRICH PAU	12.38	780,469	390,235	195,554.68	0.00	530,717.80

CITY OF COVARD
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE / HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
DEBT LIMITATION REPORT

ASMT NUMBER	ASSESSOR PARCEL NUMBER	OWNER	ACRES	ASSESSED TRUE VALUE OF PARCEL	1/2 TRUE VALUE OF PARCEL	EXISTING LIENS	CREDIT	PRELIMINARY ASSESSMENT
111	2150040065	STANDARD PACIFIC CORP ,	15.35	932,614	466,307	0.00	2,875.84	9,847.07
112	2150040070	STANDARD PACIFIC CORP ,	29.5	1,749,895	874,948	0.00	5,991.33	20,514.73
113	2150040080	STANDARD PACIFIC CORP ,	6.23	368,462	184,231	0.00	1,198.27	4,102.94
114	2150040090	STANDARD PACIFIC CORP ,	0.16	9,321	4,661	0.00	0.00	0.00
122	2150082015	STANDARD PACIFIC CORP ,	2.14	663,409	331,705	0.00	1,566.05	5,362.27
123	2150082065	CARMONA ARTHUR JR & LORRAINE E ,	0.03	160,000	80,000	0.00	0.00	577.36
124	2150082075	JONES MARLENE ,	0.03	149,950	74,975	0.00	0.00	577.36
125	2150082085	HINZMAN VERNON & JULIA B ,	0.03	150,000	75,000	0.00	0.00	577.36
126	2150082095	BROWN FRANK J II & JANICE E ,	0.03	170,000	85,000	0.00	0.00	577.36
127	2150082105	LUNA PETER B & MITZI ,	0.03	160,000	80,000	0.00	0.00	577.36
128	2150082115	PIMENTEL ALBERT & LESLIE T ,	0.03	150,000	75,000	0.00	0.00	577.36
129	2150082125	MORENO CARLOS & MARTINA , MORENO	0.03	150,000	75,000	0.00	0.00	577.36
130	2150082135	CASTELLANOS ROSA C , CASTELLANOS	0.03	168,935	84,468	0.00	0.00	577.36
131	2150082145	RICE JOHN P & TAMI C ,	0.03	160,000	80,000	0.00	0.00	577.36
132	2150082155	ALFARO RAFAEL & ERLINDA S ,	0.03	150,000	75,000	0.00	0.00	577.36
133	2150082165	YORO AMBROCIO JR & LORRAINE M ,	0.03	150,000	75,000	0.00	0.00	577.36
134	2150082175	PASCUAL VERGILIO M & JOSEFINA C ,	0.03	170,000	85,000	0.00	0.00	577.36
135	2150082185	RANGEL SALVADOR G , VEEGA MARIA G	0.03	160,000	80,000	0.00	0.00	577.36
136	2150082195	WILLIAMS OTIS E & NANCY , WILLIAMS R	0.03	149,950	74,975	0.00	0.00	577.36
137	2150082205	CORDOBA ALEJO & SANDRA , CHAVEZ J	0.03	150,000	75,000	0.00	0.00	577.36
138	2150082215	GRIFFITH HAROLD & JULIA ,	0.03	166,500	83,250	0.00	0.00	577.36
139	2150083015	BROWN MICHAEL D ,	0.03	166,950	83,475	0.00	0.00	577.36
140	2150083025	ROSEN STEVEN ,	0.03	150,000	75,000	0.00	0.00	577.36
141	2150083035	REALE ANGELO J & ELSIE E ,	0.03	128,449	64,225	0.00	0.00	577.36
142	2150083045	URENO HERMELINDA ,	0.03	160,000	80,000	0.00	0.00	577.36
143	2150083055	VALADEZ RAFAEL R JR & TINA A ,	0.03	159,950	79,975	0.00	0.00	577.36
144	2150083065	STANDARD PACIFIC CORP ,	0.03	124,238	62,119	0.00	0.00	577.36
145	2150083075	ABBENHUYS JACK A ,	0.03	168,950	84,475	0.00	0.00	577.36
146	2150083085	HERNANDEZ MARIA ,	0.03	150,000	75,000	0.00	0.00	577.36
147	2150083095	ESPINOZA ANTHONY & CARA ,	0.03	149,950	74,975	0.00	0.00	577.36
148	2150083105	FAJARDO PEDRO V & MARIA T ,	0.03	160,000	80,000	0.00	0.00	577.36
149	2150083115	STANDARD PACIFIC CORP ,	0.03	122,214	61,107	0.00	0.00	577.36
150	2150083125	MC CABE JAMES L & MARY A ,	0.03	168,950	84,475	0.00	0.00	577.36

CITY OF OXNARD
 ASSESSMENT DISTRICT No. 96-1
 (ROSE AVENUE / HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
 DEBT LIMITATION REPORT

ASMT NUMBER	ASSESSOR PARCEL NUMBER	OWNER	ACRES	ASSESSED TRUE VALUE OF PARCEL	1/2 TRUE VALUE OF PARCEL	EXISTING LIENS	CREDIT	PRELIMINARY ASSESSMENT
151	2150083135	COBB EDGAR L & TINA K ,	0.03	166,950	83,475	0.00	0.00	577.36
152	2150083145	BECERRA PATRICIA A ,	0.03	150,000	75,000	0.00	0.00	577.36
153	2150083155	DOUTHIT ROGER W & KAZUKO ,	0.03	149,950	74,975	0.00	0.00	577.36
154	2150083165	MEISEL LARRY M & MARY M ,	0.03	160,000	80,000	0.00	0.00	577.36
155	2150083175	MONTOYA SALVADOR A & ELSA V ,	0.03	170,000	85,000	0.00	0.00	577.36
156	2150083185	RODRIGUEZ ELIAS B & LILIA M ,	0.03	150,000	75,000	0.00	0.00	577.36
157	2150083195	PRINDLE RALPH W & KELLY S ,	0.03	149,950	74,975	0.00	0.00	577.36
158	2150083205	BLACKBURN CARLOS G & GERALDINE ,	0.03	160,000	80,000	0.00	0.00	577.36
159	2150083215	STANDARD PACIFIC CORP ,	0.03	122,214	61,107	0.00	0.00	577.36
160	2150083225	STANDARD PACIFIC CORP ,	0.03	124,238	62,119	0.00	0.00	577.36
161	2150084015	MILLER DONALD , COYLE BARBARA	0.03	168,950	84,475	0.00	0.00	577.36
162	2150084025	GARTNER JOSEPH C ,	0.03	150,000	75,000	0.00	0.00	577.36
163	2150084035	NARANJO BENJAMIN M , CASTILLO VERO	0.03	149,950	74,975	0.00	0.00	577.36
164	2150084045	ZARAGOZA FLOR E , RODRIGUEZ DANIE	0.03	160,000	80,000	0.00	0.00	577.36
165	2150084055	SAN PEDRO CARLOS & SYLVIA R ,	0.03	168,950	84,475	0.00	0.00	577.36
166	2150084065	VALTIERRA MARIO L , MOROS N PATRICI	0.03	150,000	75,000	0.00	0.00	577.36
167	2150084075	STANDARD PACIFIC CORP ,	0.03	118,268	59,134	0.00	0.00	577.36
168	2150084085	CAPILLA MANUEL & YOLANDA A ,	0.03	160,000	80,000	0.00	0.00	577.36
169	2150084095	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
170	2150084105	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
171	2150084115	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
172	2150084125	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
173	2150084135	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
174	2150084145	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
175	2150084155	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
176	2150084165	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
177	2150084175	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
178	2150084185	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
179	2150084195	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
180	2150084205	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
181	2150084215	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
182	2150084225	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
183	2150084235	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36

CITY OF OAKLAND
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE / HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
DEBT LIMITATION REPORT

