

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY
EXTENSION
ASSESSMENT DISTRICT

FINAL
ENGINEER'S REPORT
WITHOUT OPEN SPACE

MAY 1994

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District

ENGINEER'S REPORT

DIVISION 12, STREETS AND HIGHWAY CODE OF CALIFORNIA

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ATTACHMENTS

1. Amended Boundary Map, File No. 94-027 Sheet 1 of 1
2. Assessment Diagram, File No. 93-068 Sheets 1 & 2 of 2

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District

ASSESSMENT

WHEREAS, on September 15, 1992, the City Council of the City of Santa Rosa, State of California, pursuant to the provisions of the Municipal Improvement Act of 1913, adopted its Resolution of Intention No. 20981 for the acquisition and/or construction of the public improvements more particularly therein described;

WHEREAS, said Resolution directed the undersigned to make and file a report presenting a general description of any works and appliances already installed and any other property necessary or convenient for the operation of the improvements, plans and specifications for the proposed construction, estimate of costs, maps and descriptions of lands and easements to be acquired, and diagram and assessment of and upon the subdivisions of land within the assessment district, to which Resolution and the description of said acquisitions, work, and improvements and the costs and expenses incidental thereto to be paid by the assessment district.

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the Council of said City, hereby make the following assessment to cover the portion of the estimated cost of said acquisitions, work and improvements and the costs and expenses incidental thereto to be paid by the assessment district.

The amount to be paid for said acquisitions, work and improvements, and the expenses incidental thereto, is generally as follows:

SUMMARY COST ESTIMATE

| | (1) As Preliminarily <u>Approved</u> | (2) As Confirmed <u>And Recorded</u> | (3) As Modified <u>After-Recordation</u> |
|-----------------------------------|--|--|--|
| Cost of Construction | \$ <u>13,453,525</u> | \$ <u>13,453,525</u> | \$ _____ |
| Cost of Acquisitions | \$ <u>3,267,847</u> | \$ <u>3,267,847</u> | \$ _____ |
| Design and Construction | \$ <u>2,901,579</u> | \$ <u>2,901,579</u> | \$ _____ |
| Assessment Consultant | \$ <u>1,000</u> | \$ <u>1,000</u> | \$ _____ |
| Contingencies | \$ <u>727,476</u> | \$ <u>727,476</u> | \$ _____ |
| Costs of Bond Issuance | \$ <u>2,536,875</u> | \$ <u>2,536,875</u> | \$ _____ |
| TOTAL COST | \$ <u>22,888,302</u> | \$ <u>22,888,302</u> | \$ _____ |
| Estimated Contributions | \$ <u>(5,598,540)</u> | \$ <u>(5,598,540)</u> | \$ _____ |
| Estimated Earnings on | | | |
| Improvement Fund | \$ <u>(564,762)</u> | \$ <u>(564,762)</u> | \$ _____ |
| BALANCE TO ASSESSMENT | \$ <u>16,725,000</u> | \$ <u>16,725,000</u> | \$ _____ |

And I do hereby assess and apportion said portion of said total amount of the cost and expenses of said acquisitions, work and improvements upon the several lots, pieces or parcels or portions of lots or subdivisions of land liable therefor and benefited thereby, and hereinafter numbered to correspond with the numbers upon the attached Assessment Diagram, upon each, severally and respectively, in accordance with the benefits to be received by such subdivisions, respectively, from the acquisitions and improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

As required by said Act, an Assessment Diagram is hereto attached showing the assessment district and also the boundaries and dimensions of the respective subdivisions of land within said assessment district as the same existed at the time of the passage of said Resolution, each of which subdivisions having been given a separate number upon said Diagram.

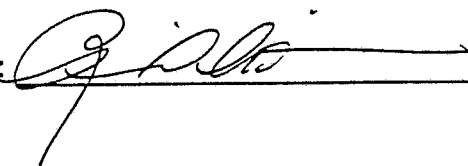
Said assessment is made upon the several subdivisions of land within said assessment district in proportion to the estimated benefits to be received by said subdivisions, respectively, from said improvement. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Each subdivision of land assessed is described in the within Assessment roll by reference to its parcel number as shown on the Assessor's Maps of the County of Sonoma for the fiscal year 1994 - 1995 and includes all of such parcel excepting those portions thereof within existing public roads or right of way to be acquired in these proceedings for public road purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

Notice is hereby given that serial bonds to represent unpaid assessments and bear interest at the rate of not to exceed twelve percent (12%) per annum, or such higher rate of interest as may be authorized by applicable law at the time of sale of such bonds, will be issued hereunder in the manner provided by Division 10 of the Streets and Highways Code, the Improvement Bond Act of 1915, and the last installment of such bonds shall mature not to exceed twenty-six (26) years from the second day of September next succeeding twelve (12) months from their date.

Dated: MAY 20, 1994

Engineer of Work

By: 

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District

ENGINEER'S COST ESTIMATE

| | | | |
|-----|--|---------------|----------------------|
| 1. | CONSTRUCTION | | |
| (a) | All Public Improvements (<i>streets, sewer, storm drainage, water, street lights, landscaping</i>) | \$ 12,364,126 | |
| (b) | All Private Utilities (<i>gas, electric, telephone & catv</i>) (Pg 4) | 500,428 | |
| (c) | Private Utilities Fees and Other Costs (Pg 4) .. | 490,171 | |
| (d) | Additional Project Costs (Pg 5) | 98,800 | \$ 13,453,525 |
| 2. | ACQUISITIONS | | |
| (a) | Lands, Easements and Rights-of-Way (Pg 5) .. | \$ 3,267,847 | \$ 3,267,847 |
| 3. | DESIGN AND CONSTRUCTION | | |
| (a) | Design Engineering | \$ 1,033,130 | |
| (b) | Soil Engineering | 0 | |
| (c) | Construction Surveying | 0 | |
| (d) | Contract Administration/Inspection | 1,868,449 | \$ 2,901,579 |
| 4. | ASSESSMENT ENGINEERING CONSULTANT . | \$ 1,000 | \$ 1,000 |
| 5. | CONTINGENCY | | |
| (a) | Construction | \$ 643,228 | |
| (b) | Contract Administration | 84,248 | \$ 727,476 |
| 6. | SUBTOTAL Items 1 - 5 above | | <u>\$ 20,351,427</u> |
| 7. | COSTS OF BOND ISSUANCE | | |
| (a) | Assessment Engineering | \$ 155,030 | |
| (b) | Bond Administration and Registration | 8,000 | |
| (c) | Bond and Official Statement Printing | 14,000 | |
| (d) | Legal Publications, Recordings, Mailings and Auditor Record | 20,000 | |
| (e) | Lien/Value Appraisal | 7,895 | |
| (f) | Capitalized Bond Interest | 278,750 | |
| (g) | Legal Fees | 85,000 | |
| (h) | Bond Discount | 401,400 | |
| (i) | Reserve Fund | 1,566,800 | \$ 2,536,875 |
| | TOTAL PROJECT COST (Pg 7) | | <u>\$ 22,888,302</u> |
| | Less Estimated Improvement Fund Earnings | | (\$ 564,762) |
| | Less Estimated Contributions (Pg 6) | | (\$ 5,598,540) |
| | TOTAL TO ASSESSMENT (Pg 7) | | <u>\$ 16,725,000</u> |

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District

ALL PRIVATE UTILITIES

| | |
|--|----------------------|
| Joint Trench | |
| Items Cost Only-Assessed | \$ 391,208.35 |
| Items Cost Only-Cash | \$ 109,219.55 |
| Total Items Cost Only - All Private Utilities (Pg 3) | \$ <u>500,427.90</u> |

| | |
|--|--|
| Joint Trench | |
| Contract Items (Category 12) <u>Assessed</u> : | |
| Items Cost Only | \$ 391,208.35 |
| Incidental Costs: | 277,978.73 |
| | Subtotal- <u>Assessed</u> : \$ <u>669,187.08</u> |
| Contract Items (Category 12) <u>Cash</u> : | |
| Items Cost Only | \$ 109,219.55 |
| Design, Inspection & Contingencies: | 30,810.53 |
| | Subtotal- <u>Cash</u> : \$ <u>140,030.08</u> |
| | Total Contract Items: \$ <u>809,217.16</u> |

Not in Contract Items (Private Utility Fees and Other Costs):
All items include CIAC taxes

| | |
|---|----------------------|
| Primary Electric Cable | \$ 62,788.13 |
| 4-Inch Gas Line | 235,765.11 |
| Restore Remove Utilities | 191,617.59 |
| Subtotal (Private Utility Fees & Other Costs): (Pg 3) | \$ <u>490,170.83</u> |

| | |
|-----------------------------------|------|
| Plus or Minus Other (For Balance) | 0.01 |
|-----------------------------------|------|

| | |
|-----------------------------|------------------------|
| TOTAL ALL PRIVATE UTILITIES | \$ <u>1,299,388.00</u> |
|-----------------------------|------------------------|

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District
ADDITIONAL PROJECT COSTS and ACQUISITIONS

ADDITIONAL PROJECT COSTS

Additional Costs to Developers:

Miscellaneous - Assessed (Pg 31)

| | |
|---------------------------------|--------------|
| City Utilities Water Demand Fee | \$ 39,040.00 |
| Design Engineering - City Staff | \$ 50,000.00 |

| | |
|--|---------------------|
| Subtotal Miscellaneous-Assessed (Pg 31): | <u>\$ 89,040.00</u> |
|--|---------------------|

Additional Costs to City:

| | |
|---------------------------------|-------------|
| City Utilities Water Demand Fee | \$ 9,760.00 |
|---------------------------------|-------------|

| | |
|--|----------------------------|
| TOTAL ADDITIONAL PROJECT COSTS (Pg 3) | <u>\$ 98,800.00</u> |
|--|----------------------------|

ACQUISITIONS

Lands, Easements and Right-of-Way:

| | |
|--|-----------------|
| Developers' <u>Assessed</u> Contribution (Pg 31) | \$ 1,563,410.00 |
|--|-----------------|

| | |
|-------------------------------|--------------|
| City's Estimated Contribution | 1,704,437.00 |
|-------------------------------|--------------|

| | |
|----------------------------------|-------------------------------|
| TOTAL ACQUISITIONS (Pg 3) | <u>\$ 3,267,847.00</u> |
|----------------------------------|-------------------------------|

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District

ESTIMATED CONTRIBUTIONS

Developer's Estimated Contributions-Cash:

| | |
|--|----------------------|
| Construction Detail (Pg 31) | |
| Category 12 All Private Utilities (Pg 4) | \$ 140,030.08 |
| (From Category 1) Berm Construction Costs (Fountaingrove - Only) | 50,100.00 |
| Incidental Costs | <u>14,133.06</u> |
| Subtotal Berm Costs: | \$ 64,233.06 |
| Private Utility Fees and Other Costs (Pg 4) | 490,170.83 |
| Subtotal: (Pg 20) | <u>\$ 694,433.97</u> |
| Less Estimated Improvement Fund Earnings (Pg 3) | <564,762.00> |
| Plus or Minus Other (For Balance) | 0.03 |
| Developer's Estimated Contribution-Cash: | <u>\$ 129,672.00</u> |

City's Estimated Contributions-Cash:

| | |
|--|------------------------|
| Construction Detail (Pg 31) | |
| City-Only Categories 2,7,11 & 13 | \$ 937,823.34 |
| City Contribution (Categories 1,3, &6) | 2,880,079.99 |
| Less Berm Construction Costs (From Category 1) | < 64,233.06 > |
| Subtotal: | <u>\$ 3,753,670.27</u> |
| Land, Easements and Rights-of-Way (Pg 5) | \$ 1,704,437.00 |
| Additional Costs to City (Pg 5) | 9,760.00 |
| Assessment Engineering Consultant (Pg 3) | 1,000.00 |
| City's Estimated Contribution-Cash: | <u>\$ 5,468,867.27</u> |
| Total Developer = \$ 129,672.00 + City = \$ 5,468,867.27 | |
| Plus or Minus Other (For balance) | <u>0.73</u> |
| TOTAL ESTIMATED CONTRIBUTIONS (Pg 3) | \$ 5,598,540.00 |

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District

TOTAL PROJECT COST

Construction Items plus Incidental Costs

Total Project Cost (Pg 31) \$ 20,682,933.39

Estimated Improvement Fund Earnings (Pg 3) 564,762.00

Developer's Contribution (Additional):

Private Utilities Fees and Other Costs (Pg 4) 490,170.83

Less Estimated Improvement Fund Earnings (Pg 3) <564,762.00>

City Contribution (Additional):

Lands, Easements & Rights-of-Way (Pg 5) 1,704,437.00

Assessment Engineering Consultant (Pg 3) 1,000.00

Additional Costs to City (Pg 5) 9,760.00

Plus or Minus Other (for Balance) 0.78

TOTAL PROJECT COST (Pg 3) \$ 22,888,302.00

TOTAL TO ASSESSMENT

Construction Items plus Incidental Costs:

Assessments (Pg 31) \$ 16,725,000.00

TOTAL TO ASSESSMENT (Pg 3) \$ 16,725,000.00

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

ASSESSMENT ROLL

| Diagram Number | Assessor's Parcel No. | | (1) As Preliminarily Approved | *** (2) As Confirmed & Recorded | (3) As Modified After Recordation |
|--------------------|--|------------------|-------------------------------------|---------------------------------------|---|
| 1 | 029-010-039, All 029-060-051, All 029-060-052, All | Assess: Cash: | \$4,765,266.93 \$47,161.14 | \$4,765,266.75 \$47,161.28 | |
| 2 | 029-060-053, All | Assess: Cash: | \$737,334.34 \$5,749.35 | \$737,334.32 \$5,749.37 | |
| 3 | 029-060-055, All | Assess: Cash: | \$671,924.37 \$5,475.58 | \$671,924.35 \$5,475.59 | |
| 4 | 029-060-054, All | Assess: Cash: | \$86,453.54 \$547.56 | \$86,453.54 \$547.56 | |
| 5 | 029-050-078, All 029-010-040, All | Assess: Cash: | \$1,695,688.21 \$13,688.94 | \$1,695,688.16 \$13,688.98 | |
| 6 | 029-050-079, All 029-010-041, All | Assess: Cash: | \$2,043,186.40 \$14,707.40 | \$2,043,186.36 \$14,707.44 | |
| 7 | 029-010-045, All | Assess: Cash: | \$1,112,114.12 \$8,005.29 | \$1,112,114.09 \$8,005.32 | |
| 8 | 029-010-044, All 033-340-019, All 033-340-010, All | Assess: Cash: | \$1,526,119.39 \$12,320.05 | \$1,526,119.35 \$12,320.08 | |
| 9 | 029-050-080, All 029-010-042, All | Assess: Cash: | \$780,016.57 \$6,296.91 | \$780,016.54 \$6,296.93 | |
| 10 | 029-010-043, All 033-340-016, All 042-020-046, All | Assess: Cash: | \$1,509,467.15 \$11,567.15 | \$1,509,467.10 \$11,567.19 | |
| 11 | 033-340-017, All 042-020-047, All | Assess: Cash: | \$1,424,378.11 \$11,498.71 | \$1,424,378.07 \$11,498.74 | |
| 12 | 033-340-018, All | Assess: Cash: | \$373,051.41 \$3,011.57 | \$373,051.37 \$3,011.60 | |
| Assessment Totals: | | | \$16,725,000.54 | \$16,725,000.00 | |
| Cash Totals: | | | \$140,029.65 | \$140,030.08 | |

*** See Page 8B for Assessments per INDIVIDUAL A.P. Numbers

**CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION
ASSESSMENT DISTRICT**

ASSESSMENT PER A.P. NUMBERS

Ref. Engr's Report

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| Diagram No. | | A. P. Number | Assessment Per Parcel No. | Assessment Per Diagram No. |
|----------------|------|---------------------|------------------------------|-------------------------------|
| 1 | 1-1 | 029-010-039 | \$3,801,836.93 | |
| No Assessment | 1-2 | 029-060-051 | \$0.00 | |
| | 1-3 | 029-060-052 | \$963,429.82 | |
| | | No. 1 Total | | \$4,765,266.75 |
| 2 | 2-1 | 029-060-053 | \$737,334.32 | \$737,334.32 |
| 3 | 3-1 | 029-060-055 | \$671,924.35 | \$671,924.35 |
| 4 | 4-1 | 029-060-054 | \$86,453.54 | \$86,453.54 |
| | | No.s 2, 3 & 4 Total | | \$1,495,712.21 |
| 5 | 5-1 | 029-010-040 | \$155,325.04 | |
| | 5-2 | 029-050-078 | \$1,540,363.12 | |
| | | No. 5 Total | | \$1,695,688.16 |
| 6 | 6-1 | 029-010-041 | \$1,312,915.35 | |
| | 6-2 | 029-050-079 | \$730,271.01 | |
| | | No. 6 Total | | \$2,043,186.36 |
| 7 | 7-1 | 029-010-045 | \$1,112,114.09 | \$1,112,114.09 |
| 8 | 8-1 | 029-010-044 | \$908,047.80 | |
| No Assessment | 8-2 | 033-340-010 | \$0.00 | |
| | 8-3 | 033-340-019 | \$618,071.55 | |
| | | No. 8 Total | | \$1,526,119.35 |
| 9 | 9-1 | 029-010-042 | \$568,696.49 | |
| | 9-2 | 029-050-080 | \$211,320.05 | |
| | | No. 9 Total | | \$780,016.54 |
| 10 | 10-1 | 029-010-043 | \$576,491.39 | |
| | 10-2 | 033-340-016 | \$40,192.91 | |
| | 10-3 | 042-020-046 | \$892,782.80 | |
| | | No. 10 Total | | \$1,509,467.10 |
| 11 | 11-1 | 033-340-017 | \$387,166.31 | |
| | 11-2 | 042-020-047 | \$1,037,211.76 | |
| | | No. 11 Total | | \$1,424,378.07 |
| 12 | 12-1 | 033-340-018 | \$373,051.37 | \$373,051.37 |
| | | | \$10,464,021.04 | \$10,464,021.04 |
| | | | \$10,464,021.04 | \$16,725,000.00 |

CITY OF SANTA ROSA
 FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

NAMES AND ADDRESSES OF PROPERTY OWNERS

| Assessment Diagram No. | Assessor's Parcel No. | Owner's Name and Address |
|---------------------------|--|--|
| 1 | 029-010-039, All 029-060-051, All 029-060-052, All | DIVIDEND FOUNTAINGROVE PARTNERS C/O DIVIDEND DEVELOPMENT CORPORAT 3600 PRUNE RIDGE AVENUE SANTA CLARA, CA 95051 |
| 2 | 029-060-053, All | DEBRA INVESTMENT CORPORATION 2880 CLEVELAND AVENUE SANTA ROSA, CA 95401 |
| 3 | 029-060-055, All | DEBRA INVESTMENT CORPORATION 2880 CLEVELAND AVENUE SANTA ROSA, CA 95401 |
| 4 | 029-060-054, All | DEBRA INVESTMENT CORPORATION 2880 CLEVELAND AVENUE SANTA ROSA, CA 95401 |
| 5 | 029-050-078, All 029-010-040, All | FOUNTAINGROVE, INC. 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |
| 6 | 029-050-079, All 029-010-041, All | FOUNTAINGROVE, INC. 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |
| 7 | 029-010-045, All | FOUNTAINGROVE, INC 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |
| 8 | 029-010-044, All 033-340-019, All 033-340-010, All | FOUNTAINGROVE INC. 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |
| 9 | 029-050-080, All 029-010-042, All | FOUNTAINGROVE INC. 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |
| 10 | 029-010-043, All 033-340-016, All 042-020-046, All | FOUNTAINGROVE INC. 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |
| 11 | 033-340-017, All 042-020-047, All | FOUNTAINGROVE INC. 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |
| 12 | 033-340-018, All | FOUNTAINGROVE INC. 1180 HORIZEN DRIVE STE E FAIRFIELD CA 94533 |

WITHOUT OPEN SPACE

CITY OF SANTA ROSA Fountaingrove Parkway Extension Assessment District

METHOD OF ASSESSMENT

The assessments are apportioned in the following manner:

I. Areas of Cost:

- a. Street Work
- b. Sanitary Sewer 1
- c. Sanitary Sewer 2 - Debra
- d. Sanitary Sewer 3 - Debra
- e. Water
- f. S-16 Pump Station/S-17 Pump Station
/R-16 Reservoir/R-17 Reservoir
- g. Joint Trench
- h. Right-of-way Acquisition
- i. Cost of Bond Issuance

II. Allocation of Costs

The method of assessment apportions the costs of the assessment district to the various parcels on the basis of the benefit they receive. At the time of assessment the properties had not been subdivided to their ultimate intended use. For this reason assumptions had to be made to assign benefit, and therefore costs, to these parcels of undeveloped land.

