

Pt. San Pedro Medians Committee

Disclaimer of Forecasts, Cost Estimates and Projections

June 26, 2010

The Medians Committee appreciates the community support it has received in its effort to renovate and improve the Pt. San Pedro Peninsula Medians from Union St. to Biscayne Dr. The Committee wants the public to be aware of the following.

The forecasts, estimates and projections contained on our website and disseminated through public presentations represent good faith estimates based on current and historical information available about the improvement of the medians along Pt. San Pedro Road.

The actual capital cost of the improvement project and related annual maintenance will likely differ from the Committee's estimates and projections. These costs will be more precisely determined once the architect's design plan is completed and put out to bid.

The per-parcel assessment will also likely differ somewhat from the Committee's estimate. The assessment, and the per parcel benefit, will be more precisely determined when the engineer's study is complete. The engineer's study may find that certain properties benefit more from the improved medians than other properties benefit. Such finding can result in assessments that vary between and among similar properties in the district.

The construction and maintenance costs, the design, and the tax assessment will be known and publicized before the ballot is sent to approve and create an assessment district.

Please regularly check the website www.medianbeautification.com for additional information.