ASMT NUMBER	ASSESSOR PARCEL NUMBER	OWNER	ACRES	ASSESSED TRUE VALUE OF PARCEL	1/2 TRUE VALUE OF PARCEL	EXISTING LIENS	CREDIT	PRELIMINARY ASSESSMENT
184	2150084245	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
185	2150084255	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
186	2150084265	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
187	2150084275	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
188	2150084285	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
189	2150084295	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
190	2150084305	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
191	2150084315	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
192	2150084325	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
193	2150084335	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
194	2150084345	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
195	2150084355	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
196	2150084365	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
197	2150084375	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
198	2150084385	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
199	2150084395	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
200	2150084405	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
201	2150084415	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
202	2150084425	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
203	2150084435	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
204	2150084445	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
205	2150084455	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
206	2150084465	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
207	2150084475	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
208	2150084485	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
209	2150084495	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
210	2150084505	STANDARD PACIFIC CORP ,	0.03	15,543	7,772	0.00	0.00	577.36
211	2150084515	CARRILLO CLEMENTE DE L ,	0.03	168,935	84,468	0.00	0.00	577.36
212	2150084525	GUILLEN JOSE T & MARIA ,	0.03	150,000	75,000	0.00	0.00	577.36
213	2150084535	LEON JOSE L & ALEJANDRA V ,	0.03	150,000	75,000	0.00	0.00	577.36
214	2150084545	DE HARO JUANA ,	0.03	160,000	80,000	0.00	0.00	577.36
215	2150084555	MISKEL KEVIN T & HELGA E ,	0.03	166,000	83,000	0.00	0.00	577.36
216	2150084565	SIMONS GREGORY , OBREGON OLIVIA	0.03	150,000	75,000	0.00	0.00	577.36

CITY OF OXNARD
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE / HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
DEBT LIMITATION REPORT

ASMT NUMBER	ASSESSOR PARCEL NUMBER	OWNER	ACRES	ASSESSED TRUE VALUE OF PARCEL	1/2 TRUE VALUE OF PARCEL	EXISTING LIENS	CREDIT	PRELIMINARY ASSESSMENT
217	2150084575	ROSALES RICHARD & MARIA G ,	0.03	149,000	74,500	0.00	0.00	577.36
218	2150084585	RAMIRES ALEX C ,	0.03	160,000	80,000	0.00	0.00	577.36
219	2150084595	COUEY NEAL B JR & ALICIA M ,	0.03	160,000	80,000	0.00	0.00	577.36
220	2150084605	WATSON ERROL ,	0.03	168,935	84,468	0.00	0.00	577.36
509	1420111630	BORCHARD JOHN W ,	0.06	1,459	730	0.00	0.00	0.00
502	1420211025	MC GRATH SEAN H TR /EA	4.75	306,288	153,144	0.00	0.00	0.00
508	1420211035	MC GRATH SEAN H TR	0.01	773	387	0.00	0.00	0.00
501	1420211045	MC GRATH SEAN H TR /EA	0.73	38,923	19,462	0.00	0.00	0.00
511	1420211235	CITY OF OXNARD ,	0.35	0	0	0.00	0.00	0.00
505	1420211255	CITY OF OXNARD	0.19	0	0	0.00	0.00	0.00
507	1440134045	DAH CHONG HONG LTD ,	0.85	0	0	0.00	0.00	0.00
506	1440134065	GTE	1	0	0	0.00	0.00	0.00
503	2130011165	MC GAELIC GROUP	1.57	217,751	108,876	0.00	0.00	0.00
504	2130031355	ST JOHNS REG MEDICAL CENTER	1.28	440,862	220,431	0.00	0.00	0.00
510	2130031425	ST JOHNS REG MEDICAL CENTER ,	1.38	506,681	253,341	0.00	0.00	0.00
213	213	TOTALS:	458.3	317,229,254	158,614,627	7,967,112.62	495,219.19	10,653,837.83

NOTE:

1. ASSESSMENT NO. 16 REDUCED BY \$14,575.50, DIFFERENCE TO BE PAID FROM PROJECT CONTINGENCY
2. SEE EXHIBIT E, PAGE 10 FOR EXPLANATION OF TRAFFIC IMPACT FEE CREDITS

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

EXHIBIT E - METHOD OF ASSESSMENT

BACKGROUND

The law requires that assessments levied pursuant to the Integrated Financing District Act and the Municipal Improvement Act of 1913 be based on the benefit the properties receive from the Works of Improvement. However, the law does not specify the method or formula that should be used to apportion the assessments in special assessment district or integrated financing district proceedings.

Therefore, it is necessary to identify the special benefit that the Works of Improvement will render to the properties within the Integrated Financing District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

The responsibility to determine and calculate the special benefit rests with the Assessment Engineer who is appointed for the purpose of analyzing the facts and determining the method or formula for apportionment of the assessment obligation to the benefitted properties. For these proceedings, the firm of Willdan Associates has been retained as the Assessment Engineer.

The Assessment Engineer makes his or her recommendation at the public hearings on both the Integrated Financing District and the Assessment District, and the final authority and action rests with the City Council after hearing all testimony and evidence presented at the public hearings. Upon conclusion of the public hearings, the City Council must take the final action in determining whether or not the assessment spread has been made in direct proportion to the benefit received.

The improvements, which are more fully described under Works of Improvement, are identified in the City's capital improvement program.

PROJECT NEED

Successful and orderly development of the residential, commercial, and industrial properties within the proposed Integrated Financing District boundaries requires the construction of certain public facilities to service these properties. Such development must also mitigate the resulting negative impacts caused by such development on adjacent properties. Construction of the Rose Avenue Interchange improvements will provide that level of improvements necessary to allow for the successful and orderly development or redevelopment of the property within the Integrated Financing District and to mitigate the negative traffic impacts on the interchange which has resulted from development within the Integrated Financing District particularly since 1985 and which will result from future development or redevelopment within the Integrated Financing District.

Prior to 1985, freeway interchanges were the financial responsibility of Caltrans and were built to accommodate development. In 1985, Caltrans modified the prior policy and determined that the financing and construction of these types of interchange improvements are the responsibility of local agencies. Since 1985, the City of Oxnard has conditioned all new developments to participate in financing the proposed U.S. 101 Freeway corridor improvements. All new and proposed subdivisions and developments within the proposed Integrated Financing District have been specifically conditioned to participate in the financing of the U.S. 101 corridor improvements, which includes the Rose Avenue interchange.

Over the years, various traffic engineering techniques and additional street widening projects have been implemented to improve capacity and traffic flow at the U.S. 101 interchanges including Rose Avenue. However, even with these improvements, the interchanges, including Rose Avenue are subject to heavy congestion during peak hours. Currently approved, but not yet constructed development will increase the congestion at the Rose Avenue interchange.

Traffic circulation and a centrally located freeway access have long been identified by the City as a key issue in the development of the properties adjacent to the Rose Avenue corridor interchange. Approximately 483 acres, or 54 percent of the assessable area within the Integrated Finance District is designated for industrial and commercial related uses. Therefore, freeway access must also facilitate the truck traffic generated by and serving these commercial and industrial properties.

INTEGRATED FINANCING DISTRICT AND ASSESSMENT DISTRICT BOUNDARY

The boundary as shown in Exhibit F (Part 2) was established to encompass those properties which are specially benefitted by the proposed Rose Avenue interchange improvements. The Integrated Financing District is bounded by the City Corporate boundary on the northerly side and Camino Del Sol on the south side. The east and west boundaries are the approximate midpoints between the adjacent major interchanges at Rice Avenue, Oxnard Boulevard and the U.S. 101 Freeway. Traffic circulation is generally symmetrical at the midpoint between interchanges. Lombard Avenue is the approximate midpoint between the Rose Avenue and Rice Avenue interchanges and is, therefore, the proposed easterly boundary of the Integrated Financing District. The easterly property line of the Senior High School property is the approximate mid-point between the Vineyard and Rose Avenue interchanges and is, therefore, the proposed westerly boundary of the assessment district.

Many existing properties were approved for development with participation in the U.S. 101 Corridor improvements, including a new Rose Avenue interchange, required as a condition to develop. These developments represent a significant portion of the property within the Assessment District boundary that requires the construction of these improvements to either develop their property or satisfy their pre-existing development conditions.