One of the primary assumptions is that the approved tentative maps for the assessment parcels represent the most valid analysis of the probable ultimate development of the property. These tentative maps incorporate considerable analysis by City and private planning and engineering staff, and review by the public, the Planning Commission and City Council. The resulting maps and conditions address issues regarding roadway circulation, open space, sensitive ecological areas and geologic considerations.

Therefore, the approved tentative maps were relied on to indicate how much of the assessment district would ultimately be reserved as open space, how many lots would ultimately result and what the sizes of those lots would be. While variations from the tentative maps may occur when these parcels are ultimately developed, at this time the tentative maps represent the best and most reasonable assumptions that can be made on issues of open space, and number and size of lots.

On this basis, it was assumed that areas designated for open space would not receive benefit from the assessments, and so they should be excluded from assessments calculations. In accordance with the attached agreement, the developers have agreed to

prohibit development within the designated open space. Areas designated on the tentative maps as open space were therefore not included.

Each area of costs was spread to individual parcels depending on how it benefitted within the district. The basis of spread is as follows:

1. For certain improvements, such as water system, the cost is spread based on the number of lots benefitted by the water system based on the approved tentative maps.
2. For other improvements, such as Street Work, the cost is spread based on two factors: number and size of future lots. It was assumed that each future lot will receive an equal portion of benefit regardless of what type of lot. The tentative maps anticipate lots of three types, SF1, SF2 and SFC which are size related. How these factors are used in spreading the assessment, for these types of improvements, is discussed in the Street Work section below.
3. The costs for items such as engineering are spread in proportion to their share of costs for improvements.

Each area of costs was spread to individual parcels depending on how it benefitted within the district. The method used to spread assessments is summarized below. At the end of this section are tables of the data used as well as sample calculations.

A. Street Work:

It was assumed that benefit from Street Work improvements generally would be proportional to the area of the ultimate developed lots. The tentative maps anticipate lots of three types, SF1, SF2 and SFC. An analysis of the lot sizes anticipated by the tentative maps yields the following results:

| Lot Type | SF1 | SF2 | SFC |
|--------------------|--------|--------|-------|
| Mean lot area (sf) | 28,217 | 14,199 | 9,743 |

From the above data, the following ratios are calculated:

| Lot Type | SF1 | SF2 | SFC |
|--------------------------|-----|------|------|
| Ratio: Mean lot/Avg. SF1 | 1.0 | 0.50 | 0.35 |

A complete listing of the lots anticipated by the tentative maps, and their respective areas is also included at the end of this section. It was determined that the ratio of the means of the lot sizes in each category was the most reasonable

way to account for the relative benefit portion to the three different categories of lots.

In addition, it is reasonable to assume that each lot receives an equal portion of benefit regardless of what type of lot. Therefore, an equivalency factor is calculated by weighting the area factor and lot equally, half on area factor and half on lot. The area ratios and equivalency factors used are as follows:

| Lot Type | Weighted Lot | Weighted Area Factor | Equivalency Factor |
|----------|--------------|----------------------|--------------------|
| SF1 | 1 x .5 | + 1.00 x .5 | = 1.00 |
| SF2 | 1 x .5 | + 0.50 x .5 | = 0.75 |
| SFC | 1 x .5 | + 0.35 x .5 | = 0.68 |

To determine the assessment for Street Work improvements for each type of lot, excluding sewer and water improvements, equivalent lot units were calculated. The total number of each type of lot was multiplied by its respective area ratio and the results were added together as follows:

$$\begin{aligned} 310 \text{ (SF1 LOTS)} \times 1.00 &= 310.00 \\ 129 \text{ (SF2 LOTS)} \times 0.75 &= 96.75 \\ 154 \text{ (SFC LOTS)} \times 0.68 &= \underline{104.72} \end{aligned}$$

TOTAL EQUIVALENT LOTS 511.47

The Street Work improvements include, but are not limited to, clearing and grubbing, bridge structures, curb, gutter, paving, lighting, drainage, bike lane, signing and striping, and landscaping.

The total assessment for Street Work improvements was divided by the total equivalent lots to arrive at a Street Work assessment per equivalent lot. The Street Work assessment per equivalent lot was multiplied by the number of equivalent lots in each parcel to arrive at the total Street Work assessment for that parcel.

All properties participate in sharing the cost of the Street Work improvements and are assessed as follows:

1. The properties are assessed for all of the Street Work improvements from approximately 600 feet west of Parker Hill Road to the Chanate intersection (Parkway station 107+00 to Parkway station 210+00) except for the 12-foot climbing lane paving and base rock, which will be funded by the City.

2. The properties are assessed for one-half of the costs of the Street Work improvements from the Chanate Road intersection to approximately 300 feet south of the intersection of Montecito Boulevard and Mission Boulevard (Parkway station 210+00 to Mission Boulevard station 237+71). The City will fund one-half of the costs of the Street Work improvements in this portion. The City will fund one-half of the costs of the bridge work.

B. Sanitary Sewer 1:

Lots within the district can receive sewer service by one of three different systems. Also, some lots receive no sewer benefits from the district. To calculate the sewer assessment for each lot, the total cost of each of the three sewer systems was divided by the number of lots anticipated by the tentative maps as benefiting from those improvements.

To apportion the sewer assessment to each parcel in the district, the different sewer assessments were multiplied by the number of lots in each assessment parcel anticipated by the tentative maps as receiving the respective sewer benefits.

Not all lots received benefits from the sewer improvements installed under the assessment district, and the lots which did receive sewer benefits were served by differing improvements, and therefore benefitted by varying amounts. The basis for cost spread for the Sanitary Sewer 1 system is on a per lot basis for those lots receiving benefit. Only proposed lots benefitted by the sewer system improvements share in the cost of the assessment. None of the proposed lots in the property owned by Dividend Fountaingrove Partners are served by the Sanitary Sewer 1 system to be constructed in the Parkway. Therefore, these properties are not assessed. Sanitary Sewer improvements that cross the Parkway and benefit a portion of Debra Investment Corporation property are directly assessed to Debra Investment Corporation and are discussed below in Sanitary Sewer 2 - Debra and Sanitary Sewer 3 - Debra.

The City will fund the additional cost of constructing the sanitary sewer line down Montecito Avenue instead of constructing the sewer line down the Parkway Extension eastward of Chanate Road where no direct sewer connections could be made in the future.

In addition, the City will fund the total cost of installing sewer lines for the following:

1. Chanate Road from station 1+60 to Montecito Avenue station 3+10.
2. Chanate Road from station 6+32 to Driveway "C" station 0+35.
3. Fountaingrove Parkway from station 108+60 to Parker Hill Road station 5+90.

4. The crossing at station 218+55 (Montecito Avenue station 7+57 to Fountaingrove Parkway station 218+48, 49 feet left).
5. Brush Creek Road station 0+62 to station 2+54.

C. Sanitary Sewer 2 - Debra:

The cost of the sewer main crossing the Parkway approximately at station 123+50 is directly assessed to that portion of the Debra Investment Corporation property which will receive benefit.

D. Sanitary Sewer 3 - Debra:

The 16-inch steel casing crossing the Parkway at station 133+65 is directly assessed to that portion of the Debra Investment Corporation property that is benefitted.

E. Water:

Only proposed lots receiving water service participate in sharing the assessment. All benefitted properties participate in sharing the cost of the water improvements and are assessed on a per lot basis for the number of proposed future lots shown on the approved tentative maps that are served from the new water lines.

For those lots that were benefitted by the water improvements, a water assessment was calculated by dividing the total cost of water improvements by the total number of lots anticipated by the tentative maps as benefiting.

To apportion the water assessment to each parcel in the district, the water assessment was multiplied by the total number of lots anticipated by the tentative maps as receiving water system benefits in each assessment parcel.

Portions of the property owned by Dividend Fountaingrove Partners, will not receive service from the water system being installed with the project and are not assessed. These areas and proposed lots can be served by the existing R-2a and R-3 reservoirs.

All of the proposed lots within the properties owned by Fountaingrove Inc. and Debra Investment Corporation will be served by the Fountaingrove Parkway Extension water system.

The City will fund the total cost of installing the following water lines:

1. The 8-inch water main in Fountaingrove Parkway from station 209+93 to Driveway "C" station 0+35.

2. The 12-inch water main in Brush Creek Road from station 0+60 to station 1+32.

**F. S-16 Pump Station and S-17 Pump Station/
R-16 Reservoir and R-17 Reservoir:**

In accordance with the Acquisition, Construction and Cost Sharing Agreement, if it is within the bonding capacities of the properties, after all of the Parkway costs are known and funded from the sale of bonds, the remaining proceeds from the sale of bonds issued under the Assessment District proceedings may be used for the design and construction of the two pump stations and two water tanks which are required for development of the properties.

For those lots that were benefitted by the water tank and pump station improvements, an assessment for S-16 Pump Station and S-17 Pump Station/R-16 Reservoir and R-17 Reservoir was calculated by dividing the total assessed cost of water tank and pump station improvements by the total number of lots anticipated by the tentative maps as benefiting from the installation of these improvements.

To apportion the water tank and pump station assessment to each parcel in the district, the water tank and pump station assessment was multiplied by the total number of lots anticipated by the tentative maps as receiving water system benefits in each assessment parcel.

Portions of the property owned by Dividend Fountaingrove Partners, will not receive service from the water system being installed with the project. These areas and proposed lots can be served by the existing R-2a and R-3 reservoirs.

All of the proposed lots within the properties owned by Fountaingrove Inc. and Debra Investment Corporation will be served by the Fountaingrove Parkway Extension water system.

G. Joint Trench:

If it is within the bonding capacities of the properties, after all of the Parkway costs are known and funded from the sale of bonds, including the two water tanks and two pump stations, the remaining proceeds from the sale of bonds issued under the Assessment District proceedings may be used for a portion of the funding of the Pacific Gas & Electric Company installed gas mains, the primary electric cable, utility relocations and CIAC taxes as allowed by law.

The basis for cost spread for Pacific Gas & Electric Company, Pacific Bell, and cable television facilities is the same as for Street Work. The total assessment for Joint Trench was divided by the total equivalent lots to arrive at a Joint Trench assessment per equivalent lot. The Joint Trench assessment per equivalent lot

was multiplied by the number of equivalent lots in each parcel to arrive at the total Joint Trench assessment for that parcel.

All properties participate in sharing the cost of the Pacific Gas & Electric Company , Pacific Bell, and cable television facilities, including taxes.

H. Right of Way Acquisition:

The properties in the Assessment District are assessed for one hundred percent (100%) of the right-of-way acquisition cost for the area between Parker Hill Road and the Chanate Road intersection. These costs were spread to all parcels in proportion to their share of costs for Items A through G.

The properties in the Assessment District are assessed for one-half (50%) of the right-of-way acquisition cost for the area of the Chanate Road intersection and for the portion of the Parkway from Chanate Road intersection to Brush Creek Road with the exception of Assessor's Parcel Number 33-171-14. The properties are assessed thirty-six and seven-tenths percent (36.7%) of the right-of-way acquisition costs for Assessor's Parcel Number 33-171-14. These costs were spread to all parcels in proportion to their share of costs for Items A through G.

The City will fund one-half of the right-of-way acquisition cost for the area of the Chanate Road intersection and for the portion of the Parkway from Chanate Road intersection to Brush Creek Road with the exception of Assessor's Parcel Number 33-171-14. The City will fund sixty-three and three-tenths percent (63.3%) of the right-of-way acquisition costs for Assessor's Parcel Number 33-171-14.

I. Costs of Bond Issuance:

These costs were spread to all parcels in proportion to their share of costs for Items A through G.

III. Additional City Contribution:

In addition to the City contributions described above, the City will fund the traffic signal at the intersection of Brush Creek Road, as well as the traffic signal interconnect between Mission Boulevard and Brush Creek Road and the Moisture Barrier. Alternate G will be funded by the City if an agreement is executed between the City and the developer of Heimbucher Glen Subdivision regarding reimbursement of those costs to the City. The City is also funding its portion of the Water Demand Fees for irrigation of the landscaping between the Chanate Road intersection and Brush Creek Road.

IV. Owner Contribution:

The Fountaingrove II - East subdivision will directly fund the cost of installing the noise berms required as a condition of their development. Noise berms costs will be determined from appropriate items in Street Work.

Each of the property owners will be required to fund in cash their portion of any areas of cost that are not covered under the bond sale proceeds.

V. Reapportionment:

The primary basis for cost spread in the Assessment District has been on the benefit that each parcel receives based on assumptions made to assign benefit, and therefore costs, to these parcels of undeveloped land. At the end of this section is a table detailing the method of reapportionment.

At the time each property is subdivided into its ultimate intended use, the assessment will be reapportioned as follows:

A. Base Reapportionment:

Because not all lots receive benefits from the sewer and water improvements installed under the assessment district, and the lots which do receive sewer benefits are served by differing improvements, the base assessment consists of all assessments except sewer system and water system assessments. In other words, the base assessment is the sum of the total amount of the assessments for:

- ◆ Street Work
- ◆ Joint Trench

The total base assessment is divided by the total number of equivalent lots to determine the base reapportionment for SF1 lots. SF2 base lot reapportionments are calculated by multiplying the base reapportionment for SF1 lots by the equivalency factor for SF2 lots (0.75). Similarly, SFC base lot reapportionments are calculated by multiplying the base reapportionment for SF1 lots by the equivalency factor for SFC lots (0.68).

B. Water Reapportionment:

The total water assessment and the water tank and pump station assessments are divided by the total number of lots in each assessment parcel to reapportion the water assessment to each lot within each assessment parcel.

C. Sewer Reapportionment:

Lots within the district receive sewer service by one of three different systems. To reapportion the sewer assessment to each lot the total assessment for each sewer system is divided by the total number of lots receiving sewer system benefits, respectively, in each assessment parcel.

D. Total Reapportionment:

The total assessment for each lot is the sum of the base assessment and the sewer and water assessments, if any.

VI. Council Direction at April 26, 1994 Council Meeting

A. Council Motion:

"Moved by Councilmember Wright, seconded by Councilmember Casey, CARRIED UNANIMOUSLY TO BE SUPPORTIVE OF USING ALTERNATIVE II AND DIRECTING STAFF TO REVISE THE PRELIMINARY ENGINEER'S REPORT AND CONTINUE THE HEARING TO MAY 24, 1994 AT 5:00 P.M."

B. Alternative II:

Alternative II is described as follows:

Assessment Spread:

- ♦ Excludes open space.
- ♦ Base assessment allocated to each bulk parcel based equally on number of future lots and average area of each lot type in the parcel as shown on adopted tentative maps.
- ♦ Water tanks and pump stations costs allocated only to that portion of Dividend Fountaingrove Partners property deriving benefit from the installation of the water improvements.
- ♦ Cost of remaining utilities allocated based on benefit received.

Method of Reapportionment:

- ♦ Base assessment allocated by formula to each lot based on lot type (SF1, SF2, SFC).
- ♦ Water tanks and pump stations cost allocated to each lot in each subdivision.
- ♦ Cost of remaining utilities allocated based on benefit received.

FOUNTAINGROVE PARKWAY EXTENSION

ASSESSMENT DISTRICT

METHOD OF ASSESSMENT DATA and CALCULATION

WITHOUT OPEN SPACE

| Assess. No. | Owner | SF1 | SF2 | SF3 | Total Lots | Equiv. Lots - EL1 or Cash Lots - EL2 | Water Lots - WL1 or Cash Lots - WL2 | Sewer Lots | Sewer Lots | Sewer Lots |
|-------------|----------|-----|-----|-----|---------------|---|--|---------------|---------------|---------------|
| | | | | | | EL1 or EL2 | WL1 or WL2 | SL1 | SL2 | SL3 |
| 1 | Dividend | 58 | | | 58 | 58.00 | | | | |
| | | 22 | | | 22 | 22.00 | 22 | | | |
| | | | 83 | | 83 | 62.25 | | | | |
| | | | 11 | | 11 | 8.25 | 11 | | | |
| | | | | 32 | 32 | 21.76 | 32 | | | |
| | Total | 80 | 94 | 32 | 206 | 172.26 | 65 | | | |
| 2 | Debra | 21 | | | 21 | 21.00 | 21 | 21 | | 21 |
| 3 | Debra | 20 | | | 20 | 20.00 | 20 | 17 | | |
| 4 | Debra | 2 | | | 2 | 2.00 | 2 | | 2 | |
| | Total | 43 | | | 43 | 43.00 | 43 | 38 | 2 | 21 |
| 5 | Fntnrv | 50 | | | 50 | 50.00 | 50 | 50 | | |
| 6 | Fntnrv | | | 79 | 79 | 53.72 | 79 | 79 | | |
| 7 | Fntnrv | | | 43 | 43 | 29.24 | 43 | 43 | | |
| 8 | Fntnrv | 45 | | | 45 | 45.00 | 45 | 45 | | |
| 9 | Fntnrv | 23 | | | 23 | 23.00 | 23 | 23 | | |
| 10 | Fntnrv | 16 | | | 16 | 16.00 | 16 | 16 | | |
| | | | 35 | | 35 | 26.25 | 35 | 35 | | |
| | Total 10 | | | | 51 | 42.25 | 51 | 51 | | |
| 11 | Fntnrv | 42 | | | 42 | 42.00 | 42 | 42 | | |
| 12 | Fntnrv | 11 | | | 11 | 11.00 | 11 | 11 | | |
| | Total | 187 | 35 | 122 | 344 | 296.21 | 344 | 344 | | |
| | TOTALS | 310 | 129 | 154 | 593 | 511.47 | 452 | 382 | 2 | 21 |

NOTE:

1 - CALCULATION FOR EQUIVALENT LOT UNITS AND CASH UNITS (EL1 or EL2)

$$[(\text{No. of SF1 Lots} \times \text{Equiv. Factor}) + (\text{No. of SF2 Lots} \times \text{Equiv. Factor}) + (\text{No. of SF3 Lots} \times \text{Equiv. Factor})] = \text{EL1 or EL2}$$