The City's traffic model, which identifies traffic circulation patterns for the entire City, was used to determine those properties which receive a significant direct and special benefit from the proposed Rose Avenue interchange improvements and should consequently be included in the Integrated Financing District. The traffic model analysis for the proposed Integrated Financing District shows that at least 61.5 percent of the anticipated PM peak traffic using the proposed interchange will be oriented to or from the Integrated Financing District properties. The traffic model concludes that the properties within the Integrated Financing District and Assessment District Boundaries will be the primary users of the new Rose Avenue interchange. All traffic model analyses are based on Year 2020 General Plan buildout.

The boundaries of the Assessment District include all of those properties within the Integrated Financing District with the exception of those properties located in unincorporated pockets and subject to future annexation to the City in order to develop.

The properties within the Assessment District are proposed to be subject to the levy of an assessment pursuant to the Improvement Act. Such an assessment, if not prepaid by the property owner, shall be payable over a period of years in annual installments plus interest in order to pay debt service on limited obligation improvement bonds to be issued by the City. The properties within the Integrated Financing District but not also located in the Assessment District are proposed to be subject to the levy of a contingent assessment pursuant to the Integrated Financing District Act. Such contingent assessment shall become due and payable upon the occurrence of the "trigger" events described below.

SPECIFIC BENEFIT

The Works of Improvement proposed herein specifically benefit the properties within the Integrated Financing District by providing improved traffic circulation, within the Integrated Financing District and improved freeway ingress and egress at Rose Avenue, compliance with EIR mitigation measures, freeway visibility and exposure, and emergency vehicle access. In addition, since 1985, the City has conditioned development within the Integrated Financing District to participate in the formation of an assessment district to finance the construction of the freeway interchanges and other associated improvements, located at Rose Avenue. *The City has required the property owners to record Notices of Landuse Conditions, tying them to the properties and future owners.* The properties within the Integrated Financing District will, therefore, receive a direct and special benefit from the construction of the Rose Avenue intersection improvements and their participation in the Integrated Financing District in that properties which have previously been conditioned to participate in the financing of interchange improvements will now have satisfied that pre-existing condition and properties which have not yet been so conditioned will not have this requirement imposed as a condition of the future development of their property.

A significant portion of the proposed Assessment District boundary has developed or may only develop on the condition that the freeway interchange improvements are constructed. These conditioned parcels represent 393 acres or 89 percent of the assessable area with the Assessment

District boundary. These conditioned properties represent a significant portion of the property within the Assessment District boundary that must have these freeway improvements built to either develop their property or satisfy their conditions of development. This is a significant specific benefit. As stated in the Municipal Improvement Act of 1913, the Act governing assessment districts, *"...the legislative body may presume that facilities which are required to meet the needs of future residents of an area, as indicated by a general or specific plan for the area, will benefit undeveloped and underdeveloped property within the area. If the legislative body adopts the report, that presumption shall be conclusive."* Streets and Highways Code, Section 10204.5.

As Assessment Engineer, Willdan reviewed the conditioned properties and the proposed improvements and concluded that neighboring properties that had not received a condition also benefit from the improvements. Both the conditioned properties and non-conditioned properties benefit from the reduction in traffic congestion, increased bridge capacity, freeway visibility and exposure and especially from enhanced freeway access. The construction of the Rose Avenue interchange is a mitigation measure identified in environmental documents, related to properties in the Integrated Financing District boundary. The Rose Avenue interchange is identified as a necessary element for the orderly development of the property along the Rose Avenue corridor. The existing Rose Avenue interchange is not designed to efficiently handle the traffic originating from or arriving at the Rose Avenue corridor.

In addition to being the primary users of the proposed improvements, properties within this proposed Integrated Financing District receive the following specific benefits from the usage of the proposed works of improvement:

- Property will be more marketable;
- The Rose Avenue interchange is centrally located providing the specific benefit of freeway access and improved traffic circulation to the area;
- As to properties which were approved for development, this project discharges certain legal obligation with regard to the conditions and mitigation placed on such parcels;
- The project allows for the continued and orderly development of the Rose Avenue Corridor;
- The interchange allows improved truck access to the freeway by improving the on- and off-ramp configurations. This is a specific benefit to the commercial and industrial park properties who will be the primary nonresidential users of the interchanges which generate truck traffic; and
- Increased capacity of the Rose Avenue bridge overcrossings relieves existing congestion at the adjacent street intersections;

There are specific benefits to properties within the Integrated Financing District that other users of the proposed improvements will not have and these specific benefits should be considered when deciding public participation for general use of these interchanges. Other users of the Rose Avenue interchange will not receive the specific benefits that the property owners in the proposed Integrated Financing District boundary receive. Only the properties in the proposed Integrated Financing District boundary benefit from the improved freeway access, freeway visibility and exposure, the ability to develop or comply with development conditions, and the reduction in traffic congestion on adjacent city streets.

METHOD OF ASSESSMENT

With establishment of both the Integrated Financing District and the Assessment District boundary and the determination of the specific benefit to these properties within this boundary, the assessment to individual properties must be determined. The Integrated Financing District (which includes the Assessment District) contains approximately 899 *assessable acres* of commercial, industrial and residential property. The area within the Integrated Financing District and outside the Assessment District includes approximately 453 *assessable acres* of commercial, industrial and residential uses. The approximate *assessable area* within the Assessment District is 446 acres. Current planning indicates that ultimate development within the Integrated Financing District and Assessment District will allow approximately 2330 single family residential and condominium dwelling units and 120 apartment units.

The method of assessment to distribute the cost between commercial, industrial and residential properties is based on the zoning, relative trip generation characteristics, the City's traffic model, floor area to parcel area ratios, and the gross area of the parcel. The assessments for the nonresidential uses have been based on an average floor area ratio ("FAR"), compiled from both existing and proposed developments within the City and within Integrated Financing District boundary.

The proposed assessments are related to the degree with which developments benefit from the proposed improvements based on the number of P.M. peak hour trips generated by the various developments. Without the additional improvements, current traffic data suggests there would be insufficient traffic capacity to permit the approval of additional development or to adequately handle

the traffic generated from conditional development occurring since 1985. To make the assessments equitable between the funding participants, the assessments are based on the proportionate share or use of the improvements. Traffic congestion primarily occurs during the peak hours. Use in this case has been defined as the number of P.M. peak hour trips generated by a development, since this is considered to be the most equitable and practical basis of measure. Capacity and width of the freeway overpass is based on the peak hour volumes.

The peak hour trip generation factors are determined by the Institute of Transportation Engineers (ITE), and incorporated herein by this reference. The ITE has compiled average trip generation figures for various types of development, including single family units, condominiums, apartments, as well as different types of industrial and commercial uses. The ITE trip factors were used in the preparation of the City's traffic model. The trip factors are then modified to match traffic counts and studies used to calibrate the traffic model.

Trip generations were estimated based on the eleven land use categories found within the Assessment Distric boundary consistent with the City's Traffic Circulation Facilities Fee. The land use categories P.M. peak trip generation factors and the building to parcel area ratio (FAR) used to determine benefit and allocation of the cost are listed below:

<u>LANDUSE</u>	<u>FAR</u>	<u>PM PEAK FACTOR</u>
Single Family Residential, (R-1),	N/A	1.01
Condominiums (R-2),	N/A	0.55
² Apartments (R-3),	N/A	0.63
General Commercial (C-2),	0.25	3.75
Auto Center (C-2-AU),	0.15	2.62
General Office (C-0),	0.30	2.24
Medical Office (C-0),	0.30	4.46
Hospital	N/A	1.45
Research and Development (BRP),	0.35	1.48
Light Industrial (M-1, M-L),	0.40	0.98
Heavy Industrial (M-2, M-3)	0.50	0.68

Residential properties are assessed on a per unit basis. Hospitals are based on the actual building floor area. Trip generation factors for non-residential developments are based on trips per 1,000 square feet of floor area. The resulting formula used to complete the proposed assessments for each individual parcel is:

(Parcel Area) (FAR) (Trip Generation Factor) (Total Cost/Total (Trips) - credit

State law requires that benefit to a property be determined and a reasonable assumption must be made with respect to undeveloped or under-utilized property in estimating benefit when determining an assessment. The assessment cannot be based on existing use because a substantial number of the properties within the boundary are not developed. In addition, the developed properties in the commercial and industrial areas can change ownership or tenants at any time which could change their "existing" use. As a result, a change in ownership or tenants of a parcel can result in an entirely different use of the parcel. In addition, assessment liens are fixed and cannot be revised or altered each year. An alternative method of assessment that assumes a development buildout timeline will only result in assessment subsidies to properties that develop earlier than anticipated.

As Assessment benefit is measured in terms of land area General Plan designation and zoning, not property owners or tenants. Therefore, in developing an assessment methodology, the assessment engineer must determine the benefit the land receives from the improvement in spite of the current ownership unless the ownership has a deed resulting in a restricted use of the parcel. Therefore, an equivalency must be established between the possible highest and best uses in the District, namely, the previously mentioned eleven zoning categories.

Contingent Assessments

The properties within the Integrated Financing District but not within the Assessment District do, for the reasons stated above, receive a direct and special benefit from the proposed Rose Avenue interchange improvements. A significant portion of such direct and special benefit, i.e., improved traffic circulation and freeway ingress and egress, increased marketability and satisfaction of predevelopment requirement to participate in the financing of the Rose Avenue interchange improvements, will not be realized by such properties until such properties annex to the City, if applicable, convert from agricultural use and develop. To impose current assessments on such properties and require the current payment of annual assessment installments would impose a current financial obligation on such properties disproportionate to both the direct and special benefit which

can be currently realized by such properties and the income which may be realized from such properties from their current agricultural use. In recognition of these facts, it is proposed that the share of the cost of the construction of the Rose Avenue interchange improvements which is allocable to these properties will be contributed by the City subject to reimbursement from the proceeds of contingent assessments to be payable when such properties actually realize the full direct and special benefit from the improvements. Therefore, it is proposed that such properties be subject to the levy of a contingent assessment pursuant to the Integrated Financing District Act.

The parcels which are proposed to be subject to the levy of a contingent assessment and the amount of the contingent assessment proposed to be levied against such parcels is set forth in Exhibit C hereto. The amount of the contingent assessments will not be subject to annual adjustment for interest.

The contingent assessment levied against any parcel shall be contingent upon the development of such parcel and shall be due and payable upon annexation of the property to the City and receipt of a building permit to permit development of such parcel.

In the event that a parcel subject to a contingent assessment is subdivided prior to the payment of the contingent assessment, the contingent assessment shall be reapportioned among the parcels created by such subdivision in accordance with the provisions of the section below entitled APPORTIONMENT.

In the event that a building permit is issued to permit development of a portion of a parcel subject to a contingent assessment, only that portion of the contingent assessment allocable to the building or structure to be constructed pursuant to such building permit shall be payable upon receipt of such building permit. The remainder of the contingent assessment shall remain as a contingent lien payable in accordance with the provisions of the Report.

Public Contribution

The properties within the proposed Integrated Financing District boundaries are the primary direct and special beneficiaries of the proposed ramps. Nevertheless, the properties within the Integrated Financing District will generate only 61.5 percent of the traffic which will use the Rose Avenue

Interchange improvements during PM peak hours. It is clear, therefore, that there is a substantial general benefit received by the remainder of the City and by unincorporated areas of the County not included in the Integrated Financing District. In recognition of a general public benefit component of the improvements, the City will contribute to the project in the amount of \$4,354,155. The resulting reduction in the cost of bond issuance would lower the balance to assessment to:

Integrated Financing District	\$ 2,606,586
Assessment District No. 96-1	<u>\$10,668,414</u>
Balance to Assessment	\$13,275,000

Prior to 1985, the Rose Avenue interchange had an acceptable level of service. Remedial improvements have temporarily relieved congestion problems. Because the interchange was considered adequate prior to 1985 the City is given a credit for capacity in the existing bridge overcrossing and remedial improvements. The existing two lane bridge will be replaced with a bridge consisting of four travel lanes and two ramp access lanes. Therefore, the credit will be fifty percent of the design and construction cost of the proposed bridge structure and related items of work. Properties developed prior to 1985 also received a discount for existing facilities in the same proportion as the City.

Credits

The City's Traffic Circulation Facilities fee included the Rose Avenue interchange until January 1994. Credits were applied to the benefitting properties for the fees collected by the City for the interchange improvements. The total credit for Traffic Circulation Facilities fee is \$495,219.

The developer of Tract 4702 has deposited funds to pre-pay the proposed assessments for 110 condominiums. The properties shall be assessed for the benefit received. The liens shall be discharged during the 30-day cash collection period following confirmation of the Assessment District. The affected parcels include Assessment Numbers 122 through 220.

Project Incidental, General Incidental, and Bond Issuance Cost

Project Incidental, General Incidental, and Bond Issuance expenses are allocated to all assessable parcels in the Integrated District based on their proportionate share of the Works of Improvement cost; provided. However, bond issuance costs related to the limited obligation improvement bonds proposed to be issued for the Assessment District are allocated only to parcels within the Assessment District.

Right-of-Way Acquisition

Construction of the improvements will require the acquisition of approximately 11.9 acres based on the City's proposed realignment of Rose Avenue and the new ramps. The affected parcels are Assessment Nos. 39, 41, 42, 44, 121, 501, 502, 503, 507, and 508. The assessments on these parcels are based on their remaining net area.

Nonassessed Properties

Property that currently is prohibited from development does not benefit from the improvements proposed in the Assessment District. Therefore, properties owned, conveyed, or offered for dedication to a public agency, owned by a public utility for use as an unmanned facility, owned or determined by the City to be unsuitable for private development are not assessed.

APPORTIONMENT

Upon determination of the total assessment for each land use, further apportionment is required to apply an assessment to each parcel in the Integrated Financing District. Since all properties will be afforded an equal opportunity to access the improvements, acreage and dwelling units are an appropriate means of apportioning the assessment after land use benefit (single-family residential, condominiums residential, and apartments) has been addressed. Commercial and industrial properties will be apportioned based on acreage, and residential properties will be apportioned first based on the acreage associated with each final tract, and then based on the number of dwelling units within the tract.

Apportionment Example

An example of the apportionment procedure for the modified assessments is provided below for three parcels: 1) a single-family residential parcel, 2) a multiple-family residential parcel, and 3) a nonresidential parcel.

Single Family Residential Parcel: 214-0-020-375

Future Land Use	Single-Family Residential (R-1)
Tract Acreage	40.89 acres
Number of Residential Units	155 units
Tract Assessment (based on acreage)	\$164,337.58
Assessment per Residence (tract asmt/DU)	\$ 1,060.24

Multiple-Family Residential Parcel: Portion of 215-0-070-020

Future Land Use	Multiple-family Residential (R-2)
Tract Acreage	53.59 acres
Number of Residential Units	150 units
Tract Assessment (based on acreage)	\$86,603.76
Assessment per Residence (tract asmt/DU)	\$ 577.36

Nonresidential Parcel: 144-0-133-035

Future Land Use	Auto Center (C-2-AU)
Tract Acreage	3.48 acres
Tract Assessment (based on acreage)	\$62,537.93
Assessment per 1 acre lot	\$17,970.67

CONCLUSION

There is an overriding special and direct benefit to the properties within the Integrated Financing District as a result of enhanced freeway access, improved on- and off-ramp merging safety, the ability to develop or comply with development conditions, freeway visibility and exposure, improved traffic circulation, compliance with EIR mitigation measures and better access for emergency vehicles. However, the improvements will provide some public benefit to properties outside the Integrated Financing District since through traffic will occur, and the traffic circulation in the area will be improved. The proportionate share of the cost of the works of improvement representing general

benefit or direct benefit to properties outside the Integrated Financing District will initially be borne by the City.

In conclusion, it is my opinion that the assessments for the Integrated Financing District No. 1, including Assessment District No. 96-1 (Rose Avenue/Highway 101 Interchange improvements) are allocated in accordance with the direct and special benefit which the land receives from the Works of Improvement.

WILLDAN ASSOCIATES
Engineer of Work
City of Oxnard
State of California

By James D. Grisham
James D. Grisham, P.E.