2 - Sample Calculation Assess. No. 1:

| | Area Factor | Equiv. Factor | Equiv. Lots |
|--|-------------|-------------------|-------------|
| | SF1 = 1.00 | SF1 1.00 x 310 = | 310.00 |
| | SF2 = 0.50 | SF2 0.75 x 129 = | 96.75 |
| | SFC = 0.35 | SFC 0.68 x 154 = | 104.72 |
| | | Total Equiv. Lots | 511.47 |

$$(80 \times 1 + 94 \times 0.75 + 32 \times 0.68) = 172.26 \text{ EL}$$

| SF2 LOTS FOR ALL THREE PROPERTY OWNERS | | | | | |
|--|---------|--------------|-----------------------|---------|--------------|
| Owner | Lot No. | Size in S.F. | Owner | Lot No. | Size in S.F. |
| Dividend FG. Partners | 1 | 16,560 | Dividend FG. Partners | 69 | 13,186 |
| Dividend FG. Partners | 2 | 15,738 | Dividend FG. Partners | 70 | 10,839 |
| Dividend FG. Partners | 3 | 16,968 | Dividend FG. Partners | 71 | 9,595 |
| Dividend FG. Partners | 4 | 16,257 | Dividend FG. Partners | 72 | 10,264 |
| Dividend FG. Partners | 5 | 15,847 | Dividend FG. Partners | 73 | 9,976 |
| Dividend FG. Partners | 6 | 15,505 | Dividend FG. Partners | 128 | 16,493 |
| Dividend FG. Partners | 7 | 15,375 | Dividend FG. Partners | 129 | 16,262 |
| Dividend FG. Partners | 8 | 17,293 | Dividend FG. Partners | 130 | 16,573 |
| Dividend FG. Partners | 9 | 16,509 | Dividend FG. Partners | 131 | 16,929 |
| Dividend FG. Partners | 10 | 16,159 | Dividend FG. Partners | 132 | 17,453 |
| Dividend FG. Partners | 11 | 12,489 | Dividend FG. Partners | 133 | 17,149 |
| Dividend FG. Partners | 15 | 16,436 | Dividend FG. Partners | 134 | 17,322 |
| Dividend FG. Partners | 16 | 12,550 | Dividend FG. Partners | 135 | 16,896 |
| Dividend FG. Partners | 17 | 10,972 | Dividend FG. Partners | 136 | 16,537 |
| Dividend FG. Partners | 18 | 12,134 | Dividend FG. Partners | 137 | 16,883 |
| Dividend FG. Partners | 19 | 12,851 | Dividend FG. Partners | 138 | 16,412 |
| Dividend FG. Partners | 20 | 12,493 | Dividend FG. Partners | 139 | 16,268 |
| Dividend FG. Partners | 21 | 16,145 | Dividend FG. Partners | 140 | 16,936 |
| Dividend FG. Partners | 22 | 15,075 | Dividend FG. Partners | 141 | 15,961 |
| Dividend FG. Partners | 23 | 12,514 | Dividend FG. Partners | 142 | 16,684 |
| Dividend FG. Partners | 24 | 11,538 | Dividend FG. Partners | 143 | 16,310 |
| Dividend FG. Partners | 25 | 11,937 | Dividend FG. Partners | 144 | 15,023 |
| Dividend FG. Partners | 26 | 13,165 | Dividend FG. Partners | 145 | 14,386 |
| Dividend FG. Partners | 27 | 13,112 | Dividend FG. Partners | 146 | 14,587 |
| Dividend FG. Partners | 28 | 12,813 | Dividend FG. Partners | 147 | 16,621 |
| Dividend FG. Partners | 29 | 12,214 | Dividend FG. Partners | 148 | 17,181 |
| Dividend FG. Partners | 30 | 10,206 | Dividend FG. Partners | 149 | 26,046 |
| Dividend FG. Partners | 31 | 9,971 | Dividend FG. Partners | 150 | 15,880 |
| Dividend FG. Partners | 32 | 10,260 | Dividend FG. Partners | 151 | 11,502 |
| Dividend FG. Partners | 33 | 10,746 | Fountaingrove, Inc. | 172 | 16,431 |
| Dividend FG. Partners | 34 | 9,683 | Fountaingrove, Inc. | 173 | 9,781 |
| Dividend FG. Partners | 35 | 11,849 | Fountaingrove, Inc. | 174 | 9,979 |
| Dividend FG. Partners | 36 | 15,158 | Fountaingrove, Inc. | 175 | 11,095 |
| Dividend FG. Partners | 37 | 13,005 | Fountaingrove, Inc. | 176 | 12,486 |
| Dividend FG. Partners | 38 | 12,086 | Fountaingrove, Inc. | 177 | 13,914 |
| Dividend FG. Partners | 39 | 11,005 | Fountaingrove, Inc. | 178 | 15,447 |
| Dividend FG. Partners | 40 | 12,058 | Fountaingrove, Inc. | 179 | 21,498 |
| Dividend FG. Partners | 41 | 12,994 | Fountaingrove, Inc. | 180 | 23,263 |
| Dividend FG. Partners | 42 | 11,775 | Fountaingrove, Inc. | 181 | 18,999 |
| Dividend FG. Partners | 43 | 11,929 | Fountaingrove, Inc. | 182 | 14,986 |
| Dividend FG. Partners | 44 | 10,840 | Fountaingrove, Inc. | 186 | 17,851 |
| Dividend FG. Partners | 45 | 13,820 | Fountaingrove, Inc. | 187 | 12,331 |
| Dividend FG. Partners | 46 | 15,970 | Fountaingrove, Inc. | 188 | 11,104 |
| Dividend FG. Partners | 47 | 11,983 | Fountaingrove, Inc. | 189 | 10,680 |
| Dividend FG. Partners | 48 | 10,222 | Fountaingrove, Inc. | 190 | 12,350 |
| Dividend FG. Partners | 49 | 11,816 | Fountaingrove, Inc. | 191 | 21,931 |
| Dividend FG. Partners | 50 | 10,767 | Fountaingrove, Inc. | 192 | 18,817 |
| Dividend FG. Partners | 51 | 11,678 | Fountaingrove, Inc. | 193 | 13,540 |
| Dividend FG. Partners | 52 | 15,309 | Fountaingrove, Inc. | 194 | 14,407 |
| Dividend FG. Partners | 53 | 17,933 | Fountaingrove, Inc. | 195 | 13,808 |
| Dividend FG. Partners | 54 | 12,984 | Fountaingrove, Inc. | 196 | 10,356 |
| Dividend FG. Partners | 55 | 14,549 | Fountaingrove, Inc. | 197 | 14,592 |
| Dividend FG. Partners | 56 | 18,498 | Fountaingrove, Inc. | 198 | 13,234 |
| Dividend FG. Partners | 57 | 14,570 | Fountaingrove, Inc. | 199 | 10,642 |
| Dividend FG. Partners | 58 | 14,957 | Fountaingrove, Inc. | 200 | 11,240 |
| Dividend FG. Partners | 59 | 13,187 | Fountaingrove, Inc. | 201 | 11,344 |
| Dividend FG. Partners | 60 | 21,982 | Fountaingrove, Inc. | 202 | 12,206 |
| Dividend FG. Partners | 61 | 10,503 | Fountaingrove, Inc. | 203 | 11,671 |
| Dividend FG. Partners | 62 | 11,172 | Fountaingrove, Inc. | 204 | 11,440 |
| Dividend FG. Partners | 63 | 11,939 | Fountaingrove, Inc. | 205 | 14,066 |
| Dividend FG. Partners | 64 | 14,871 | Fountaingrove, Inc. | 206 | 13,255 |
| Dividend FG. Partners | 65 | 13,085 | Fountaingrove, Inc. | 207 | 16,324 |
| Dividend FG. Partners | 66 | 31,550 | Fountaingrove, Inc. | 208 | 15,349 |
| Dividend FG. Partners | 67 | 11,139 | Fountaingrove, Inc. | 209 | 14,937 |
| Dividend FG. Partners | 68 | 13,385 | | | |

| No. of Lots | S.F. of Lots |
|-------------|--------------|
| 65 | 890,084 |

| No. of Lots | S.F. of Lots |
|-------------|--------------|
| 64 | 941,456 |

| TOTALS FOR SF2 LOTS | | |
|---------------------|--------------|-----------|
| No. of Lots | S.F. of Lots | AVG. S.F. |
| 129 | 1,831,550 | 14,198 |

| SFC LOTS FOR ALL THREE PROPERTY OWNERS | | | | | |
|--|---------|--------------|---------------------|---------|--------------|
| Owner | Lot No. | Size in S.F. | Owner | Lot No. | Size in S.F. |
| Dividend FG. Partners | 176 | 11,331 | Fountaingrove, Inc. | 268 | 7,965 |
| Dividend FG. Partners | 176 | 7,365 | Fountaingrove, Inc. | 269 | 9,676 |
| Dividend FG. Partners | 177 | 8,464 | Fountaingrove, Inc. | 270 | 10,922 |
| Dividend FG. Partners | 178 | 14,818 | Fountaingrove, Inc. | 271 | 12,078 |
| Dividend FG. Partners | 179 | 16,406 | Fountaingrove, Inc. | 272 | 12,524 |
| Dividend FG. Partners | 180 | 12,980 | Fountaingrove, Inc. | 273 | 12,942 |
| Dividend FG. Partners | 181 | 20,744 | Fountaingrove, Inc. | 274 | 11,431 |
| Dividend FG. Partners | 182 | 10,200 | Fountaingrove, Inc. | 275 | 9,308 |
| Dividend FG. Partners | 183 | 9,651 | Fountaingrove, Inc. | 276 | 7,661 |
| Dividend FG. Partners | 184 | 10,979 | Fountaingrove, Inc. | 277 | 6,891 |
| Dividend FG. Partners | 185 | 10,218 | Fountaingrove, Inc. | 278 | 10,021 |
| Dividend FG. Partners | 186 | 18,531 | Fountaingrove, Inc. | 279 | 12,596 |
| Dividend FG. Partners | 187 | 10,312 | Fountaingrove, Inc. | 280 | 9,416 |
| Dividend FG. Partners | 188 | 9,218 | Fountaingrove, Inc. | 281 | 10,257 |
| Dividend FG. Partners | 189 | 10,296 | Fountaingrove, Inc. | 282 | 7,398 |
| Dividend FG. Partners | 190 | 14,618 | Fountaingrove, Inc. | 283 | 6,525 |
| Dividend FG. Partners | 191 | 14,504 | Fountaingrove, Inc. | 284 | 9,670 |
| Dividend FG. Partners | 192 | 16,524 | Fountaingrove, Inc. | 285 | 9,072 |
| Dividend FG. Partners | 193 | 10,315 | Fountaingrove, Inc. | 286 | 8,435 |
| Dividend FG. Partners | 194 | 10,925 | Fountaingrove, Inc. | 287 | 7,208 |
| Dividend FG. Partners | 195 | 8,987 | Fountaingrove, Inc. | 288 | 6,441 |
| Dividend FG. Partners | 196 | 15,091 | Fountaingrove, Inc. | 289 | 6,106 |
| Dividend FG. Partners | 197 | 9,521 | Fountaingrove, Inc. | 290 | 6,032 |
| Dividend FG. Partners | 198 | 6,771 | Fountaingrove, Inc. | 291 | 6,376 |
| Dividend FG. Partners | 199 | 7,684 | Fountaingrove, Inc. | 292 | 6,052 |
| Dividend FG. Partners | 200 | 7,563 | Fountaingrove, Inc. | 293 | 9,140 |
| Dividend FG. Partners | 201 | 9,505 | Fountaingrove, Inc. | 294 | 6,454 |
| Dividend FG. Partners | 202 | 8,600 | Fountaingrove, Inc. | 295 | 9,730 |
| Dividend FG. Partners | 203 | 6,986 | Fountaingrove, Inc. | 296 | 9,076 |
| Dividend FG. Partners | 204 | 6,131 | Fountaingrove, Inc. | 297 | 8,588 |
| Dividend FG. Partners | 205 | 6,176 | Fountaingrove, Inc. | 298 | 11,368 |
| Dividend FG. Partners | 206 | 6,320 | Fountaingrove, Inc. | 299 | 9,205 |
| Fountaingrove, Inc. | 223 | 9,693 | Fountaingrove, Inc. | 300 | 10,124 |
| Fountaingrove, Inc. | 224 | 6,928 | Fountaingrove, Inc. | 301 | 8,707 |
| Fountaingrove, Inc. | 225 | 7,631 | Fountaingrove, Inc. | 302 | 16,604 |
| Fountaingrove, Inc. | 226 | 7,102 | Fountaingrove, Inc. | 303 | 9,207 |
| Fountaingrove, Inc. | 227 | 6,635 | Fountaingrove, Inc. | 304 | 9,339 |
| Fountaingrove, Inc. | 228 | 6,975 | Fountaingrove, Inc. | 305 | 10,898 |
| Fountaingrove, Inc. | 229 | 6,571 | Fountaingrove, Inc. | 306 | 9,340 |
| Fountaingrove, Inc. | 230 | 7,876 | Fountaingrove, Inc. | 307 | 9,429 |
| Fountaingrove, Inc. | 231 | 11,460 | Fountaingrove, Inc. | 308 | 8,235 |
| Fountaingrove, Inc. | 232 | 9,351 | Fountaingrove, Inc. | 309 | 7,923 |
| Fountaingrove, Inc. | 233 | 8,299 | Fountaingrove, Inc. | 310 | 9,257 |
| Fountaingrove, Inc. | 234 | 8,166 | Fountaingrove, Inc. | 311 | 9,649 |
| Fountaingrove, Inc. | 235 | 8,759 | Fountaingrove, Inc. | 312 | 8,144 |
| Fountaingrove, Inc. | 236 | 12,771 | Fountaingrove, Inc. | 313 | 6,796 |
| Fountaingrove, Inc. | 237 | 12,757 | Fountaingrove, Inc. | 314 | 7,060 |
| Fountaingrove, Inc. | 238 | 12,339 | Fountaingrove, Inc. | 315 | 6,909 |
| Fountaingrove, Inc. | 239 | 8,872 | Fountaingrove, Inc. | 316 | 8,713 |
| Fountaingrove, Inc. | 240 | 9,009 | Fountaingrove, Inc. | 317 | 8,791 |
| Fountaingrove, Inc. | 241 | 9,292 | Fountaingrove, Inc. | 318 | 7,617 |
| Fountaingrove, Inc. | 242 | 8,602 | Fountaingrove, Inc. | 319 | 7,630 |
| Fountaingrove, Inc. | 243 | 9,144 | Fountaingrove, Inc. | 320 | 6,393 |
| Fountaingrove, Inc. | 244 | 8,763 | Fountaingrove, Inc. | 321 | 7,166 |
| Fountaingrove, Inc. | 245 | 9,007 | Fountaingrove, Inc. | 322 | 10,544 |
| Fountaingrove, Inc. | 246 | 9,363 | Fountaingrove, Inc. | 323 | 14,300 |
| Fountaingrove, Inc. | 247 | 8,478 | Fountaingrove, Inc. | 324 | 7,675 |
| Fountaingrove, Inc. | 248 | 8,711 | Fountaingrove, Inc. | 325 | 8,955 |
| Fountaingrove, Inc. | 249 | 8,044 | Fountaingrove, Inc. | 326 | 16,456 |
| Fountaingrove, Inc. | 250 | 7,709 | Fountaingrove, Inc. | 327 | 10,590 |
| Fountaingrove, Inc. | 251 | 7,629 | Fountaingrove, Inc. | 328 | 8,037 |
| Fountaingrove, Inc. | 252 | 8,849 | Fountaingrove, Inc. | 329 | 9,133 |
| Fountaingrove, Inc. | 253 | 10,129 | Fountaingrove, Inc. | 330 | 7,802 |
| Fountaingrove, Inc. | 254 | 12,973 | Fountaingrove, Inc. | 331 | 7,694 |
| Fountaingrove, Inc. | 255 | 9,228 | Fountaingrove, Inc. | 332 | 7,221 |
| Fountaingrove, Inc. | 256 | 23,770 | Fountaingrove, Inc. | 333 | 13,257 |
| Fountaingrove, Inc. | 257 | 27,083 | Fountaingrove, Inc. | 334 | 12,834 |
| Fountaingrove, Inc. | 258 | 9,902 | Fountaingrove, Inc. | 335 | 7,005 |
| Fountaingrove, Inc. | 259 | 12,989 | Fountaingrove, Inc. | 336 | 7,699 |
| Fountaingrove, Inc. | 260 | 12,934 | Fountaingrove, Inc. | 337 | 6,982 |
| Fountaingrove, Inc. | 261 | 11,674 | Fountaingrove, Inc. | 338 | 7,637 |
| Fountaingrove, Inc. | 262 | 11,291 | Fountaingrove, Inc. | 339 | 8,058 |
| Fountaingrove, Inc. | 263 | 14,854 | Fountaingrove, Inc. | 340 | 7,530 |
| Fountaingrove, Inc. | 264 | 14,581 | Fountaingrove, Inc. | 341 | 7,576 |
| Fountaingrove, Inc. | 265 | 7,836 | Fountaingrove, Inc. | 342 | 7,976 |
| Fountaingrove, Inc. | 266 | 8,961 | Fountaingrove, Inc. | 343 | 7,256 |
| Fountaingrove, Inc. | 267 | 7,689 | Fountaingrove, Inc. | 344 | 10,602 |

| No. of Lots | S.F. of Lots |
|-------------|--------------|
| 77 | 807,103 |

| No. of Lots | S.F. of Lots |
|-------------|--------------|
| 77 | 893,194 |

| TOTALS FOR SFC LOTS | | |
|---------------------|--------------|-----------|
| No. of Lots | S.F. of Lots | AVG. S.F. |
| 154 | 1,600,297 | 9,742 |

SUMMARY

| TYPE OF LOT | SF1 LOTS | SF2 LOTS | SFC LOTS |
|---|------------------|------------------|------------------|
| MEAN (IN SQUARE FEET) | 28,214 | 14,198 | 9,742 |
| AREA FACTOR | = SF1 / SF1 1.00 | = SF2 / SF1 0.50 | = SFC / SF1 0.35 |
| EQUIVALENT LOT FACTOR | 1.00 | 0.75 | 0.68 |
| [= (Area Factor x 0.5) + (1 lot x 0.5)] | | | |

SFI LOTS FOR ALL THREE PROPERTY OWNERS

| Owner | Lot No. | Size in S.F. | Owner | Lot No. | Size in S.F. | Owner | Lot No. | Size in S.F. |
|------------------------|---------|--------------|------------------------|---------|--------------|---------------------|---------|--------------|
| Dividend FG. Partners | 12 | 29,663 | Debra Investment Corp. | 26 | 27,104 | Fountaingrove, Inc. | 86 | 20,260 |
| Dividend FG. Partners | 13 | 23,835 | Debra Investment Corp. | 26 | 25,996 | Fountaingrove, Inc. | 87 | 33,929 |
| Dividend FG. Partners | 14 | 20,827 | Debra Investment Corp. | 27 | 40,278 | Fountaingrove, Inc. | 88 | 49,875 |
| Dividend FG. Partners | 74 | 18,367 | Debra Investment Corp. | 28 | 47,906 | Fountaingrove, Inc. | 89 | 26,765 |
| Dividend FG. Partners | 75 | 18,062 | Debra Investment Corp. | 29 | 21,467 | Fountaingrove, Inc. | 90 | 36,736 |
| Dividend FG. Partners | 76 | 17,782 | Debra Investment Corp. | 30 | 29,813 | Fountaingrove, Inc. | 91 | 44,536 |
| Dividend FG. Partners | 77 | 17,536 | Debra Investment Corp. | 31 | 40,180 | Fountaingrove, Inc. | 92 | 43,923 |
| Dividend FG. Partners | 78 | 15,671 | Debra Investment Corp. | 32 | 32,180 | Fountaingrove, Inc. | 93 | 39,752 |
| Dividend FG. Partners | 79 | 20,280 | Debra Investment Corp. | 33 | 20,649 | Fountaingrove, Inc. | 94 | 35,122 |
| Dividend FG. Partners | 80 | 21,953 | Debra Investment Corp. | 34 | 20,067 | Fountaingrove, Inc. | 95 | 34,500 |
| Dividend FG. Partners | 81 | 27,044 | Debra Investment Corp. | 35 | 30,263 | Fountaingrove, Inc. | 96 | 24,827 |
| Dividend FG. Partners | 82 | 24,517 | Debra Investment Corp. | 36 | 26,415 | Fountaingrove, Inc. | 97 | 21,045 |
| Dividend FG. Partners | 83 | 24,914 | Debra Investment Corp. | 37 | 20,584 | Fountaingrove, Inc. | 98 | 22,069 |
| Dividend FG. Partners | 84 | 22,127 | Debra Investment Corp. | 38 | 20,965 | Fountaingrove, Inc. | 99 | 22,872 |
| Dividend FG. Partners | 85 | 26,112 | Debra Investment Corp. | 39 | 39,899 | Fountaingrove, Inc. | 100 | 34,049 |
| Dividend FG. Partners | 86 | 26,529 | Debra Investment Corp. | 40 | 53,054 | Fountaingrove, Inc. | 101 | 26,617 |
| Dividend FG. Partners | 87 | 25,425 | Debra Investment Corp. | 41 | 25,389 | Fountaingrove, Inc. | 102 | 31,540 |
| Dividend FG. Partners | 88 | 34,245 | Debra Investment Corp. | 42 | 32,784 | Fountaingrove, Inc. | 103 | 27,732 |
| Dividend FG. Partners | 89 | 35,627 | Debra Investment Corp. | 43 | 94,828 | Fountaingrove, Inc. | 104 | 30,672 |
| Dividend FG. Partners | 90 | 28,060 | Fountaingrove, Inc. | 1 | 26,127 | Fountaingrove, Inc. | 105 | 24,914 |
| Dividend FG. Partners | 91 | 45,548 | Fountaingrove, Inc. | 2 | 21,042 | Fountaingrove, Inc. | 106 | 22,802 |
| Dividend FG. Partners | 92 | 39,478 | Fountaingrove, Inc. | 3 | 26,955 | Fountaingrove, Inc. | 107 | 21,498 |
| Dividend FG. Partners | 93 | 41,412 | Fountaingrove, Inc. | 4 | 53,952 | Fountaingrove, Inc. | 108 | 36,876 |
| Dividend FG. Partners | 94 | 63,030 | Fountaingrove, Inc. | 5 | 34,577 | Fountaingrove, Inc. | 109 | 36,007 |
| Dividend FG. Partners | 95 | 18,828 | Fountaingrove, Inc. | 6 | 36,201 | Fountaingrove, Inc. | 110 | 24,849 |
| Dividend FG. Partners | 96 | 29,000 | Fountaingrove, Inc. | 7 | 23,642 | Fountaingrove, Inc. | 111 | 21,899 |
| Dividend FG. Partners | 97 | 32,645 | Fountaingrove, Inc. | 8 | 22,777 | Fountaingrove, Inc. | 112 | 20,751 |
| Dividend FG. Partners | 98 | 22,685 | Fountaingrove, Inc. | 9 | 20,282 | Fountaingrove, Inc. | 113 | 34,100 |
| Dividend FG. Partners | 99 | 34,682 | Fountaingrove, Inc. | 10 | 26,964 | Fountaingrove, Inc. | 114 | 34,637 |
| Dividend FG. Partners | 100 | 28,913 | Fountaingrove, Inc. | 11 | 35,797 | Fountaingrove, Inc. | 115 | 31,700 |
| Dividend FG. Partners | 101 | 25,206 | Fountaingrove, Inc. | 12 | 31,261 | Fountaingrove, Inc. | 116 | 35,180 |
| Dividend FG. Partners | 102 | 30,889 | Fountaingrove, Inc. | 13 | 27,312 | Fountaingrove, Inc. | 117 | 32,765 |
| Dividend FG. Partners | 103 | 40,101 | Fountaingrove, Inc. | 14 | 56,559 | Fountaingrove, Inc. | 118 | 32,810 |
| Dividend FG. Partners | 104 | 23,923 | Fountaingrove, Inc. | 15 | 34,938 | Fountaingrove, Inc. | 119 | 19,819 |
| Dividend FG. Partners | 105 | 23,371 | Fountaingrove, Inc. | 16 | 25,917 | Fountaingrove, Inc. | 120 | 19,986 |
| Dividend FG. Partners | 106 | 18,905 | Fountaingrove, Inc. | 17 | 36,801 | Fountaingrove, Inc. | 121 | 21,326 |
| Dividend FG. Partners | 107 | 28,836 | Fountaingrove, Inc. | 18 | 58,392 | Fountaingrove, Inc. | 122 | 25,052 |
| Dividend FG. Partners | 108 | 22,466 | Fountaingrove, Inc. | 19 | 30,691 | Fountaingrove, Inc. | 123 | 25,526 |
| Dividend FG. Partners | 109 | 21,712 | Fountaingrove, Inc. | 20 | 32,025 | Fountaingrove, Inc. | 124 | 24,493 |
| Dividend FG. Partners | 110 | 20,654 | Fountaingrove, Inc. | 21 | 27,332 | Fountaingrove, Inc. | 125 | 21,438 |
| Dividend FG. Partners | 111 | 19,768 | Fountaingrove, Inc. | 22 | 34,650 | Fountaingrove, Inc. | 126 | 21,295 |
| Dividend FG. Partners | 112 | 18,992 | Fountaingrove, Inc. | 23 | 29,319 | Fountaingrove, Inc. | 127 | 22,820 |
| Dividend FG. Partners | 113 | 19,035 | Fountaingrove, Inc. | 24 | 26,415 | Fountaingrove, Inc. | 128 | 22,373 |
| Dividend FG. Partners | 114 | 19,047 | Fountaingrove, Inc. | 25 | 25,111 | Fountaingrove, Inc. | 129 | 22,306 |
| Dividend FG. Partners | 115 | 16,510 | Fountaingrove, Inc. | 26 | 30,063 | Fountaingrove, Inc. | 130 | 29,866 |
| Dividend FG. Partners | 116 | 16,499 | Fountaingrove, Inc. | 27 | 52,676 | Fountaingrove, Inc. | 131 | 18,983 |
| Dividend FG. Partners | 117 | 23,142 | Fountaingrove, Inc. | 28 | 89,310 | Fountaingrove, Inc. | 132 | 23,538 |
| Dividend FG. Partners | 118 | 28,808 | Fountaingrove, Inc. | 29 | 64,054 | Fountaingrove, Inc. | 133 | 22,007 |
| Dividend FG. Partners | 119 | 41,453 | Fountaingrove, Inc. | 30 | 50,214 | Fountaingrove, Inc. | 134 | 20,633 |
| Dividend FG. Partners | 120 | 34,958 | Fountaingrove, Inc. | 31 | 48,005 | Fountaingrove, Inc. | 135 | 22,542 |
| Dividend FG. Partners | 121 | 30,437 | Fountaingrove, Inc. | 32 | 29,318 | Fountaingrove, Inc. | 136 | 24,526 |
| Dividend FG. Partners | 122 | 30,213 | Fountaingrove, Inc. | 33 | 35,150 | Fountaingrove, Inc. | 137 | 25,511 |
| Dividend FG. Partners | 123 | 43,410 | Fountaingrove, Inc. | 34 | 29,790 | Fountaingrove, Inc. | 138 | 32,979 |
| Dividend FG. Partners | 124 | 18,663 | Fountaingrove, Inc. | 35 | 31,613 | Fountaingrove, Inc. | 139 | 33,783 |
| Dividend FG. Partners | 125 | 28,686 | Fountaingrove, Inc. | 36 | 36,164 | Fountaingrove, Inc. | 140 | 29,547 |
| Dividend FG. Partners | 126 | 15,061 | Fountaingrove, Inc. | 37 | 43,923 | Fountaingrove, Inc. | 141 | 30,296 |
| Dividend FG. Partners | 127 | 18,952 | Fountaingrove, Inc. | 38 | 38,297 | Fountaingrove, Inc. | 142 | 23,592 |
| Dividend FG. Partners | 128 | 17,766 | Fountaingrove, Inc. | 39 | 32,374 | Fountaingrove, Inc. | 143 | 21,427 |
| Dividend FG. Partners | 129 | 15,403 | Fountaingrove, Inc. | 40 | 27,982 | Fountaingrove, Inc. | 144 | 26,200 |
| Dividend FG. Partners | 130 | 18,102 | Fountaingrove, Inc. | 41 | 18,327 | Fountaingrove, Inc. | 145 | 17,824 |
| Dividend FG. Partners | 131 | 22,369 | Fountaingrove, Inc. | 42 | 17,893 | Fountaingrove, Inc. | 146 | 17,052 |
| Dividend FG. Partners | 132 | 17,260 | Fountaingrove, Inc. | 43 | 49,631 | Fountaingrove, Inc. | 147 | 17,851 |
| Dividend FG. Partners | 133 | 19,065 | Fountaingrove, Inc. | 44 | 36,190 | Fountaingrove, Inc. | 148 | 21,101 |
| Dividend FG. Partners | 134 | 15,459 | Fountaingrove, Inc. | 45 | 30,490 | Fountaingrove, Inc. | 149 | 42,418 |
| Dividend FG. Partners | 135 | 20,904 | Fountaingrove, Inc. | 46 | 35,326 | Fountaingrove, Inc. | 150 | 22,861 |
| Dividend FG. Partners | 136 | 17,596 | Fountaingrove, Inc. | 47 | 30,502 | Fountaingrove, Inc. | 151 | 24,838 |
| Dividend FG. Partners | 137 | 17,422 | Fountaingrove, Inc. | 48 | 28,959 | Fountaingrove, Inc. | 152 | 26,450 |
| Dividend FG. Partners | 138 | 18,250 | Fountaingrove, Inc. | 49 | 32,197 | Fountaingrove, Inc. | 153 | 30,836 |
| Dividend FG. Partners | 139 | 20,274 | Fountaingrove, Inc. | 50 | 32,403 | Fountaingrove, Inc. | 154 | 21,440 |
| Dividend FG. Partners | 140 | 19,138 | Fountaingrove, Inc. | 51 | 27,915 | Fountaingrove, Inc. | 155 | 18,390 |
| Dividend FG. Partners | 141 | 17,930 | Fountaingrove, Inc. | 52 | 35,946 | Fountaingrove, Inc. | 156 | 15,364 |
| Dividend FG. Partners | 142 | 22,622 | Fountaingrove, Inc. | 53 | 34,847 | Fountaingrove, Inc. | 157 | 29,178 |
| Dividend FG. Partners | 143 | 21,478 | Fountaingrove, Inc. | 54 | 26,636 | Fountaingrove, Inc. | 158 | 23,106 |
| Dividend FG. Partners | 144 | 19,151 | Fountaingrove, Inc. | 55 | 23,380 | Fountaingrove, Inc. | 159 | 32,396 |
| Dividend FG. Partners | 145 | 44,369 | Fountaingrove, Inc. | 56 | 27,339 | Fountaingrove, Inc. | 160 | 16,855 |
| Dividend FG. Partners | 146 | 26,303 | Fountaingrove, Inc. | 57 | 22,970 | Fountaingrove, Inc. | 161 | 18,053 |
| Dividend FG. Partners | 147 | 18,266 | Fountaingrove, Inc. | 58 | 30,491 | Fountaingrove, Inc. | 162 | 20,880 |
| Dividend FG. Partners | 148 | 23,875 | Fountaingrove, Inc. | 59 | 27,871 | Fountaingrove, Inc. | 163 | 18,864 |
| Dividend FG. Partners | 149 | 24,899 | Fountaingrove, Inc. | 60 | 25,248 | Fountaingrove, Inc. | 164 | 18,274 |
| Dividend FG. Partners | 150 | 19,356 | Fountaingrove, Inc. | 61 | 24,322 | Fountaingrove, Inc. | 165 | 17,051 |
| Debra Investment Corp. | 1 | 28,363 | Fountaingrove, Inc. | 62 | 35,435 | Fountaingrove, Inc. | 166 | 18,558 |
| Debra Investment Corp. | 2 | 23,850 | Fountaingrove, Inc. | 63 | 29,912 | Fountaingrove, Inc. | 167 | 19,421 |
| Debra Investment Corp. | 3 | 26,568 | Fountaingrove, Inc. | 64 | 33,094 | Fountaingrove, Inc. | 168 | 19,478 |
| Debra Investment Corp. | 4 | 28,867 | Fountaingrove, Inc. | 65 | 26,876 | Fountaingrove, Inc. | 169 | 18,558 |
| Debra Investment Corp. | 5 | 20,986 | Fountaingrove, Inc. | 66 | 29,020 | Fountaingrove, Inc. | 170 | 15,106 |
| Debra Investment Corp. | 6 | 22,857 | Fountaingrove, Inc. | 67 | 30,512 | Fountaingrove, Inc. | 171 | 18,999 |
| Debra Investment Corp. | 7 | 25,955 | Fountaingrove, Inc. | 68 | 31,216 | Fountaingrove, Inc. | 172 | 16,984 |
| Debra Investment Corp. | 8 | 41,227 | Fountaingrove, Inc. | 69 | 26,622 | Fountaingrove, Inc. | 173 | 18,214 |
| Debra Investment Corp. | 9 | 37,511 | Fountaingrove, Inc. | 70 | 26,111 | Fountaingrove, Inc. | 174 | 16,984 |
| Debra Investment Corp. | 10 | 29,675 | Fountaingrove, Inc. | 71 | 28,136 | Fountaingrove, Inc. | 175 | 19,603 |
| Debra Investment Corp. | 11 | 27,059 | Fountaingrove, Inc. | 72 | 24,990 | Fountaingrove, Inc. | 176 | 16,969 |
| Debra Investment Corp. | 12 | 30,281 | Fountaingrove, Inc. | 73 | 23,144 | Fountaingrove, Inc. | 177 | 47,191 |
| Debra Investment Corp. | 13 | 30,703 | Fountaingrove, Inc. | 74 | 27,562 | Fountaingrove, Inc. | 178 | 35,999 |
| Debra Investment Corp. | 14 | 42,060 | Fountaingrove, Inc. | 75 | 27,394 | Fountaingrove, Inc. | 179 | 20,532 |
| Debra Investment Corp. | 15 | 22,412 | Fountaingrove, Inc. | 76 | 27,589 | Fountaingrove, Inc. | 180 | 16,777 |
| Debra Investment Corp. | 16 | 41,023 | Fountaingrove, Inc. | 77 | 24,557 | Fountaingrove, Inc. | 181 | 16,338 |
| Debra Investment Corp. | 17 | 37,325 | Fountaingrove, Inc. | 78 | 35,220 | Fountaingrove, Inc. | 182 | 16,021 |
| Debra Investment Corp. | 18 | 27,266 | Fountaingrove, Inc. | 79 | 23,442 | Fountaingrove, Inc. | 183 | 16,691 |
| Debra Investment Corp. | 19 | 27,256 | Fountaingrove, Inc. | 80 | 25,243 | Fountaingrove, Inc. | 184 | 19,467 |
| Debra Investment Corp. | 20 | 30,304 | Fountaingrove, Inc. | 81 | 31,367 | Fountaingrove, Inc. | 185 | 22,690 |
| Debra Investment Corp. | 21 | 27,759 | Fountaingrove, Inc. | 82 | 90,385 | Fountaingrove, Inc. | 186 | 24,728 |
| Debra Investment Corp. | 22 | 23,674 | Fountaingrove, Inc. | 83 | 80,229 | Fountaingrove, Inc. | 187 | 30,401 |
| Debra Investment Corp. | 23 | 33,850 | Fountaingrove, Inc. | 84 | 25,344 | | | |
| Debra Investment Corp. | 24 | 26,001 | Fountaingrove, Inc. | 85 | 31,390 | | | |

| No. of Lots | S.F. of Lots |
|-------------|--------------|
| 104 | 2,701,116 |

| No. of Lots | S.F. of Lots |
|-------------|--------------|
| 104 | 3,468,964 |

| No. of Lots | S.F. of Lots |
|-------------|--------------|
| 102 | 2,576,364 |

| TOTALS FOR SFI LOTS | | |
|---------------------|--------------|-----------|
| No. of Lots | S.F. of Lots | AVG. S.F. |
| 310 | 8,746,444 | 28,214 |

METHOD OF REAPPORTIONMENT-ASSESSMENTS

[illegible]