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

EXHIBIT F - ASSESSMENT DIAGRAM

Part One: An Assessment Diagram showing all the parcels of real property within the Assessment District as they existed at the time of the passage of the Resolution of Intention is filed with and made a part of this Report and part of the assessment.

Part Two: A contingent Assessment Diagram showing all the parcels of real property within the Integrated Financing District but outside the Assessment District.

Each of the subdivisions of land, parcels, or lots has been given a separate number on the Assessment Diagram which corresponds with the assessment number shown on the Assessment Roll (Exhibit C). The Assessment Diagram in a reduced-scale format follows.

**ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
CITY OF OXNARD
COUNTY OF VENTURA**

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF OXNARD ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM, ON THE _____ DAY OF _____, 19____.

SAID ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE FILED IN THE OFFICE OF THE SUPERINTENDANT OF STREETS OF SAID CITY ON THE _____ DAY OF _____, 19____.

REFERENCE IS MADE TO THE ASSESSMENT ROLL FILED IN THE OFFICE OF THE SUPERINTENDANT OF STREETS FOR THE EXACT AMOUNT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS DIAGRAM.

FILED THIS _____ DAY OF _____, 19____, AT THE HOUR OF _____ O'CLOCK IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS (DOCUMENT NO. _____) IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF VENTURA STATE OF CALIFORNIA.

RICHARD O. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

DEPUTY COUNTY RECORDER
COUNTY OF VENTURA

LEGEND

————— ASSESSMENT DISTRICT BOUNDARY
- - - - - CITY BOUNDARY

DANIEL MARTINEZ, CITY CLERK
CITY OF OXNARD
COUNTY OF VENTURA

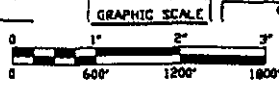
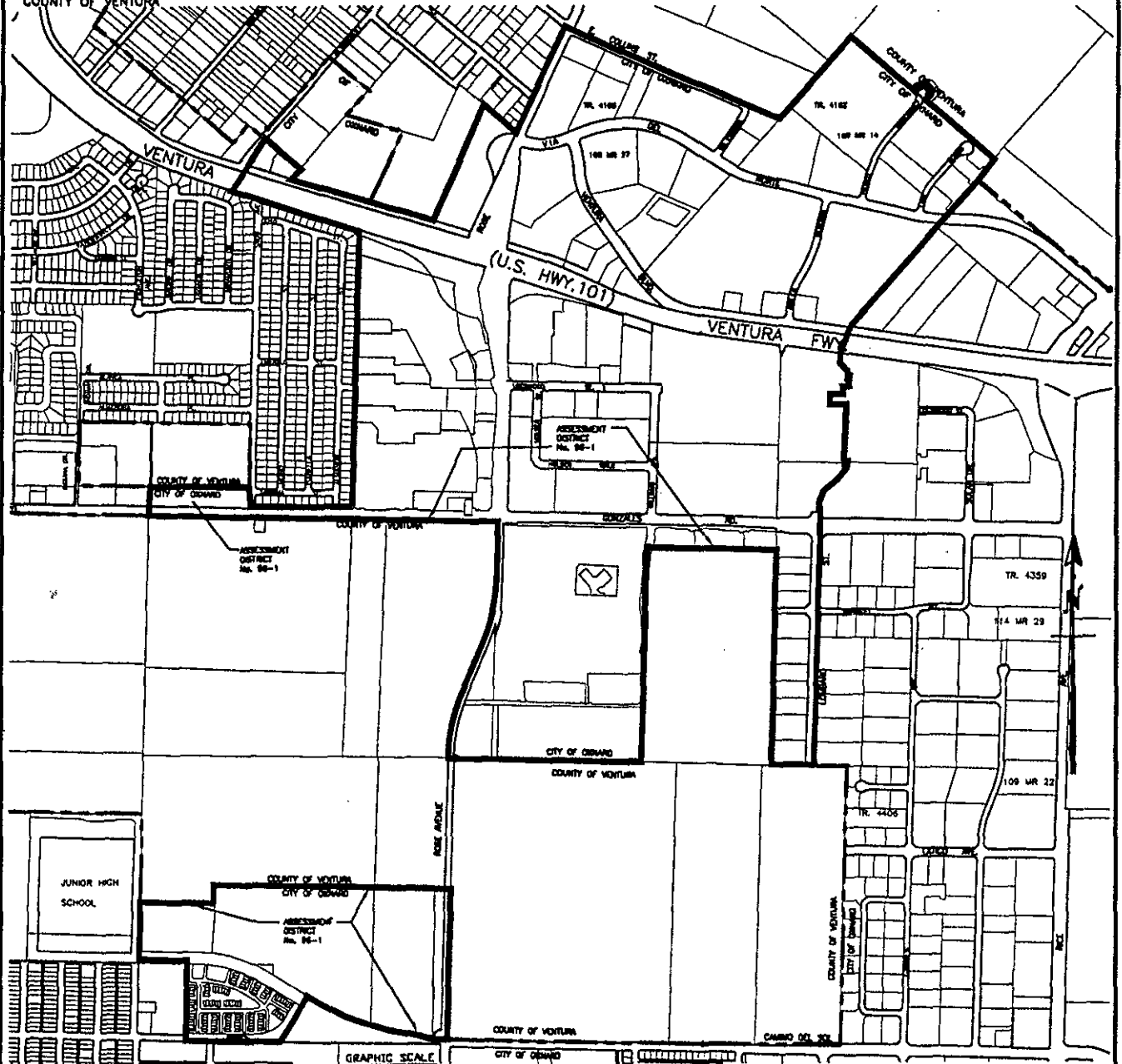
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OXNARD THIS _____ DAY OF _____, 19____.