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

Cost of Work to be Done:

| | | | | |
|----|---------|-----|--|----------------|
| 1 | LUMP | SUM | Mobilization | \$1,139,000.00 |
| 2 | LUMP | SUM | Construction Trailer | \$50,000.00 |
| 3 | LUMP | SUM | Traffic Control | \$50,000.00 |
| 4 | 4 | EA | Abandon Water Well | \$4,000.00 |
| 5 | LUMP | SUM | Demolition | \$45,000.00 |
| 6 | LUMP | SUM | Temporary Propane System A.P.N. 33-180-092 | \$6,300.00 |
| 7 | LUMP | SUM | Remove Existing Signs and Striping | \$3,000.00 |
| 8 | LUMP | SUM | Remove Storm Drain Pipes & Storm Drain Manholes (Montecito Blvd) | \$3,000.00 |
| 9 | LUMP | SUM | Remove Existing 6-inch Sewer and Sewer Manholes (Montecito Blvd) | \$5,000.00 |
| 10 | 4 | EA | Remove Septic System and Tank | \$6,000.00 |
| 11 | 10 | EA | Remove and Reset Mailbox | \$1,000.00 |
| 12 | 20 | EA | Adjust Valve, Cleanout and Monument to Grade | \$3,000.00 |
| 13 | 3 | EA | Adjust Manhole Cover to Grade | \$750.00 |
| 14 | LUMP | SUM | Clearing and Grubbing | \$500,000.00 |
| 15 | 6,000 | SY | Subgrade Stabilization | \$24,000.00 |
| 16 | 10,000 | CY | Import Topsoil | \$100,000.00 |
| 17 | 383,400 | CY | Roadway Excavation | \$1,150,200.00 |
| 18 | 18,000 | CY | Import Borrow | \$15,300.00 |
| 19 | 4,908 | LF | Earth Swale | \$9,816.00 |
| 20 | 24 | AC | Hydroseeding - Erosion Control | \$38,400.00 |
| 21 | 1,020 | LF | Silt Fence | \$3,060.00 |
| 22 | 553 | EA | Haybales | \$3,456.25 |
| 23 | 1,650 | LF | Temporary 6-inch Silt Swale | \$8,250.00 |
| 24 | LUMP | SUM | Landscaping | \$175,000.00 |
| 25 | LUMP | SUM | Irrigation | \$200,000.00 |
| 26 | LUMP | SUM | Propagation of Plant Material | \$10,000.00 |
| 27 | LUMP | SUM | 2-year Maintenance Landscape and Irrigation | \$50,000.00 |
| 28 | 60,372 | SY | Class 4 Aggregate Subbase (0.60-foot thick) | \$211,302.00 |
| 29 | 26,559 | SY | Class 4 Aggregate Subbase (0.65-foot thick) | \$26,559.00 |
| 30 | 3,931 | SY | Class 2 Aggregate Base (0.50-foot thick) | \$28,499.75 |
| 31 | 60,372 | SY | Class 2 Aggregate Base (0.78-foot thick) | \$437,697.00 |
| 32 | 26,559 | SY | Class 2 Aggregate Base (0.86-foot thick) | \$195,208.65 |
| 33 | 1,638 | LF | Asphalt Concrete Dike | \$1,638.00 |
| 34 | 470 | SF | Asphalt Concrete Sidewalk (0.25-foot thick) | \$2,350.00 |
| 35 | 549 | TON | Asphalt Concrete (0.2-foot thick) | \$32,940.00 |
| 36 | 25,467 | TON | Asphalt Concrete (0.42-foot thick) | \$916,812.00 |
| 37 | 769 | TON | Asphalt Concrete (0.17-foot thick) | \$31,529.00 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

| | | | | |
|----|--------|-----|---|--------------|
| 38 | 22 | TON | Asphalt Concrete (0.13-foot thick) | \$2,200.00 |
| 39 | 240 | SY | Pavement Reinforcing Fabric | \$960.00 |
| 40 | 1,938 | LF | 5-foot Wide Edge Grinding | \$7,752.00 |
| 41 | 200 | SF | Dig-out (0.40-foot depth) | \$2,200.00 |
| 42 | 2 | EA | P.C.C. Outlet Structure | \$8,600.00 |
| 43 | 2 | CY | P.C.C. Inlet/Outlet with Headwall | \$2,500.00 |
| 44 | 11,000 | SF | Masonry Block Retaining Wall | \$176,000.00 |
| 45 | 26 | CY | Type 5 Retaining Wall | \$17,160.00 |
| 46 | 35 | SF | Wood Retaining Wall | \$1,050.00 |
| 47 | 194 | EA | Roadside Sign | \$23,280.00 |
| 48 | 128 | EA | Sign Post | \$8,960.00 |
| 49 | 64 | EA | Strap & Saddle Bracket - Sign | \$6,400.00 |
| 50 | 27 | EA | 24x24 Drop Inlet with Side Opening | \$22,950.00 |
| 51 | 11 | EA | 24x24 Drop Inlet with Traffic Grate | \$9,900.00 |
| 52 | 1 | EA | 48x48 Drop Inlet with Traffic Grate | \$1,800.00 |
| 53 | 2 | EA | 48x48 Drop Inlet with Side Opening | \$2,600.00 |
| 54 | 1 | EA | 48x48 Drop Inlet with Redwood Cover | \$1,400.00 |
| 55 | 11 | EA | 48-inch Manhole-Storm Drain | \$14,300.00 |
| 56 | 28 | EA | 60-inch Manhole-Storm Drain | \$56,000.00 |
| 57 | 2 | EA | Modified Manhole - Storm Drain | \$3,800.00 |
| 58 | 2 | EA | Type 23 Catch Basin-Modified | \$4,800.00 |
| 59 | 1 | EA | Type 23 Catch Basin-Modified with 6-foot Gallery | \$1,900.00 |
| 60 | 4 | EA | Sidewalk Drain | \$180.00 |
| 61 | 9 | EA | Type 23 Catch Basin | \$18,900.00 |
| 62 | 1 | EA | Type 23 Catch Basin with 12-foot Gallery | \$2,200.00 |
| 63 | 5 | EA | Type 23 Catch Basin with 6-foot Gallery | \$11,500.00 |
| 64 | 40 | EA | Type II Catch Basin | \$52,000.00 |
| 65 | 14 | EA | Type II Catch Basin with 6-foot Gallery | \$18,200.00 |
| 66 | 5 | EA | Type II Catch Basin with 12-foot Gallery | \$6,500.00 |
| 67 | 50 | LF | 12-inch Plastic Pipe | \$1,150.00 |
| 68 | 1,021 | LF | 15-inch Plastic Pipe | \$24,504.00 |
| 69 | 80 | LF | 15-inch Corrugated Metal Pipe | \$2,960.00 |
| 70 | 5,565 | LF | 15-inch R.C.P., Class III | \$172,515.00 |
| 71 | 40 | LF | 18-inch Plastic Pipe | \$1,320.00 |
| 72 | 1,974 | LF | 18-inch R.C.P., Class III | \$75,012.00 |
| 73 | 71 | LF | 24-inch Plastic Pipe | \$3,053.00 |
| 74 | 25 | LF | 24-inch Corrugated Metal Pipe | \$1,075.00 |
| 75 | 3,705 | LF | 24-inch R.C.P., Class III | \$177,840.00 |
| 76 | 5,463 | LF | 36-inch Pipe - Storm Drain | \$278,613.00 |
| 77 | 404 | LF | 36-inch R.C.P., Class V | \$25,048.00 |
| 78 | 7 | LF | 36-inch Corrugated Metal Pipe | \$476.00 |
| 79 | 779 | LF | 42-inch Pipe - Storm Drain | \$49,077.00 |
| 80 | 918 | LF | 48-inch Pipe - Storm Drain | \$80,784.00 |
| 81 | 208 | LF | 54-inch R.C.P., Class III | \$45,760.00 |

CITY OF SANTA ROSA
- FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

| | | | | |
|-----|---------|-----|--------------------------------|--------------|
| 82 | 375 | LF | 54-inch R.C.P., Class V | \$89,250.00 |
| 83 | 220 | LF | 66-inch R.C.P., Class V | \$69,520.00 |
| 84 | 20 | LF | 66-inch Corrugated Metal Pipe | \$5,660.00 |
| 85 | LUMP | SUM | Trench Bracing & Shoring | \$5,000.00 |
| | | | Storm Drain | |
| 86 | 2,200 | LF | Subdrain | \$24,200.00 |
| 87 | 2,390 | LF | P.C.C. Swale | \$47,800.00 |
| | | | (5-foot Wide) | |
| 88 | 3,708 | LF | P.C.C. Swale | \$51,912.00 |
| | | | (3-foot wide) | |
| 89 | LUMP | SUM | Remove & Replace Concrete | \$3,500.00 |
| | | | Rip-Rap at Brush Creek | |
| 90 | 5,698 | LF | Rock-lined Swale | \$34,188.00 |
| 91 | 100 | CY | Rock Import | \$100.00 |
| 92 | 210 | SF | Loose Rock @ Ditch Outlet | \$420.00 |
| | | | (6-inch to 18-inch diameter) | |
| 93 | 2,660 | SF | Loose Rock @ Field Drain | \$5,320.00 |
| | | | (6-inch to 12-inch diameter) | |
| 94 | 7,560 | SF | P.C.C. Exposed Aggregate | \$19,278.00 |
| | | | (0.5-foot thick) | |
| | | | Maintenance Bays | |
| 95 | 52,970 | SF | P.C.C. Exposed Aggregate | \$116,534.00 |
| | | | (0.33-foot thick), Median | |
| | | | Island Paving & Safety Strip | |
| 96 | 120 | LF | P.C.C. Rolled Curb | \$900.00 |
| 97 | 31,026 | LF | P.C.C. Curb and Gutter | \$232,695.00 |
| 98 | 2,000 | SF | P.C.C. Driveway | \$5,200.00 |
| 99 | 131,786 | SF | P.C.C. Sidewalk & Pedestrian | \$263,572.00 |
| | | | Ramp | |
| 100 | 23,854 | LF | P.C.C. Median Curb | \$143,124.00 |
| 102 | 1 | EA | 36-inch Flapgate | \$2,000.00 |
| 103 | 1 | EA | Debris Rack | \$500.00 |
| 104 | 120 | LF | Remove and Replace Fence | \$1,920.00 |
| | | | Wire Mesh, 6-foot high | |
| 105 | 50 | LF | Relocate Split Rail Fence | \$1,100.00 |
| 106 | 7,770 | LF | Tree Protection Fence | \$15,540.00 |
| | | | -Temporary | |
| 107 | 43 | EA | City Monuments | \$6,450.00 |
| 108 | 312 | LF | Street Barricade | \$6,240.00 |
| 109 | 1,397 | LF | Metal Beam Guard Rail | \$39,116.00 |
| 110 | 140 | LF | Pedestrian Rail (W-1, Offramp) | \$10,500.00 |
| 111 | LUMP | SUM | Traffic Striping & Pavement | \$50,000.00 |
| | | | Markings | |
| 112 | 5,400 | EA | Raised Pavement Marker - | \$8,100.00 |
| | | | Non-Reflective | |
| 113 | 2,400 | EA | Raised Pavement Marker - | \$6,000.00 |
| | | | Reflective | |
| 114 | LUMP | SUM | Street Light System | \$150,000.00 |
| 115 | LUMP | SUM | Traffic Signal | \$75,000.00 |
| 116 | LUMP | SUM | Traffic Signal Interconnect | \$15,000.00 |
| | | | System | |
| 117 | 364 | CY | Structure Backfill (Bridge) | \$43,680.00 |
| 118 | 575 | CY | Structure Excavation (Bridge) | \$27,025.00 |
| 119 | 71 | EA | Drive Pile (Class 70) | \$71,000.00 |
| 120 | 2,997 | LF | Furnish Piling (Class 70) | \$32,967.00 |
| 121 | LUMP | SUM | Prestressing Cast-in-Place | \$60,000.00 |
| | | | Concrete | |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

| | | | | |
|-----|---------|-----|--|--------------|
| 122 | 688 | LF | Concrete Barrier (Type 25) | \$28,208.00 |
| 123 | 180 | LF | Joint Seal (Type B, MR=1-inch) | \$9,900.00 |
| 124 | 1,110 | CY | Structural Concrete (Bridge) | \$366,300.00 |
| 125 | 115 | CY | Structural Concrete Footing (Bridge) | \$29,900.00 |
| 126 | 65 | CY | Structural Concrete Approach Slab (Type EQ) | \$26,000.00 |
| 127 | 255,000 | LB | Bar Reinforcing Steel (Bridge) | \$127,500.00 |
| 128 | 1,160 | SF | Prepare and Stain Concrete | \$11,600.00 |
| 129 | 82 | CY | Slope Paving, Concrete | \$32,800.00 |
| 130 | 344 | LF | Metal Railing (Tubular) | \$8,600.00 |
| 131 | 152 | LB | Miscellaneous Bridge Metal | \$304.00 |
| 132 | 568 | LF | 10-inch Sewer pipe | \$42,032.00 |
| 133 | 7,668 | LF | 8-inch Sewer Pipe | \$230,040.00 |
| 134 | 2,322 | LF | 8-inch Sewer Pipe Sta. 1+60 to 4+25 Chanate Sta. 0+00 to 20+76 Montecito | \$111,456.00 |
| 135 | 59 | LF | 8-inch Sewer Pipe Sta. 123+50 | \$2,242.00 |
| 136 | 1,044 | LF | 8-inch Sewer Pipe (C-900, Class 200) | \$52,200.00 |
| 137 | 65 | LF | 8-inch Sewer Pipe (C-900, Class 200) Sta. 123+50 | \$3,250.00 |
| 138 | 22 | EA | 48-inch Manhole-Sewer | \$35,200.00 |
| 139 | 17 | EA | 48-inch Manhole Sta. 1+60 to 4+25 Chanate Sta. 0+00 to 20+76 Montecito | \$27,200.00 |
| 140 | 1 | EA | 48-inch Manhole - Sewer Sta. 123+50 | \$1,600.00 |
| 141 | 17 | EA | 60-inch Manhole-Sewer | \$49,300.00 |
| 142 | 5 | EA | 60-inch Manhole - Sewer Sta. 1+60 to 4+25 Chanate Sta. 0+00 to 20+76 Montecito | \$14,500.00 |
| 143 | 1 | EA | 60-inch Manhole - Sewer Sta. 123+50 | \$2,900.00 |
| 144 | 3 | EA | 60-inch Drop Manhole-Sewer | \$9,600.00 |
| 145 | 32 | EA | 4-inch Cleanout - Sewer | \$4,800.00 |
| 146 | 2 | EA | 4-inch Cleanout Sta. 123+50 | \$300.00 |
| 147 | 11 | EA | 8-inch Cleanout - Sewer | \$5,500.00 |
| 148 | 1,198 | LF | 4-inch Sewer Lateral | \$33,544.00 |
| 149 | 74 | LF | 4-inch Sewer Lateral Sta. 123+50 | \$2,072.00 |
| 150 | 210 | LF | 16-inch Steel Casing Sta. 133+50 | \$14,700.00 |
| 151 | LUMP | SUM | Trench Bracing & Shoring-Sewer | \$5,000.00 |
| 152 | LUMP | SUM | Trench Bracing & Shoring-Sewer Sta. 123+50 | \$1,000.00 |
| 153 | LUMP | SUM | Water System Telemetry System | \$40,000.00 |
| 154 | 2,071 | LF | 8-inch Water Pipe (Class 150) | \$39,349.00 |
| 156 | 749 | LF | 8-inch Water Pipe (Class 200) | \$16,478.00 |
| 157 | 102 | LF | 8-inch Water Pipe (D.I.P.) | \$4,692.00 |
| 158 | 11,064 | LF | 12-inch Water Pipe (Class 150) | \$298,728.00 |
| 159 | 277 | LF | 12-inch Water Pipe (Class 200) | \$10,803.00 |
| 160 | 207 | LF | 14-inch Water Pipe (Class 150) | \$8,694.00 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

| | | | | |
|-----|--------|-----|---|--------------|
| 161 | 2 | EA | 6-inch Gate Valve | \$1,000.00 |
| 162 | 19 | EA | 8-inch Gate Valve | \$11,400.00 |
| 164 | 47 | EA | 12-inch Gate Valve | \$37,600.00 |
| 166 | 1 | EA | 14-inch Gate Valve | \$2,500.00 |
| 167 | 10 | EA | 2-inch Permanent Blow-off | \$6,000.00 |
| 169 | 3 | EA | 2-inch Temporary Blow-off | \$1,200.00 |
| 171 | 10 | EA | 3-inch Permanent Blow-off | \$8,000.00 |
| 172 | 6 | EA | 3-inch Temporary Blow-off | \$4,200.00 |
| 173 | 2 | EA | 3/4-inch Water Service | \$1,800.00 |
| 174 | 28 | EA | 1-inch Water Service | \$25,200.00 |
| 175 | 3 | EA | 2-inch Water Service | \$5,400.00 |
| 176 | 15 | EA | Fire Hydrant with Lateral Assembly-Residential | \$33,000.00 |
| 177 | 4 | EA | 1-inch Air Relief Valve | \$4,800.00 |
| 178 | 1 | EA | Cut in 6x6x6 Tee | \$800.00 |
| 179 | 1 | EA | Cut in 12x12x8 Tee | \$1,500.00 |
| 180 | 2 | EA | Cut in 12x12x12 Tee | \$3,000.00 |
| 182 | 4 | EA | Water Main Tie-in | \$2,400.00 |
| 183 | LUMP | SUM | Trench Bracing & Shoring-Water | \$1,000.00 |
| 191 | LUMP | SUM | S-18 Booster Pump Station | \$350,000.00 |
| 192 | 19,600 | LF | Trenching (Joint Trench) | \$191,100.00 |
| 193 | 13,571 | LF | 6-inch Electric Duct (UT) | \$54,284.00 |
| 194 | 4,479 | LF | 4-inch Electric Duct (UT) | \$13,437.00 |
| 95 | 1,470 | EA | 3-inch Electric Duct (UT) | \$4,410.00 |
| 196 | 10 | EA | No. 5 Pull Box (UT) | \$26,500.00 |
| 197 | 21 | EA | No. 7 Pull Box (UT) | \$96,600.00 |
| 198 | 3 | EA | P.C.C. Pad for PMH-9 (UT) | \$7,800.00 |
| 199 | 1 | EA | P.C.C. Pad for PMH-6 (UT) | \$2,600.00 |
| 200 | 2 | EA | P.C.C. Pad for PMH-4 (UT) | \$4,500.00 |
| 201 | 1 | EA | P.C.C. Pad for Autotransformer (UT) | \$5,000.00 |
| 202 | 263 | LF | 2-inch Telephone Duct | \$394.50 |
| 203 | 32,236 | LF | 4-inch Telephone Duct (UT) | \$69,307.40 |
| 204 | 1 | EA | Pac Bell TD18215 (UT) | \$5,000.00 |
| 205 | 2 | EA | Pac Bell PTS-65 (UT) | \$6,500.00 |
| 206 | 10 | EA | PTS-4878 (UT) | \$5,000.00 |
| 207 | 6 | EA | PTS-3060 (UT) | \$6,900.00 |
| 208 | 3 | EA | PTS-2042 (UT) | \$1,095.00 |

Total Base Bid: \$11,363,077.55

**CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
AS BID COSTS**

| | | | | |
|--------------------|--------|-----|--|--------------|
| Alternate A: | | | | |
| 185 | LUMP | SUM | S16 Booster Pump Station | \$305,000.00 |
| Total Alternate A: | | | | \$305,000.00 |
| Alternate B: | | | | |
| 186 | 1 | EA | Generator (S-16) | \$75,000.00 |
| Total Alternate B: | | | | \$75,000.00 |
| Alternate C: | | | | |
| 187 | LUMP | SUM | S17 Booster Pump Station | \$355,000.00 |
| 188 | LUMP | SUM | R16 Reservoir | \$170,000.00 |
| Total Alternate C: | | | | \$525,000.00 |
| Alternate D: | | | | |
| 189 | 1 | EA | Generator (S-17) | \$72,000.00 |
| Total Alternate D: | | | | \$72,000.00 |
| Alternate E: | | | | |
| 190 | LUMP | SUM | R-17 Reservoir | \$380,000.00 |
| Total Alternate E: | | | | \$380,000.00 |
| Alternate F: | | | | |
| 101 | 20,391 | LF | Moisture Barrier - Median Curb | \$122,346.00 |
| Total Alternate F: | | | | \$122,346.00 |
| Alternate G: | | | | |
| 155 | 729 | LF | 8-inch Water Pipe (Class 150) Sta. 227+00 to 232+00 | \$14,580.00 |
| 163 | 3 | EA | 8-inch Gate Valve Sta. 227+00 to 232+00 | \$1,650.00 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

| | | | | |
|-----|------|-----|---|------------|
| 5 | 2 | EA | 12-inch Gate Valve Sta. 227+00 to 232+00 | \$1,600.00 |
| 168 | 1 | EA | 2-inch Permanent Blow-off Sta. 227+00 to 232+00 | \$800.00 |
| 170 | 1 | EA | 2-inch Temporary Blow-off Sta. 227+00 to 232+00 | \$500.00 |
| 181 | 1 | EA | Cut in 12x12x12 Tee Sta. 227+00 to 232+00 | \$2,500.00 |
| 184 | LUMP | SUM | Trench Bracing & Shoring-Water Sta. 227+00 to 232+00 | \$500.00 |

Total Alternate G: \$22,130.00

Cost of Work Subtotal: \$12,864,553.55

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

Cost of Work Subtotal: \$12,864,553.55

Incidental Costs:

| | |
|---|----------------|
| Design Engineering | \$1,033,129.96 |
| Contract Administration/Inspection | \$1,868,449.10 |
| Contingency - Construction | \$643,227.67 |
| Contingency - Contract Administration | \$84,248.06 |
| Assessment Engineering | \$155,029.95 |
| Bond Administration and Registration | \$8,000.05 |
| Bond and Official Statement Printing | \$14,000.06 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$19,999.93 |
| Lien/Value Appraisal | \$7,895.04 |
| Capitalized Bond Interest | \$278,750.05 |
| Legal Fees | \$84,999.99 |
| Bond Discount | \$401,400.03 |
| Reserve Fund | \$1,566,799.96 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$1,563,410.01 |
| Miscellaneous | \$89,039.98 |

Incidental Costs Subtotal: \$7,818,379.84

Total Project Cost: \$20,682,933.39

Assessments (Categories 1,3,4,5,6,8,9,10,12) Subtotal: \$16,725,000.00

Categories, City-Only Contribution:

| | |
|--|--------------|
| 2 Traffic Signal - City | \$115,388.74 |
| 7 Water - Heimbucher Glen | \$28,372.79 |
| 11 S-18 Pump Station/s-16, S-17 Generators | \$637,202.33 |
| 13 Moisture Barrier - Median Curb | \$156,859.48 |

Categories, City-Only Contribution Subtotal: \$937,823.34

Cash Contribution (Categories 12) Subtotal: \$140,030.06

City Contribution (Categories 1,3,6) Subtotal: \$2,880,079.99

Total Project Cost: \$20,682,933.39

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 1 Street Work

Item Detail:

| | | | |
|---------|-----|--|----------------|
| LUMP | SUM | Mobilization | \$1,139,000.00 |
| LUMP | SUM | Construction Trailer | \$50,000.00 |
| LUMP | SUM | Traffic Control | \$50,000.00 |
| 4 | EA | Abandon Water Well | \$4,000.00 |
| LUMP | SUM | Demolition | \$45,000.00 |
| LUMP | SUM | Temporary Propane System A.P.N. 33-180-092 | \$6,300.00 |
| LUMP | SUM | Remove Existing Signs and Striping | \$3,000.00 |
| LUMP | SUM | Remove Storm Drain Pipes & Storm Drain Manholes (Montecito Blvd) | \$3,000.00 |
| 4 | EA | Remove Septic System and Tank | \$6,000.00 |
| 10 | EA | Remove and Reset Mailbox | \$1,000.00 |
| 20 | EA | Adjust Valve, Cleanout and Monument to Grade | \$3,000.00 |
| 3 | EA | Adjust Manhole Cover to Grade | \$750.00 |
| LUMP | SUM | Clearing and Grubbing | \$500,000.00 |
| 6,000 | SY | Subgrade Stabilization | \$24,000.00 |
| 10,000 | CY | Import Topsoil | \$100,000.00 |
| 383,400 | CY | Roadway Excavation | \$1,150,200.00 |
| 18,000 | CY | Import Borrow | \$15,300.00 |
| 4,908 | LF | Earth Swale | \$9,816.00 |
| 24 | AC | Hydroseeding - Erosion Control | \$38,400.00 |
| 1,020 | LF | Silt Fence | \$3,060.00 |
| 553 | EA | Haybales | \$3,456.25 |
| 1,650 | LF | Temporary 6-inch Silt Swale | \$8,250.00 |
| LUMP | SUM | Landscaping | \$175,000.00 |
| LUMP | SUM | Irrigation | \$200,000.00 |
| LUMP | SUM | Propagation of Plant Material | \$10,000.00 |
| LUMP | SUM | 2-year Maintenance | \$50,000.00 |
| | | Landscape and Irrigation | |
| 60,372 | SY | Class 4 Aggregate Subbase (0.60-foot thick) | \$211,302.00 |
| 26,559 | SY | Class 4 Aggregate Subbase (0.65-foot thick) | \$26,559.00 |
| 3,931 | SY | Class 2 Aggregate Base (0.50-foot thick) | \$28,499.75 |
| 60,372 | SY | Class 2 Aggregate Base (0.78-foot thick) | \$437,697.00 |
| 26,559 | SY | Class 2 Aggregate Base (0.86-foot thick) | \$195,208.65 |
| 1,638 | LF | Asphalt Concrete Dike | \$1,638.00 |
| 470 | SF | Asphalt Concrete Sidewalk (0.25-foot thick) | \$2,350.00 |
| 549 | TON | Asphalt Concrete (0.2-foot thick) | \$32,940.00 |
| 25,467 | TON | Asphalt Concrete (0.42-foot thick) | \$916,812.00 |
| 769 | TON | Asphalt Concrete (0.17-foot thick) | \$31,529.00 |
| 22 | TON | Asphalt Concrete (0.13-foot thick) | \$2,200.00 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 1 Street Work

| | | | |
|--------|----|--|--------------|
| 240 | SY | Pavement Reinforcing Fabric | \$960.00 |
| 1,938 | LF | 5-foot Wide Edge Grinding | \$7,752.00 |
| 200 | SF | Dig-out (0.40-foot depth) | \$2,200.00 |
| 2 | EA | P.C.C. Outlet Structure | \$8,600.00 |
| 2 | CY | P.C.C. Inlet/Outlet with Headwall | \$2,500.00 |
| 11,000 | SF | Masonry Block Retaining Wall | \$176,000.00 |
| 26 | CY | Type 5 Retaining Wall | \$17,160.00 |
| 35 | SF | Wood Retaining Wall | \$1,050.00 |
| 194 | EA | Roadside Sign | \$23,280.00 |
| 128 | EA | Sign Post | \$8,960.00 |
| 64 | EA | Strap & Saddle Bracket - Sign | \$6,400.00 |
| 27 | EA | 24x24 Drop Inlet with Side Opening | \$22,950.00 |
| 11 | EA | 24x24 Drop Inlet with Traffic Grate | \$9,900.00 |
| 1 | EA | 48x48 Drop Inlet with Traffic Grate | \$1,800.00 |
| 2 | EA | 48x48 Drop Inlet with Side Opening | \$2,600.00 |
| 1 | EA | 48x48 Drop Inlet with Redwood Cover | \$1,400.00 |
| 11 | EA | 48-inch Manhole-Storm Drain | \$14,300.00 |
| 28 | EA | 60-inch Manhole-Storm Drain | \$56,000.00 |
| 2 | EA | Modified Manhole - Storm Drain | \$3,800.00 |
| 2 | EA | Type 23 Catch Basin-Modified | \$4,800.00 |
| 1 | EA | Type 23 Catch Basin-Modified with 6-foot Gallery | \$1,900.00 |
| 4 | EA | Sidewalk Drain | \$180.00 |
| 9 | EA | Type 23 Catch Basin | \$18,900.00 |
| 1 | EA | Type 23 Catch Basin with 12-foot Gallery | \$2,200.00 |
| 5 | EA | Type 23 Catch Basin with 6-foot Gallery | \$11,500.00 |
| 40 | EA | Type II Catch Basin | \$52,000.00 |
| 14 | EA | Type II Catch Basin with 6-foot Gallery | \$18,200.00 |
| 5 | EA | Type II Catch Basin with 12-foot Gallery | \$6,500.00 |
| 50 | LF | 12-inch Plastic Pipe | \$1,150.00 |
| 1,021 | LF | 15-inch Plastic Pipe | \$24,504.00 |
| 80 | LF | 15-inch Corrugated Metal Pipe | \$2,960.00 |
| 5,565 | LF | 15-inch R.C.P., Class III | \$172,515.00 |
| 40 | LF | 18-inch Plastic Pipe | \$1,320.00 |
| 1,974 | LF | 18-inch R.C.P., Class III | \$75,012.00 |
| 71 | LF | 24-inch Plastic Pipe | \$3,053.00 |
| 25 | LF | 24-inch Corrugated Metal Pipe | \$1,075.00 |
| 3,705 | LF | 24-inch R.C.P., Class III | \$177,840.00 |
| 5,463 | LF | 36-inch Pipe - Storm Drain | \$278,613.00 |
| 404 | LF | 36-inch R.C.P., Class V | \$25,048.00 |
| 7 | LF | 36-inch Corrugated Metal Pipe | \$476.00 |
| 779 | LF | 42-inch Pipe - Storm Drain | \$49,077.00 |
| 918 | LF | 48-inch Pipe - Storm Drain | \$80,784.00 |
| 208 | LF | 54-inch R.C.P., Class III | \$45,760.00 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 1 Street Work

| | | | |
|---------|-----|--------------------------------|--------------|
| 375 | LF | 54-inch R.C.P., Class V | \$89,250.00 |
| 220 | LF | 66-inch R.C.P., Class V | \$69,520.00 |
| 20 | LF | 66-inch Corrugated Metal Pipe | \$5,660.00 |
| LUMP | SUM | Trench Bracing & Shoring | \$5,000.00 |
| | | Storm Drain | |
| 2,200 | LF | Subdrain | \$24,200.00 |
| 2,390 | LF | P.C.C. Swale | \$47,800.00 |
| | | (5-foot Wide) | |
| 3,708 | LF | P.C.C. Swale | \$51,912.00 |
| | | (3-foot wide) | |
| LUMP | SUM | Remove & Replace Concrete | \$3,500.00 |
| | | Rip-Rap at Brush Creek | |
| 5,698 | LF | Rock-lined Swale | \$34,188.00 |
| 100 | CY | Rock Import | \$100.00 |
| 210 | SF | Loose Rock @ Ditch Outlet | \$420.00 |
| | | (6-inch to 18-inch diameter) | |
| 2,660 | SF | Loose Rock @ Field Drain | \$5,320.00 |
| | | (6-inch to 12-inch diameter) | |
| 7,560 | SF | P.C.C. Exposed Aggregate | \$19,278.00 |
| | | (0.5-foot thick) | |
| | | Maintenance Bays | |
| 52,970 | SF | P.C.C. Exposed Aggregate | \$116,534.00 |
| | | (0.33-foot thick), Median | |
| | | Island Paving & Safety Strip | |
| 120 | LF | P.C.C. Rolled Curb | \$900.00 |
| 31,026 | LF | P.C.C. Curb and Gutter | \$232,695.00 |
| 2,000 | SF | P.C.C. Driveway | \$5,200.00 |
| 131,786 | SF | P.C.C. Sidewalk & Pedestrian | \$263,572.00 |
| | | Ramp | |
| 23,854 | LF | P.C.C. Median Curb | \$143,124.00 |
| 1 | EA | 36-inch Flapgate | \$2,000.00 |
| 1 | EA | Debris Rack | \$500.00 |
| 120 | LF | Remove and Replace Fence | \$1,920.00 |
| | | Wire Mesh, 6-foot high | |
| 50 | LF | Relocate Split Rail Fence | \$1,100.00 |
| 7,770 | LF | Tree Protection Fence | \$15,540.00 |
| | | -Temporary | |
| 43 | EA | City Monuments | \$6,450.00 |
| 312 | LF | Street Barricade | \$6,240.00 |
| 1,397 | LF | Metal Beam Guard Rail | \$39,116.00 |
| 140 | LF | Pedestrian Rail (W-1, Offramp) | \$10,500.00 |
| LUMP | SUM | Traffic Striping & Pavement | \$50,000.00 |
| | | Markings | |
| 5,400 | EA | Raised Pavement Marker - | \$8,100.00 |
| | | Non-Reflective | |
| 2,400 | EA | Raised Pavement Marker - | \$6,000.00 |
| | | Reflective | |
| LUMP | SUM | Street Light System | \$150,000.00 |
| 364 | CY | Structure Backfill (Bridge) | \$43,680.00 |
| 575 | CY | Structure Excavation (Bridge) | \$27,025.00 |
| 71 | EA | Drive Pile (Class 70) | \$71,000.00 |
| 2,997 | LF | Furnish Piling (Class 70) | \$32,967.00 |
| LUMP | SUM | Prestressing Cast-in-Place | \$60,000.00 |
| | | Concrete | |

**CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
AS BID COSTS**

CATEGORY 1 Street Work

| | | | |
|---------|----|--|--------------|
| 688 | LF | Concrete Barrier (Type 25) | \$28,208.00 |
| 180 | LF | Joint Seal (Type B, MR=1-inch) | \$9,900.00 |
| 1,110 | CY | Structural Concrete (Bridge) | \$366,300.00 |
| 115 | CY | Structural Concrete Footing (Bridge) | \$29,900.00 |
| 65 | CY | Structural Concrete Approach Slab (Type EQ) | \$26,000.00 |
| 255,000 | LB | Bar Reinforcing Steel (Bridge) | \$127,500.00 |
| 1,160 | SF | Prepare and Stain Concrete | \$11,600.00 |
| 82 | CY | Slope Paving, Concrete | \$32,800.00 |
| 344 | LF | Metal Railing (Tubular) | \$8,600.00 |
| 152 | LB | Miscellaneous Bridge Metal | \$304.00 |

Detail Subtotal: \$9,199,669.65

AMOUNT TO BE ASSESSED

77.51669 % of \$ 9,199,669.65 = \$7,131,279.45

| | |
|---|----------------|
| Design Engineering | \$572,700.72 |
| Contract Administration/Inspection | \$1,035,747.74 |
| Contingency - Construction | \$356,563.90 |
| Contingency - Contract Administration | \$46,701.73 |
| Assessment Engineering | \$113,072.32 |
| Bond Administration and Registration | \$5,834.92 |
| Bond and Official Statement Printing | \$10,211.07 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$14,587.12 |
| Lien/Value Appraisal | \$5,758.32 |
| Capitalized Bond Interest | \$203,308.54 |
| Legal Fees | \$61,995.41 |
| Bond Discount | \$292,764.25 |
| Reserve Fund | \$1,142,757.93 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$1,140,285.45 |
| Miscellaneous | \$64,942.00 |

Incidental Cost Subtotal: \$5,067,231.42

Total Assessment: \$12,198,510.87

ASSESSED UNIT CALCULATION

| | | |
|--------------------------------|---|-------------------|
| Total Assessed Equivalent Lots | = | 511.47 EL1 |
| \$12,198,510.87 / 511.47 EL1 | = | \$23,849.90 / EL1 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 1 Street Work

| | |
|---------------------------------------|------------------|
| CITY CONTRIBUTION | |
| \$9,199,669.65 - \$7,131,279.45 | = \$2,068,390.20 |
| Design Engineering | \$166,108.80 |
| Contract Administration/Inspection | \$300,413.25 |
| Contingency - Construction | \$103,419.57 |
| Contingency - Contract Administration | \$13,545.55 |
| Incidental Cost Subtotal: | \$583,487.17 |
| Total City Contribution: | \$2,651,877.37 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 2 TRAFFIC SIGNAL - CITY

Item Detail:

| | | | |
|------|-----|------------------------------------|-------------|
| LUMP | SUM | Traffic Signal | \$75,000.00 |
| LUMP | SUM | Traffic Signal Interconnect System | \$15,000.00 |

Detail Subtotal: \$90,000.00

CITY CONTRIBUTION

\$90,000.00 - \$.00 = \$90,000.00

| | |
|---------------------------------------|-------------|
| Design Engineering | \$7,227.74 |
| Contract Administration/Inspection | \$13,071.61 |
| Contingency - Construction | \$4,500.00 |
| Contingency - Contract Administration | \$589.39 |

Incidental Cost Subtotal: \$25,388.74

Total City Contribution: \$115,388.74

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 3 SANITARY SEWER 1

Item Detail:

| | | | |
|-------|-----|--|--------------|
| LUMP | SUM | Remove Existing 6-inch Sewer and Sewer Manholes (Montecito Blvd) | \$5,000.00 |
| 568 | LF | 10-inch Sewer pipe | \$42,032.00 |
| 7,668 | LF | 8-inch Sewer Pipe | \$230,040.00 |
| 2,322 | LF | 8-inch Sewer Pipe | \$111,456.00 |
| | | Sta. 1+60 to 4+25 Chanate | |
| | | Sta. 0+00 to 20+76 Montecito | |
| 1,044 | LF | 8-inch Sewer Pipe (C-900, Class 200) | \$52,200.00 |
| 22 | EA | 48-inch Manhole-Sewer | \$35,200.00 |
| 17 | EA | 48-inch Manhole | \$27,200.00 |
| | | Sta. 1+60 to 4+25 Chanate | |
| | | Sta. 0+00 to 20+76 Montecito | |
| 17 | EA | 60-inch Manhole-Sewer | \$49,300.00 |
| 5 | EA | 60-inch Manhole - Sewer | \$14,500.00 |
| | | Sta. 1+60 to 4+25 Chanate | |
| | | Sta. 0+00 to 20+76 Montecito | |
| 3 | EA | 60-inch Drop Manhole-Sewer | \$9,600.00 |
| 32 | EA | 4-inch Cleanout - Sewer | \$4,800.00 |
| 11 | EA | 8-inch Cleanout - Sewer | \$5,500.00 |
| 1,198 | LF | 4-inch Sewer Lateral | \$33,544.00 |
| LUMP | SUM | Trench Bracing & Shoring-Sewer | \$5,000.00 |

Detail Subtotal: \$625,372.00

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 3 SANITARY SEWER 1

| | |
|---|----------------|
| AMOUNT TO BE ASSESSED | |
| 75.59645 % of \$ 625,372.00 | = \$472,759.02 |
| Design Engineering | \$37,966.46 |
| Contract Administration/Inspection | \$68,663.56 |
| Contingency - Construction | \$23,637.93 |
| Contingency - Contract Administration | \$3,096.04 |
| Assessment Engineering | \$7,495.96 |
| Bond Administration and Registration | \$386.81 |
| Bond and Official Statement Printing | \$676.91 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$967.02 |
| Lien/Value Appraisal | \$381.73 |
| Capitalized Bond Interest | \$13,478.08 |
| Legal Fees | \$4,109.92 |
| Bond Discount | \$19,408.45 |
| Reserve Fund | \$75,757.67 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$75,593.76 |
| Miscellaneous | \$4,305.24 |
| Incidental Cost Subtotal: | \$335,925.54 |
| Total Assessment: | \$808,684.56 |

| | |
|----------------------------------|--------------------|
| ASSESSED UNIT CALCULATION | |
| Total Assessed Sewer Lots 1 | = 382.00 SL1 |
| \$808,684.56 / 382.00 SL1 | = \$2,116.98 / SL1 |

| | |
|---------------------------------------|----------------|
| CITY CONTRIBUTION | |
| \$625,372.00 - \$472,759.02 | = \$152,612.98 |
| Design Engineering | \$12,256.08 |
| Contract Administration/Inspection | \$22,165.52 |
| Contingency - Construction | \$7,630.67 |
| Contingency - Contract Administration | \$999.42 |
| Incidental Cost Subtotal: | \$43,051.69 |
| Total City Contribution: | \$195,664.67 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 4 SANITARY SEWER 2 - DEBRA

Item Detail:

| | | | |
|------|-----|--|------------|
| 59 | LF | 8-inch Sewer Pipe Sta. 123+50 | \$2,242.00 |
| 65 | LF | 8-inch Sewer Pipe (C-900, Class 200) Sta. 123+50 | \$3,250.00 |
| 1 | EA | 48-inch Manhole - Sewer Sta. 123+50 | \$1,600.00 |
| 1 | EA | 60-inch Manhole - Sewer Sta. 123+50 | \$2,900.00 |
| 2 | EA | 4-inch Cleanout Sta. 123+50 | \$300.00 |
| 74 | LF | 4-inch Sewer Lateral Sta. 123+50 | \$2,072.00 |
| LUMP | SUM | Trench Bracing & Shoring-Sewer Sta. 123+50 | \$1,000.00 |