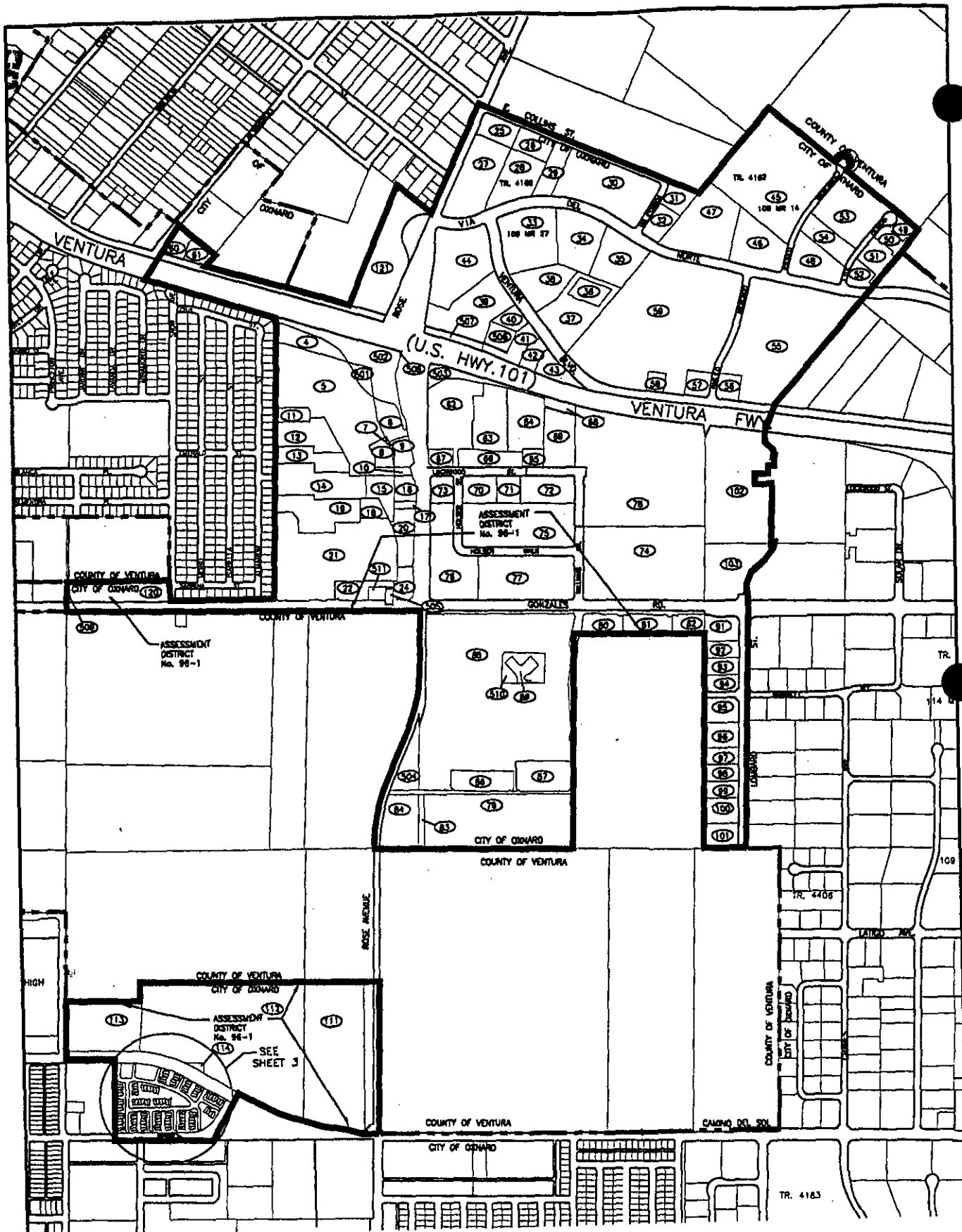
DANIEL MARTINEZ, CITY CLERK
CITY OF OXNARD
COUNTY OF VENTURA

FILED IN THE OFFICE OF THE SUPERINTENDANT OF STREETS, CITY OF OXNARD, COUNTY OF VENTURA THIS _____ DAY OF _____, 19____.




SUPERINTENDANT OF STREETS
CITY OF OXNARD
COUNTY OF VENTURA

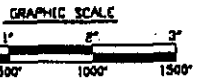
NOTE:
FOR PARTICULARS THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL OF LAND CONFORMS TO THOSE SHOWN ON THE ASSESSOR'S MAPS OF THE COUNTY OF VENTURA AND ARE INCORPORATED BY REFERENCE.





LEGEND

-  ASSESSMENT DISTRICT BOUNDARY
-  CITY BOUNDARY
-  ASSESSMENT NUMBER



ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
CITY OF OXNARD
COUNTY OF VENTURA



WILLDAN ASSOCIATES
 ENGINEERS & PLANNERS
 774 HILL STREET, SUITE 200
 VENTURA, CALIFORNIA 93141

SHEET
2 OF 3

SEE SHEET 2

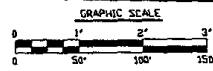
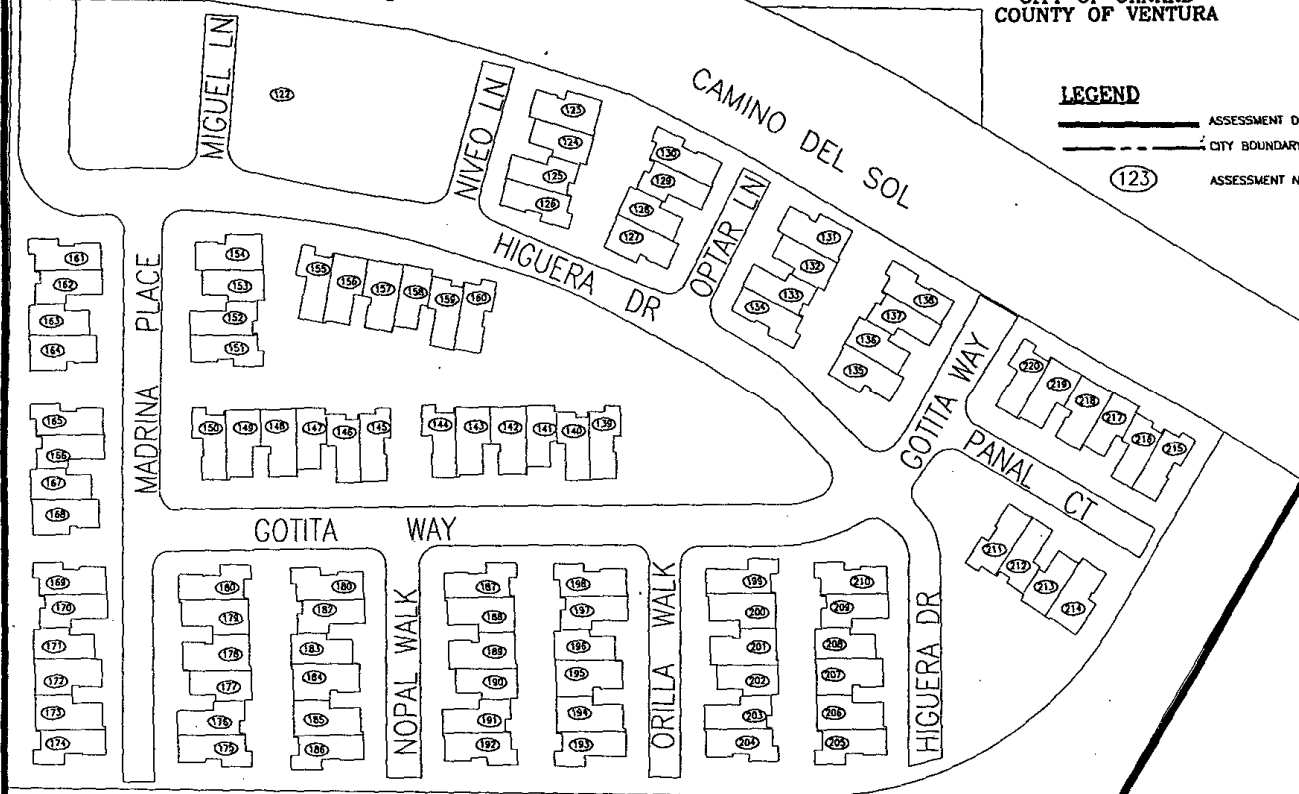
ASSESSMENT DIAGRAM
ASSESSMENT DISTRICT No. 96-1
(ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
CITY OF OXNARD
COUNTY OF VENTURA

LEGEND

 ASSESSMENT DISTRICT BOUNDARY

 CITY BOUNDARY

 ASSESSMENT NUMBER



WILLDAN ASSOCIATES
ENGINEERS & PLANNERS
301 HOLY STREET, SUITE 100
OXNARD, CALIFORNIA 93030
TEL: 805-321-1200

SHEET
3 OF 3

**ASSESSMENT DIAGRAM
INTEGRATED FINANCING DISTRICT No. 1
ASSESSMENT DISTRICT No. 98-1
(ROSE AVE./HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
CITY OF OXNARD
COUNTY OF VENTURA**

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF OXNARD ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM, ON THE _____ DAY OF _____ 19____.

SAID ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE FILED IN THE OFFICE OF THE SUPERINTENDANT OF STREETS OF SAID CITY ON THE _____ DAY OF _____ 19____.

REFERENCE IS MADE TO THE ASSESSMENT ROLL FILED IN THE OFFICE OF THE SUPERINTENDANT OF STREETS FOR THE EXACT AMOUNT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS DIAGRAM.

FILED THIS _____ DAY OF _____ 19____, AT THE HOUR OF _____ O'CLOCK _____ A.M. IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS (DOCUMENT NO. _____)

IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF VENTURA STATE OF CALIFORNIA.

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

DEPUTY COUNTY RECORDER
COUNTY OF VENTURA

FILED IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF VENTURA THIS _____ DAY OF _____ 19____.