Detail Subtotal: \$13,364.00

AMOUNT TO BE ASSESSED
100.00000 % of \$ 13,364.00 = \$13,364.00

| | |
|---|------------|
| Design Engineering | \$1,073.23 |
| Contract Administration/Inspection | \$1,940.99 |
| Contingency - Construction | \$668.20 |
| Contingency - Contract Administration | \$87.51 |
| Assessment Engineering | \$211.90 |
| Bond Administration and Registration | \$10.94 |
| Bond and Official Statement Printing | \$19.13 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$27.34 |
| Lien/Value Appraisal | \$10.78 |
| Capitalized Bond Interest | \$381.01 |
| Legal Fees | \$116.17 |
| Bond Discount | \$548.64 |
| Reserve Fund | \$2,141.52 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$2,136.89 |
| Miscellaneous | \$121.71 |

Incidental Cost Subtotal: \$9,495.96

Total Assessment: \$22,859.96

ASSESSED UNIT CALCULATION

| | | |
|-----------------------------|---|-------------------|
| Total Assessed Sewer Lots 2 | = | 2.00 SL2 |
| \$22,859.96 / 2.00 SL2 | = | \$11,429.98 / SL2 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
AS BID COSTS

CATEGORY 5 SANITARY SEWER 3 - DEBRA

Item Detail:

| | | | |
|-----|----|----------------------|-------------|
| 210 | LF | 16-inch Steel Casing | \$14,700.00 |
| | | Sta. 133+50 | |

| | | |
|-----------------------------|---|-------------|
| AMOUNT TO BE ASSESSED | | |
| 100.00000 % of \$ 14,700.00 | = | \$14,700.00 |

| | |
|---|------------|
| Design Engineering | \$1,180.53 |
| Contract Administration/Inspection | \$2,135.03 |
| Contingency - Construction | \$735.00 |
| Contingency - Contract Administration | \$96.27 |
| Assessment Engineering | \$233.08 |
| Bond Administration and Registration | \$12.03 |
| Bond and Official Statement Printing | \$21.05 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$30.07 |
| Lien/Value Appraisal | \$11.87 |
| Capitalized Bond Interest | \$419.09 |
| Legal Fees | \$127.79 |
| Bond Discount | \$603.49 |
| Reserve Fund | \$2,355.61 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$2,350.52 |
| Miscellaneous | \$133.87 |

| | |
|---------------------------|-------------|
| Incidental Cost Subtotal: | \$10,445.30 |
|---------------------------|-------------|

| | |
|-------------------|-------------|
| Total Assessment: | \$25,145.30 |
|-------------------|-------------|

ASSESSED UNIT CALCULATION

| | | |
|-----------------------------|---|------------------|
| Total Assessed Sewer Lots 3 | = | 21.00 SL3 |
| \$25,145.30 / 21.00 SL3 | = | \$1,197.40 / SL3 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 6 WATER

Item Detail:

| | | | |
|--------|-----|---|--------------|
| LUMP | SUM | Water System Telemetry System | \$40,000.00 |
| 2,071 | LF | 8-inch Water Pipe (Class 150) | \$39,349.00 |
| 749 | LF | 8-inch Water Pipe (Class 200) | \$16,478.00 |
| 102 | LF | 8-inch Water Pipe (D.I.P.) | \$4,692.00 |
| 11,064 | LF | 12-inch Water Pipe (Class 150) | \$298,728.00 |
| 277 | LF | 12-inch Water Pipe (Class 200) | \$10,803.00 |
| 207 | LF | 14-inch Water Pipe (Class 150) | \$8,694.00 |
| 2 | EA | 6-inch Gate Valve | \$1,000.00 |
| 19 | EA | 8-inch Gate Valve | \$11,400.00 |
| 47 | EA | 12-inch Gate Valve | \$37,600.00 |
| 1 | EA | 14-inch Gate Valve | \$2,500.00 |
| 10 | EA | 2-inch Permanent Blow-off | \$6,000.00 |
| 3 | EA | 2-inch Temporary Blow-off | \$1,200.00 |
| 10 | EA | 3-inch Permanent Blow-off | \$8,000.00 |
| 6 | EA | 3-inch Temporary Blow-off | \$4,200.00 |
| 2 | EA | 3/4-inch Water Service | \$1,800.00 |
| 28 | EA | 1-inch Water Service | \$25,200.00 |
| 3 | EA | 2-inch Water Service | \$5,400.00 |
| 15 | EA | Fire Hydrant with Lateral Assembly-Residential | \$33,000.00 |
| 4 | EA | 1-inch Air Relief Valve | \$4,800.00 |
| 1 | EA | Cut in 6x6x6 Tee | \$800.00 |
| 1 | EA | Cut in 12x12x8 Tee | \$1,500.00 |
| 2 | EA | Cut in 12x12x12 Tee | \$3,000.00 |
| 4 | EA | Water Main Tie-in | \$2,400.00 |
| LUMP | SUM | Trench Bracing & Shoring-Water | \$1,000.00 |

Detail Subtotal: \$569,544.00

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 6 WATER

| | | |
|---|---|--------------|
| AMOUNT TO BE ASSESSED | | |
| 95.54403 % of \$ 569,544.00 | = | \$544,165.30 |
| Design Engineering | | \$43,700.96 |
| Contract Administration/Inspection | | \$79,034.61 |
| Contingency - Construction | | \$27,208.28 |
| Contingency - Contract Administration | | \$3,563.66 |
| Assessment Engineering | | \$8,628.20 |
| Bond Administration and Registration | | \$445.24 |
| Bond and Official Statement Printing | | \$779.17 |
| Legal Publications, Recordings, Mailings and Auditor Record | | \$1,113.07 |
| Lien/Value Appraisal | | \$439.40 |
| Capitalized Bond Interest | | \$15,513.82 |
| Legal Fees | | \$4,730.69 |
| Bond Discount | | \$22,339.92 |
| Reserve Fund | | \$87,200.23 |
| Lands, Easements and Right-of-Way (N.I.C.) | | \$87,011.56 |
| Miscellaneous | | \$4,955.50 |
| Incidental Cost Subtotal: | | \$386,664.31 |
| Total Assessment: | | \$930,829.61 |

| | | | |
|-----------------------------|---|------------|-------|
| ASSESSED UNIT CALCULATION | | | |
| Total Assessed Water Lots 1 | = | 452.00 | WL1 |
| \$930,829.61 / 452.00 WL1 | = | \$2,059.36 | / WL1 |

| | | |
|---------------------------------------|---|-------------|
| CITY CONTRIBUTION | | |
| \$569,544.00 - \$544,165.30 | = | \$25,378.70 |
| Design Engineering | | \$2,038.13 |
| Contract Administration/Inspection | | \$3,686.00 |
| Contingency - Construction | | \$1,268.92 |
| Contingency - Contract Administration | | \$166.20 |
| Incidental Cost Subtotal: | | \$7,159.25 |
| Total City Contribution: | | \$32,537.95 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 7 WATER - HEIMBUCHER GLEN

Item Detail:

| | | | |
|------|-----|---|-------------|
| 729 | LF | 8-inch Water Pipe (Class 150) Sta. 227+00 to 232+00 | \$14,580.00 |
| 3 | EA | 8-inch Gate Valve Sta. 227+00 to 232+00 | \$1,650.00 |
| 2 | EA | 12-inch Gate Valve Sta. 227+00 to 232+00 | \$1,600.00 |
| 1 | EA | 2-inch Permanent Blow-off Sta. 227+00 to 232+00 | \$800.00 |
| 1 | EA | 2-inch Temporary Blow-off Sta. 227+00 to 232+00 | \$500.00 |
| 1 | EA | Cut in 12x12x12 Tee Sta. 227+00 to 232+00 | \$2,500.00 |
| LUMP | SUM | Trench Bracing & Shoring-Water Sta. 227+00 to 232+00 | \$500.00 |

Detail Subtotal: \$22,130.00

CITY CONTRIBUTION

\$22,130.00 - \$.00 = \$22,130.00

| | |
|---------------------------------------|------------|
| Design Engineering | \$1,777.21 |
| Contract Administration/Inspection | \$3,214.16 |
| Contingency - Construction | \$1,106.50 |
| Contingency - Contract Administration | \$144.92 |

Incidental Cost Subtotal: \$6,242.79

Total City Contribution: \$28,372.79

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 8 S-16 PUMP STATION

| | | | | |
|--------------|------|-----|--------------------------|--------------|
| Item Detail: | | | | |
| | LUMP | SUM | S16 Booster Pump Station | \$305,000.00 |

| | | |
|------------------------------|---|-------------|
| AMOUNT TO BE ASSESSED | | |
| 100.00000 % of \$ 305,000.00 | = | \$305,000.0 |

| | |
|---|------------|
| Design Engineering | \$24,494.0 |
| Contract Administration/Inspection | \$44,298.2 |
| Contingency - Construction | \$15,250.0 |
| Contingency - Contract Administration | \$1,997.4 |
| Assessment Engineering | \$4,836.0 |
| Bond Administration and Registration | \$249.5 |
| Bond and Official Statement Printing | \$436.7 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$623.8 |
| Lien/Value Appraisal | \$246.2 |
| Capitalized Bond Interest | \$8,695.3 |
| Legal Fees | \$2,651.5 |
| Bond Discount | \$12,521.3 |
| Reserve Fund | \$48,874.9 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$48,769.2 |
| Miscellaneous | \$2,777.5 |

| | |
|---------------------------|-------------|
| Incidental Cost Subtotal: | \$216,722.0 |
|---------------------------|-------------|

| | |
|-------------------|-------------|
| Total Assessment: | \$521,722.0 |
|-------------------|-------------|

ASSESSED UNIT CALCULATION

| | | |
|-----------------------------|------------|--------------------|
| Total Assessed Water Lots 2 | = | 452.00 WL2 |
| \$521,722.06 / | 452.00 WL2 | = \$1,154.25 / WL2 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 9 S-17 PUMP STATION/R-16 RESERVOIR

Item Detail:

| | | | |
|------|-----|--------------------------|--------------|
| LUMP | SUM | S17 Booster Pump Station | \$355,000.00 |
| LUMP | SUM | R16 Reservoir | \$170,000.00 |

Detail Subtotal: \$525,000.00

AMOUNT TO BE ASSESSED
100.00000 % of \$ 525,000.00 = \$525,000.00

| | |
|---|-------------|
| Design Engineering | \$42,161.85 |
| Contract Administration/Inspection | \$76,251.06 |
| Contingency - Construction | \$26,250.00 |
| Contingency - Contract Administration | \$3,438.14 |
| Assessment Engineering | \$8,324.31 |
| Bond Administration and Registration | \$429.56 |
| Bond and Official Statement Printing | \$751.73 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$1,073.90 |
| Lien/Value Appraisal | \$423.92 |
| Capitalized Bond Interest | \$14,967.44 |
| Legal Fees | \$4,564.06 |
| Bond Discount | \$21,553.11 |
| Reserve Fund | \$84,129.07 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$83,947.04 |
| Miscellaneous | \$4,780.99 |

Incidental Cost Subtotal: \$373,046.18

Total Assessment: \$898,046.18

ASSESSED UNIT CALCULATION

| | | |
|-----------------------------|---|------------------|
| Total Assessed Water Lots 2 | = | 452.00 WL2 |
| \$898,046.18 / 452.00 WL2 | = | \$1,986.83 / WL2 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 10 R-17 RESERVOIR

Item Detail:

| LUMP | SUM | R-17 Reservoir | \$380,000.00 |
|------|-----|----------------|--------------|
|------|-----|----------------|--------------|

| | | |
|------------------------------|---|--------------|
| AMOUNT TO BE ASSESSED | | |
| 100.00000 % of \$ 380,000.00 | = | \$380,000.00 |

| | |
|---|-------------|
| Design Engineering | \$30,517.14 |
| Contract Administration/Inspection | \$55,191.24 |
| Contingency - Construction | \$19,000.00 |
| Contingency - Contract Administration | \$2,488.56 |
| Assessment Engineering | \$6,025.22 |
| Bond Administration and Registration | \$310.92 |
| Bond and Official Statement Printing | \$544.11 |
| Legal Publications, Recordings, Mailings and Auditor Record | \$777.30 |
| Lien/Value Appraisal | \$306.84 |
| Capitalized Bond Interest | \$10,833.57 |
| Legal Fees | \$3,303.51 |
| Bond Discount | \$15,600.35 |
| Reserve Fund | \$60,893.42 |
| Lands, Easements and Right-of-Way (N.I.C.) | \$60,761.67 |
| Miscellaneous | \$3,460.52 |

| | |
|---------------------------|--------------|
| Incidental Cost Subtotal: | \$270,014.37 |
|---------------------------|--------------|

| | |
|-------------------|--------------|
| Total Assessment: | \$650,014.37 |
|-------------------|--------------|

ASSESSED UNIT CALCULATION

| | | |
|-----------------------------|------------|--------------------|
| Total Assessed Water Lots 2 | = | 452.00 WL2 |
| \$650,014.37 / | 452.00 WL2 | = \$1,438.08 / WL2 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 11 S-18 PUMP STATION/S-16, S-17 GENERATORS

Item Detail:

| | | | |
|------|-----|---------------------------|--------------|
| 1 | EA | Generator (S-16) | \$75,000.00 |
| 1 | EA | Generator (S-17) | \$72,000.00 |
| LUMP | SUM | S-18 Booster Pump Station | \$350,000.00 |

Detail Subtotal: \$497,000.00

CITY CONTRIBUTION

\$497,000.00 - \$.00 = \$497,000.00

| | |
|---------------------------------------|-------------|
| Design Engineering | \$39,913.21 |
| Contract Administration/Inspection | \$72,184.34 |
| Contingency - Construction | \$24,850.00 |
| Contingency - Contract Administration | \$3,254.78 |

Incidental Cost Subtotal: \$140,202.33

Total City Contribution: \$637,202.33

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
AS BID COSTS

CATEGORY 12 JOINT TRENCH

| Item Detail: | | | | |
|--------------|----|--|--|--------------|
| 19,600 | LF | Trenching (Joint Trench) | | \$191,100.00 |
| 13,571 | LF | 6-inch Electric Duct (UT) | | \$54,284.00 |
| 4,479 | LF | 4-inch Electric Duct (UT) | | \$13,437.00 |
| 1,470 | EA | 3-inch Electric Duct (UT) | | \$4,410.00 |
| 10 | EA | No. 5 Pull Box (UT) | | \$26,500.00 |
| 21 | EA | No. 7 Pull Box (UT) | | \$96,600.00 |
| 3 | EA | P.C.C. Pad for PMH-9 (UT) | | \$7,800.00 |
| 1 | EA | P.C.C. Pad for PMH-6 (UT) | | \$2,600.00 |
| 2 | EA | P.C.C. Pad for PMH-4 (UT) | | \$4,500.00 |
| 1 | EA | P.C.C. Pad for Autotransformer (UT) | | \$5,000.00 |
| 263 | LF | 2-inch Telephone Duct | | \$394.50 |
| 32,236 | LF | 4-inch Telephone Duct (UT) | | \$69,307.40 |
| 1 | EA | Pac Bell TD18215 (UT) | | \$5,000.00 |
| 2 | EA | Pac Bell PTS-65 (UT) | | \$6,500.00 |
| 10 | EA | PTS-4878 (UT) | | \$5,000.00 |
| 6 | EA | PTS-3060 (UT) | | \$6,900.00 |
| 3 | EA | PTS-2042 (UT) | | \$1,095.00 |

Detail Subtotal: \$500,427.9

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

AS BID COSTS

CATEGORY 12 JOINT TRENCH

| | | |
|---|---|--------------|
| AMOUNT TO BE ASSESSED | | |
| 78.17477 % of \$ 500,427.90 | = | \$391,208.35 |
| Design Engineering | | \$31,417.25 |
| Contract Administration/Inspection | | \$56,819.17 |
| Contingency - Construction | | \$19,560.44 |
| Contingency - Contract Administration | | \$2,561.98 |
| Assessment Engineering | | \$6,202.93 |
| Bond Administration and Registration | | \$320.08 |
| Bond and Official Statement Printing | | \$560.17 |
| Legal Publications, Recordings, Mailings and Auditor Record | | \$800.23 |
| Lien/Value Appraisal | | \$315.90 |
| Capitalized Bond Interest | | \$11,153.13 |
| Legal Fees | | \$3,400.94 |
| Bond Discount | | \$16,060.49 |
| Reserve Fund | | \$62,689.53 |
| Lands, Easements and Right-of-Way (N.I.C.) | | \$62,553.88 |
| Miscellaneous | | \$3,562.62 |
| Incidental Cost Subtotal: | | \$277,978.74 |
| Total Assessment: | | \$669,187.09 |

ASSESSED UNIT CALCULATION

| | | |
|--------------------------------|---|------------------|
| Total Assessed Equivalent Lots | = | 511.47 EL2 |
| \$669,187.09 / 511.47 EL2 | = | \$1,308.36 / EL2 |

CASH CONTRIBUTION

21.82523 % of \$ 500,427.90 = \$109,219.55

| | |
|---------------------------------------|--------------|
| Design Engineering | \$8,771.23 |
| Contract Administration/Inspection | \$15,863.04 |
| Contingency - Construction | \$5,460.96 |
| Contingency - Contract Administration | \$715.28 |
| Incidental Cost Subtotal: | \$30,810.51 |
| Total Cash Contribution: | \$140,030.06 |

CASH UNIT CALCULATION

| | | |
|----------------------------|---|----------------|
| Total Cash Equivalent Lots | = | 511.47 EL2 |
| \$140,030.06 / 511.47 EL2 | = | \$273.78 / EL2 |

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
AS BID COSTS

CATEGORY 13 MOISTURE BARRIER - MEDIAN CURB

| | | | |
|--------------|----|--------------------------------|--------------|
| Item Detail: | | | |
| 20,391 | LF | Moisture Barrier - Median Curb | \$122,346.00 |

| | | |
|----------------------|---|--------------|
| CITY CONTRIBUTION | | |
| \$122,346.00 - \$.00 | = | \$122,346.00 |

| | |
|---------------------------------------|-------------|
| Design Engineering | \$9,825.40 |
| Contract Administration/Inspection | \$17,769.55 |
| Contingency - Construction | \$6,117.30 |
| Contingency - Contract Administration | \$801.23 |

| | |
|---------------------------|-------------|
| Incidental Cost Subtotal: | \$34,513.48 |
|---------------------------|-------------|

| | |
|--------------------------|--------------|
| Total City Contribution: | \$156,859.48 |
|--------------------------|--------------|

CITY OF SANTA ROSA
FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

UNIT ASSESSMENTS

| Category | | Cost / Unit |
|------------------------------------|---------|-------------------|
| 1 Street Work | Assess: | \$23,849.90 / EL1 |
| 3 SANITARY SEWER 1 | Assess: | \$2,116.98 / SL1 |
| 4 SANITARY SEWER 2 - DEBRA | Assess: | \$11,429.98 / SL2 |
| 5 SANITARY SEWER 3 - DEBRA | Assess: | \$1,197.40 / SL3 |
| 6 WATER | Assess: | \$2,059.36 / WL1 |
| 8 S-16 PUMP STATION | Assess: | \$1,154.25 / WL2 |
| 9 S-17 PUMP STATION/R-16 RESERVOIR | Assess: | \$1,986.83 / WL2 |
| 10 R-17 RESERVOIR | Assess: | \$1,438.08 / WL2 |
| 12 JOINT TRENCH | Assess: | \$1,308.36 / EL2 |
| | Cash: | \$273.78 / EL2 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