DEPUTY COUNTY SURVEYOR _____

LEGEND

- INTEGRATED FINANCE DISTRICT No. 1
- ASSESSMENT DISTRICT NO 98-1
- CITY BOUNDARY

DANIEL MARTINEZ, CITY CLERK
CITY OF OXNARD
COUNTY OF VENTURA

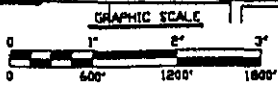
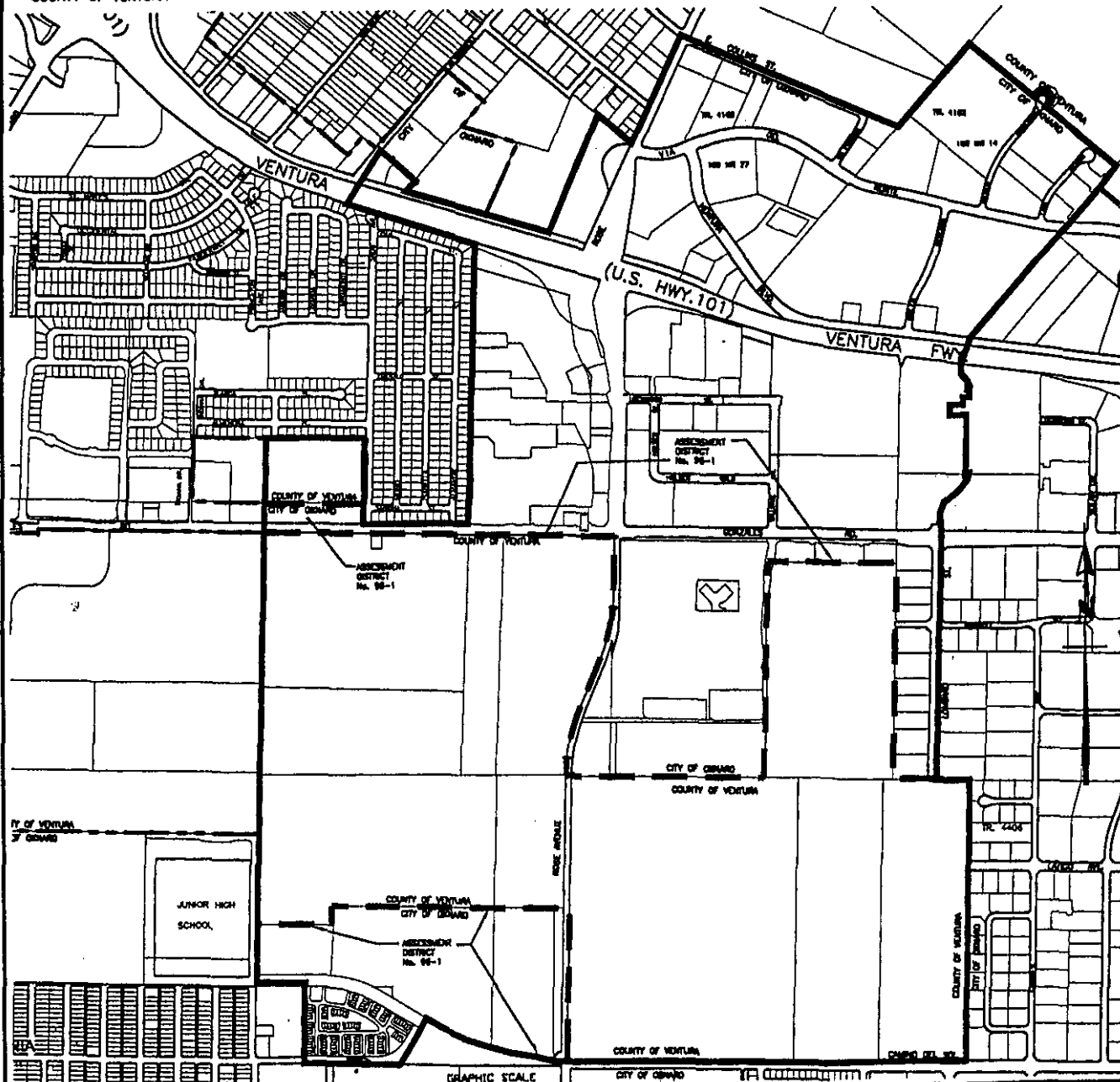
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF OXNARD THIS _____ DAY OF _____ 19____.

DANIEL MARTINEZ, CITY CLERK
CITY OF OXNARD
COUNTY OF VENTURA

FILED IN THE OFFICE OF THE SUPERINTENDANT OF STREETS, CITY OF OXNARD, COUNTY OF VENTURA THIS _____ DAY OF _____ 19____.

SUPERINTENDANT OF STREETS
CITY OF OXNARD
COUNTY OF VENTURA

NOTE:
FOR PARTICULARS THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL OF LAND CONFORMS TO THOSE SHOWN ON THE ASSESSOR'S MAPS OF THE COUNTY OF VENTURA AND ARE INCORPORATED BY REFERENCE.

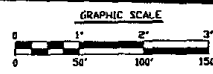
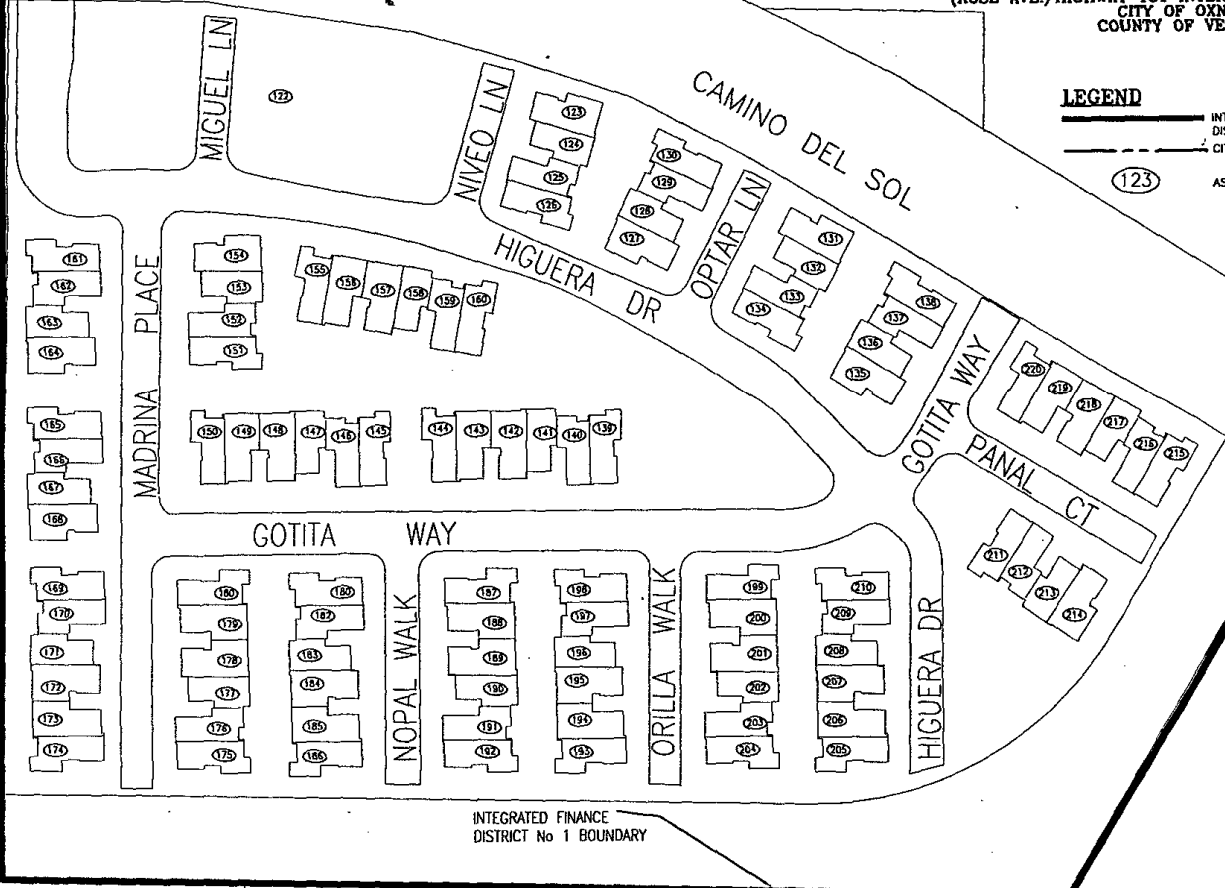