PARCEL ASSESSMENT ROLL

Assessment No.: 1 Owner: DIVIDEND FOUNTAINGROVE PARTNERS
APN: 029-010-039, All 3600 PRUNE RIDGE AVENUE
 029-060-051, All SANTA CLARA, CA 95051
 029-060-052, All

| | | | | | | | |
|-------------------|----------------------------------|---------|-------------------|---|------------|---|----------------|
| 1 | Street Work | Assess: | \$23,849.90 / EL1 | x | 172.26 EL1 | = | \$4,108,384.62 |
| 6 | WATER | Assess: | \$2,059.36 / WL1 | x | 65.00 WL1 | = | \$133,858.24 |
| 8 | S-16 PUMP STATION | Assess: | \$1,154.25 / WL2 | x | 65.00 WL2 | = | \$75,026.40 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: | \$1,986.83 / WL2 | x | 65.00 WL2 | = | \$129,143.81 |
| 10 | R-17 RESERVOIR | Assess: | \$1,438.08 / WL2 | x | 65.00 WL2 | = | \$93,475.52 |
| 12 | JOINT TRENCH | Assess: | \$1,308.36 / EL2 | x | 172.26 EL2 | = | \$225,378.16 |
| | | Cash: | \$273.78 / EL2 | x | 172.26 EL2 | = | \$47,161.28 |
| | | | | | | | |
| Total Assessment: | | | | | | | \$4,765,266.75 |
| Total Cash: | | | | | | | \$47,161.28 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
PARCEL ASSESSMENT ROLL

Assessment No.: 2
APN: 029-060-053, All

Owner: DEBRA INVESTMENT CORPORATION
2880 CLEVELAND AVENUE
SANTA ROSA, CA 95401

| | | | | | | |
|-------------------|----------------------------------|---------------------------|---|-----------|---|--------------|
| 1 | Street Work | Assess: \$23,849.90 / EL1 | x | 21.00 EL1 | = | \$500,848.00 |
| 3 | SANITARY SEWER 1 | Assess: \$2,116.98 / SL1 | x | 21.00 SL1 | = | \$44,456.48 |
| 5 | SANITARY SEWER 3 - DEBRA | Assess: \$1,197.40 / SL3 | x | 21.00 SL3 | = | \$25,145.30 |
| 6 | WATER | Assess: \$2,059.36 / WL1 | x | 21.00 WL1 | = | \$43,246.51 |
| 8 | S-16 PUMP STATION | Assess: \$1,154.25 / WL2 | x | 21.00 WL2 | = | \$24,239.30 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: \$1,986.83 / WL2 | x | 21.00 WL2 | = | \$41,723.38 |
| 10 | R-17 RESERVOIR | Assess: \$1,438.08 / WL2 | x | 21.00 WL2 | = | \$30,199.78 |
| 12 | JOINT TRENCH | Assess: \$1,308.36 / EL2 | x | 21.00 EL2 | = | \$27,475.57 |
| | | Cash: \$273.78 / EL2 | x | 21.00 EL2 | = | \$5,749.37 |
| | | | | | | |
| Total Assessment: | | | | | | \$737,334.32 |
| Total Cash: | | | | | | \$5,749.37 |

| | | | |
|-----------------|------------------|--------|------------------------------|
| Assessment No.: | 3 | Owner: | DEBRA INVESTMENT CORPORATION |
| APN: | 029-060-055, All | | 2880 CLEVELAND AVENUE |
| | | | SANTA ROSA, CA 95401 |

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FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
PARCEL ASSESSMENT ROLL

Assessment No.: 4
APN: 029-060-054, All

Owner: DEBRA INVESTMENT CORPORATION
2880 CLEVELAND AVENUE
SANTA ROSA, CA 95401

| | | | | | | |
|-------------------|----------------------------------|---------------------------|---|----------|---|-------------|
| 1 | Street Work | Assess: \$23,849.90 / EL1 | x | 2.00 EL1 | = | \$47,699.81 |
| 4 | SANITARY SEWER 2 - DEBRA | Assess: \$11,429.98 / SL2 | x | 2.00 SL2 | = | \$22,859.96 |
| 6 | WATER | Assess: \$2,059.36 / WL1 | x | 2.00 WL1 | = | \$4,118.72 |
| 8 | S-16 PUMP STATION | Assess: \$1,154.25 / WL2 | x | 2.00 WL2 | = | \$2,308.50 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: \$1,986.83 / WL2 | x | 2.00 WL2 | = | \$3,973.66 |
| 10 | R-17 RESERVOIR | Assess: \$1,438.08 / WL2 | x | 2.00 WL2 | = | \$2,876.17 |
| 12 | JOINT TRENCH | Assess: \$1,308.36 / EL2 | x | 2.00 EL2 | = | \$2,616.72 |
| | | Cash: \$273.78 / EL2 | x | 2.00 EL2 | = | \$547.56 |
| Total Assessment: | | | | | | \$86,453.54 |
| Total Cash: | | | | | | \$547.56 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
- PARCEL ASSESSMENT ROLL

Assessment No.: 5 Owner: FOUNTAINGROVE, INC.
APN: 029-050-078, All 1180 HORIZEN DRIVE STE E
029-010-040, All FAIRFIELD CA 94533

| | | | | | | |
|-------------------|----------------------------------|---------------------------|---|-----------|---|----------------|
| 1 | Street Work | Assess: \$23,849.90 / EL1 | x | 50.00 EL1 | = | \$1,192,495.25 |
| 3 | SANITARY SEWER 1 | Assess: \$2,116.98 / SL1 | x | 50.00 SL1 | = | \$105,848.76 |
| 6 | WATER | Assess: \$2,059.36 / WL1 | x | 50.00 WL1 | = | \$102,967.88 |
| 8 | S-16 PUMP STATION | Assess: \$1,154.25 / WL2 | x | 50.00 WL2 | = | \$57,712.62 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: \$1,986.83 / WL2 | x | 50.00 WL2 | = | \$99,341.39 |
| 10 | R-17 RESERVOIR | Assess: \$1,438.08 / WL2 | x | 50.00 WL2 | = | \$71,904.24 |
| 12 | JOINT TRENCH | Assess: \$1,308.36 / EL2 | x | 50.00 EL2 | = | \$65,418.02 |
| | | Cash: \$273.78 / EL2 | x | 50.00 EL2 | = | \$13,688.98 |
| | | | | | | |
| Total Assessment: | | | | | | \$1,695,688.16 |
| Total Cash: | | | | | | \$13,688.98 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
PARCEL ASSESSMENT ROLL

Assessment No.: 6 Owner: FOUNTAINGROVE, INC.
APN: 029-050-079, All 1180 HORIZEN DRIVE STE E
029-010-041, All FAIRFIELD CA 94533

| | | | | | | |
|-------------------|----------------------------------|---------------------------|---|-----------|---|----------------|
| 1 | Street Work | Assess: \$23,849.90 / EL1 | x | 53.72 EL1 | = | \$1,281,216.89 |
| 3 | SANITARY SEWER 1 | Assess: \$2,116.98 / SL1 | x | 79.00 SL1 | = | \$167,241.05 |
| 6 | WATER | Assess: \$2,059.36 / WL1 | x | 79.00 WL1 | = | \$162,689.25 |
| 8 | S-16 PUMP STATION | Assess: \$1,154.25 / WL2 | x | 79.00 WL2 | = | \$91,185.94 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: \$1,986.83 / WL2 | x | 79.00 WL2 | = | \$156,959.40 |
| 10 | R-17 RESERVOIR | Assess: \$1,438.08 / WL2 | x | 79.00 WL2 | = | \$113,608.71 |
| 12 | JOINT TRENCH | Assess: \$1,308.36 / EL2 | x | 53.72 EL2 | = | \$70,285.12 |
| | | Cash: \$273.78 / EL2 | x | 53.72 EL2 | = | \$14,707.44 |
| | | | | | | |
| Total Assessment: | | | | | | \$2,043,186.36 |
| Total Cash: | | | | | | \$14,707.44 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
PARCEL ASSESSMENT ROLL

Assessment No.: 7

APN: 029-010-045, All

Owner: FOUNTAINGROVE, INC
1180 HORIZEN DRIVE STE E
FAIRFIELD CA 94533

| | | | | | | |
|-------------------|----------------------------------|---------------------------|---|-----------|---|----------------|
| 1 | Street Work | Assess: \$23,849.90 / EL1 | x | 29.24 EL1 | = | \$697,371.22 |
| 3 | SANITARY SEWER 1 | Assess: \$2,116.98 / SL1 | x | 43.00 SL1 | = | \$91,029.94 |
| 6 | WATER | Assess: \$2,059.36 / WL1 | x | 43.00 WL1 | = | \$88,552.37 |
| 8 | S-16 PUMP STATION | Assess: \$1,154.25 / WL2 | x | 43.00 WL2 | = | \$49,632.85 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: \$1,986.83 / WL2 | x | 43.00 WL2 | = | \$85,433.60 |
| 10 | R-17 RESERVOIR | Assess: \$1,438.08 / WL2 | x | 43.00 WL2 | = | \$61,837.65 |
| 12 | JOINT TRENCH | Assess: \$1,308.36 / EL2 | x | 29.24 EL2 | = | \$38,256.46 |
| | | Cash: \$273.78 / EL2 | x | 29.24 EL2 | = | \$8,005.32 |
| | | | | | | |
| Total Assessment: | | | | | | \$1,112,114.09 |
| Total Cash: | | | | | | \$8,005.32 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
PARCEL ASSESSMENT ROLL

Assessment No.: 8
APN: 029-010-044, All
033-340-019, All
033-340-010, All

Owner: FOUNTAINGROVE INC.
1180 HORIZEN DRIVE STE E
FAIRFIELD CA 94533

| | | | | | | |
|-------------------|----------------------------------|---------------------------|---|-----------|---|----------------|
| 1 | Street Work | Assess: \$23,849.90 / EL1 | x | 45.00 EL1 | = | \$1,073,245.72 |
| 3 | SANITARY SEWER 1 | Assess: \$2,116.98 / SL1 | x | 45.00 SL1 | = | \$95,263.89 |
| 6 | WATER | Assess: \$2,059.36 / WL1 | x | 45.00 WL1 | = | \$92,671.09 |
| 8 | S-16 PUMP STATION | Assess: \$1,154.25 / WL2 | x | 45.00 WL2 | = | \$51,941.36 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: \$1,986.83 / WL2 | x | 45.00 WL2 | = | \$89,407.25 |
| 10 | R-17 RESERVOIR | Assess: \$1,438.08 / WL2 | x | 45.00 WL2 | = | \$64,713.82 |
| 12 | JOINT TRENCH | Assess: \$1,308.36 / EL2 | x | 45.00 EL2 | = | \$58,876.22 |
| | | Cash: \$273.78 / EL2 | x | 45.00 EL2 | = | \$12,320.00 |
| | | | | | | |
| Total Assessment: | | | | | | \$1,526,119.37 |
| Total Cash: | | | | | | \$12,320.00 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
PARCEL ASSESSMENT ROLL

Assessment No.: 9 Owner: FOUNTAINGROVE INC.
APN: 029-050-080, All 1180 HORIZEN DRIVE STE E
029-010-042, All FAIRFIELD CA 94533

| | | | | | | | | |
|-------------------|----------------------------------|-------------------|---|-----------|---|--|--------------|--|
| 1 | Street Work | | | | | | | |
| | Assess: | \$23,849.90 / EL1 | x | 23.00 EL1 | = | | \$548,547.81 | |
| 3 | SANITARY SEWER 1 | | | | | | | |
| | Assess: | \$2,116.98 / SL1 | x | 23.00 SL1 | = | | \$48,690.43 | |
| 6 | WATER | | | | | | | |
| | Assess: | \$2,059.36 / WL1 | x | 23.00 WL1 | = | | \$47,365.22 | |
| 8 | S-16 PUMP STATION | | | | | | | |
| | Assess: | \$1,154.25 / WL2 | x | 23.00 WL2 | = | | \$26,547.80 | |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | | | | | | | |
| | Assess: | \$1,986.83 / WL2 | x | 23.00 WL2 | = | | \$45,697.04 | |
| 10 | R-17 RESERVOIR | | | | | | | |
| | Assess: | \$1,438.08 / WL2 | x | 23.00 WL2 | = | | \$33,075.95 | |
| 12 | JOINT TRENCH | | | | | | | |
| | Assess: | \$1,308.36 / EL2 | x | 23.00 EL2 | = | | \$30,092.29 | |
| | Cash: | \$273.78 / EL2 | x | 23.00 EL2 | = | | \$6,296.93 | |
| | | | | | | | <hr/> | |
| Total Assessment: | | | | | | | \$780,016.54 | |
| Total Cash: | | | | | | | \$6,296.93 | |

Owner: FOUNTAINGROVE INC.
1180 HORIZEN DRIVE STE E
FAIRFIELD CA 94533

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FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT
PARCEL ASSESSMENT ROLL

Assessment No.: 11 Owner: FOUNTAINGROVE INC.
APN: 033-340-017, All 1180 HORIZEN DRIVE STE E
042-020-047, All FAIRFIELD CA 94533

| | | | | | | |
|-------------------|----------------------------------|---------------------------|---|-----------|---|----------------|
| 1 | Street Work | Assess: \$23,849.90 / EL1 | x | 42.00 EL1 | = | \$1,001,696.01 |
| 3 | SANITARY SEWER 1 | Assess: \$2,116.98 / SL1 | x | 42.00 SL1 | = | \$88,912.96 |
| 6 | WATER | Assess: \$2,059.36 / WL1 | x | 42.00 WL1 | = | \$86,493.02 |
| 8 | S-16 PUMP STATION | Assess: \$1,154.25 / WL2 | x | 42.00 WL2 | = | \$48,478.60 |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | Assess: \$1,986.83 / WL2 | x | 42.00 WL2 | = | \$83,446.77 |
| 10 | R-17 RESERVOIR | Assess: \$1,438.08 / WL2 | x | 42.00 WL2 | = | \$60,399.57 |
| 12 | JOINT TRENCH | Assess: \$1,308.36 / EL2 | x | 42.00 EL2 | = | \$54,951.14 |
| | | Cash: \$273.78 / EL2 | x | 42.00 EL2 | = | \$11,498.74 |
| | | | | | | |
| Total Assessment: | | | | | | \$1,424,378.07 |
| Total Cash: | | | | | | \$11,498.74 |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

PARCEL ASSESSMENT ROLL

Assessment No.: 12
APN: 033-340-018, All

Owner: FOUNTAINGROVE INC.
1180 HORIZEN DRIVE STE E
FAIRFIELD CA 94533

| | | | | | | | | |
|-------------------|----------------------------------|-------------------|---|-------|-----|---|--------------|--|
| 1 | Street Work | | | | | | | |
| | Assess: | \$23,849.90 / EL1 | x | 11.00 | EL1 | = | \$262,348.95 | |
| 3 | SANITARY SEWER 1 | | | | | | | |
| | Assess: | \$2,116.98 / SL1 | x | 11.00 | SL1 | = | \$23,286.73 | |
| 6 | WATER | | | | | | | |
| | Assess: | \$2,059.36 / WL1 | x | 11.00 | WL1 | = | \$22,652.93 | |
| 8 | S-16 PUMP STATION | | | | | | | |
| | Assess: | \$1,154.25 / WL2 | x | 11.00 | WL2 | = | \$12,696.78 | |
| 9 | S-17 PUMP STATION/R-16 RESERVOIR | | | | | | | |
| | Assess: | \$1,986.83 / WL2 | x | 11.00 | WL2 | = | \$21,855.11 | |
| 10 | R-17 RESERVOIR | | | | | | | |
| | Assess: | \$1,438.08 / WL2 | x | 11.00 | WL2 | = | \$15,818.93 | |
| 12 | JOINT TRENCH | | | | | | | |
| | Assess: | \$1,308.36 / EL2 | x | 11.00 | EL2 | = | \$14,391.94 | |
| | Cash: | \$273.78 / EL2 | x | 11.00 | EL2 | = | \$3,011.60 | |
| | | | | | | | <hr/> | |
| Total Assessment: | | | | | | | \$373,051.37 | |
| Total Cash: | | | | | | | \$3,011.60 | |

FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT

PARCEL ASSESSMENT ROLL

| | |
|--|-----------------|
| Total Assessment for All Assessment Numbers: | \$16,725,000.00 |
| Total Cash for All Assessment Numbers: | \$140,030.08 |

CITY OF SANTA ROSA
Fountaingrove Parkway Extension Assessment District

DESCRIPTION AND PLATS OF EASEMENTS AND/OR LANDS TO BE ACQUIRED

Reference is made to the Description and Plats of Easements and/or Lands to be Acquired in and for said assessments proceedings on file in the office of the City Clerk of the City of Santa Rosa, said Plats of Easements and/or Lands being too bulky to be bound with this Engineer's Report.

Filed in the office of the City Clerk of the City of Santa Rosa this 20th day of May, 1994.

Letty Trevino, Deputy
City Clerk

I hereby certify that the within map showing proposed boundaries of Fountaingrove Parkway Extension Assessment District, City of Santa Rosa, County of Sonoma, State of California, was approved by the City Council of the City of Santa Rosa, at a meeting thereof, held on the 24th day of MAY, 1994, by its Resolution No. 2177.

Letty Trevino, Deputy
City Clerk

Filed on this 26th day of May, 1994, at the hour of 10:30 o'clock A.M., in book 21 of Maps of Assessment and Community Facilities Districts at Page 37 in the office of the County Recorder of the County of Sonoma, State of California. See: 18324

Bertrice A. Peterson
By: James R. Peterson
County Recorder,
County of Sonoma

REFERENCE IS HEREBY MADE TO THE MAPS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SONOMA FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN, WHICH MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS.

LEGEND
--- PROPOSED BOUNDARY
--- ASSESSMENT DISTRICT



FOUNTAINGROVE PARKWAY ALIGNMENT (A 100.00 FOOT WIDE RIGHT-A-WAY) AS SAID ALIGNMENT WAS ADOPTED BY THE CITY OF SANTA ROSA, APRIL 28, 1992, BY ORDINANCE NO. 2950 AS AMENDED AND AS DESCRIBED IN SANTA ROSA CITY COUNCIL RESOLUTION NO. 20758, AS ADOPTED APRIL 21, 1992.

NOT IN ASSESSMENT DISTRICT:

- 29-000-37 APN
- 29-060-36 APN and DOC. NO. 94-65289
- 29-060-37 APN
- 29-060-38 APN and DOC. NO. 94-65284
- 29-060-39 APN and DOC. NO. 94-65282
- 29-060-40 APN and DOC. NO. 94-65277
- DOC. NO. 94-65276
- DOC. NO. 94-65273
- DOC. NO. 94-65274
- DOC. NO. 94-65280
- DOC. NO. 94-65275
- DOC. NO. 94-65281
- DOC. NO. 94-65291
- DOC. NO. 94-65283

NOTE:

THIS BOUNDARY MAP AMENDS THE MAP OF PROPOSED BOUNDARIES OF FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ON JULY 1, 1993, IN BOOK 21 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 37.



1" = 600'

DOC. NO. 94-65290

| | | | |
|---|-----------------|---|----------------------------|
| CITY OF SANTA ROSA | | Date: <u>MAY 1994</u> | Scale: <u>1" = 600'</u> |
| FOUNTAINGROVE PARKWAY EXTENSION ASSESSMENT DISTRICT | | APPROVED: <u>Readland A. Daniels</u> , Director of Public Works | |
| AMENDED MAP OF PROPOSED BOUNDARIES | | By: <u>Letty Trevino</u> | Date: <u>5/24/94</u> |
| DWN: <u>AKW</u> | CHK: <u>---</u> | Sheet <u>1</u> of <u>1</u> | File Number: <u>94-027</u> |