SEE SHEET 2

ASSESSMENT DIAGRAM
INTEGRATED FINANCE DISTRICT No. 1
ASSESSMENT DISTRICT No. 98-1
(ROSE AVE./HIGHWAY 101 INTERCHANGE IMPROVEMENTS)
CITY OF OXNARD
COUNTY OF VENTURA

LEGEND

- INTEGRATED FINANCE DISTRICT No. 1
- CITY BOUNDARY
- 123 ASSESSMENT NUMBER



WILLDAN ASSOCIATES
ENGINEERS & PLANNERS
221 W. HOLE AVENUE, SUITE 100
VENTURA, CALIFORNIA 93001
(805) 221-7272

SHEET
3 OF 3

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

EXHIBIT G - MAXIMUM ANNUAL ADMINISTRATIVE COST

Pursuant to Streets and Highway Code Section 10204 (f), the City intends to levy in addition to any other levy, an annual assessment upon each of the several subdivisions of land in the Integrated Financing District and the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration and collection of assessments or from the administration or registration of any associated bonds and reserve or other related funds. The fee for administration costs will be not greater than 5.0 percent of the total amounts collected each year on each of the several subdivisions of land within the Integrated Financing District and the Assessment District, except that the 5.0 percent may be increased annually in proportion to the then current Consumer Price Index (CPI) for all Urban Consumer (Los Angeles - Long Beach Area) when compared to the 1996 CPI. In addition the annual payment made by the property owners shall include the amount apportioned to the County of Ventura which is currently set at 0.25 percent (0.0025).

**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

EXHIBIT H

RIGHT-OF-WAY CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF VENTURA
CITY OF OXNARD

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

At all times herein mentioned, the undersigned was, and now is, the duly appointed SUPERINTENDENT OF STREETS of the CITY OF OXNARD, CALIFORNIA.

That there have now been instituted proceedings under the provisions of the "Integrated Financing District Act" being Chapter 1.5 of Part I, Division 2, of the Government Code and "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, for the installation of certain public improvements in a special assessment district known as ASSESSMENT DISTRICT NO. 96-1 (ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS) (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

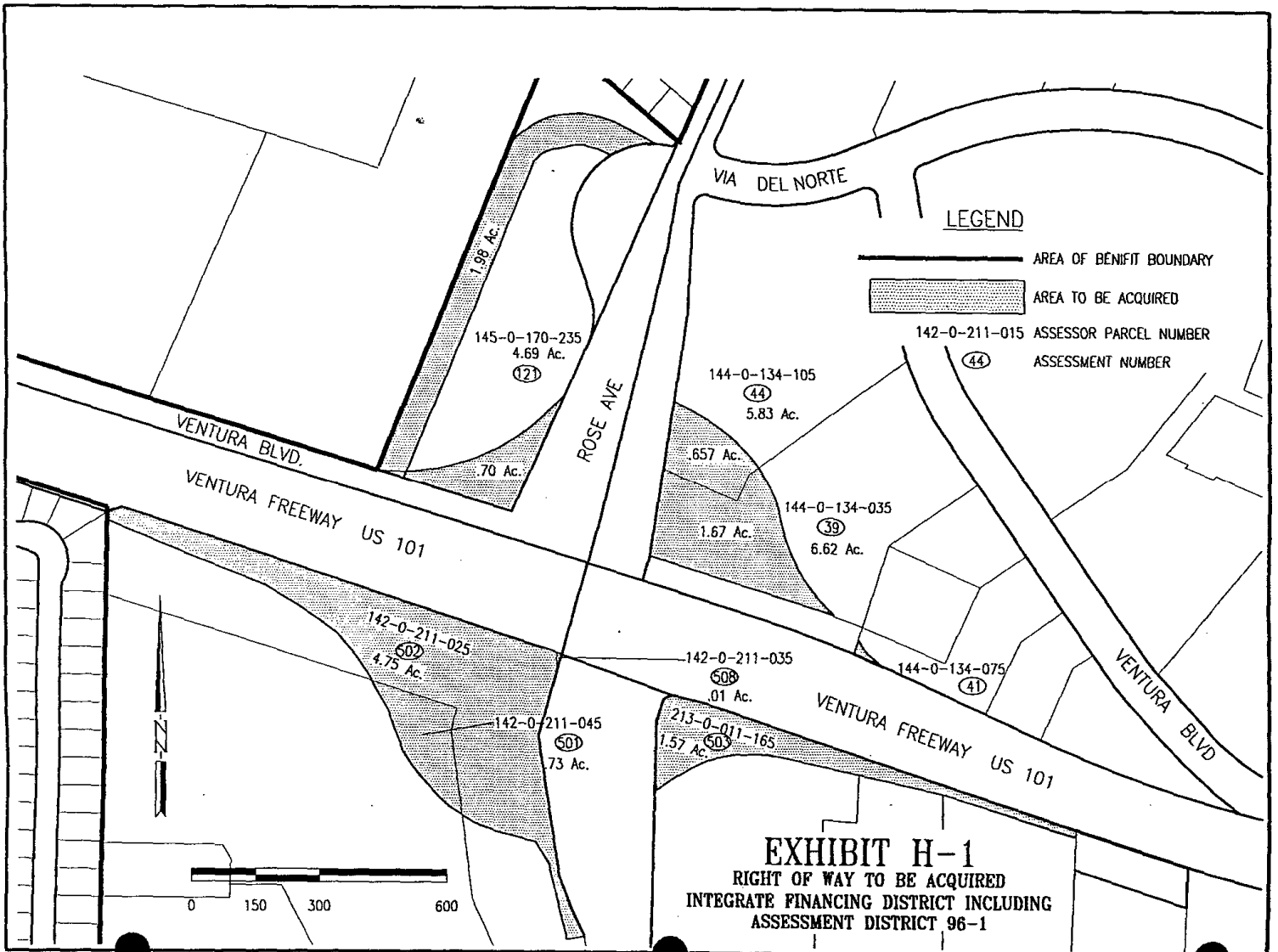
(Check one)

- a. That all easements, rights-of-way, or land necessary for the accomplishment of the works of improvements for the above referenced Assessment District have been obtained and are in the possession of the City.
- b. That all easements, rights-of-way or land necessary for the accomplishment of the works of improvement for the above referenced Assessment District have been obtained and are in the possession of the City, EXCEPT FOR THOSE DESCRIBED IN EXHIBIT "H-1" attached hereto, showing legal description and maps of rights-of-way and easements not yet obtained at this time.

It is further acknowledged that works of improvement as proposed to be installed within said Assessment District must be installed within public rights-of-way, land, or easements as owned by said City at the time of the installation of the works of improvements, and the undersigned hereby further certifies that all rights-of-way necessary for the works of improvement will be obtained and in the possession of the City prior to payment for any of the work. Dedications will be accomplished through recordation of subdivision maps or earlier by deed, if necessary.

EXECUTED this _____ day of _____, 1996, at Oxnard, California.

SUPERINTENDENT OF STREETS
CITY OF OXNARD
STATE OF CALIFORNIA



**CITY OF OXNARD
INTEGRATED FINANCING DISTRICT NO. 1
INCLUDING
ASSESSMENT DISTRICT NO. 96-1
(Rose Avenue/Highway 101 Interchange Improvements)
COMBINED ENGINEER'S REPORT**

EXHIBIT I

**CERTIFICATION OF COMPLETION OF
ENVIRONMENTAL PROCEEDINGS**

STATE OF CALIFORNIA
COUNTY OF VENTURA
CITY OF OXNARD

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

1. That I am the person authorized to prepare and process all environmental documentation needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Integrated Financing District Act" being Chapter 1.5 of Part I, Division 2, of the Government Code and "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as Assessment District No. 96-1 (ROSE AVENUE/HIGHWAY 101 INTERCHANGE IMPROVEMENTS) (hereinafter referred to as the "Assessment District").
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

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

EXECUTED this ____ day of _____, 1996, at Oxnard, California.

SUPERINTENDENT OF STREETS
CITY OF OXNARD
STATE OF CALIFORNIA