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ENGINEER'S REPORT

for

GEOLOGIC HAZARD ABATEMENT DISTRICT

SCHAEFER RANCH

CITY OF DUBLIN, CALIFORNIA

November 20, 2007

Revised December 13, 2007

12-18-07 C
4.1a of

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ENGINEER'S REPORT

GEOLOGIC HAZARD ABATEMENT DISTRICT-SCHAEFER RANCH
(Pursuant to the Public Resources Code of the State of California, Section 26500 et seq.)

CERTIFICATION OF FILING

ENGEO Incorporated makes this report as directed by the GHAD Board of Directors. The GHAD is intended to provide geologic hazard improvements within the Schaefer Ranch development and to levy and collect assessments sufficient to pay for those improvements.

The improvements which are the subject of this report are defined as any activity necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard, construction, maintenance, repair, or operation of any improvement; or the issuance and servicing of bonds issued to finance any of the foregoing (Section 26505).

This report consists of seven parts, as follows:

- I. INTRODUCTION
- II. BACKGROUND
- III. GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM
- IV. SERVICE LEVELS
- V. DESCRIPTION OF GHAD IMPROVEMENTS
- VI. ASSESSMENT METHOD
- VII. ASSESSMENT LIMIT - BUDGET PROJECTION

The undersigned respectfully submits the enclosed Engineer's Report.

Date: 12/14/07 By: ENGEO Incorporated

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I HEREBY CERTIFY that the enclosed Engineer's Report was filed on the 5 day of February, 2008


Clerk of the Board
Schaefer Ranch Geologic Hazard Abatement District
Dublin, California

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the GHAD Board on the 5 day of February, 2008


President of the Board
Schaefer Ranch Geologic Hazard Abatement District
Dublin, California

APPROVED _____

ENGINEER'S REPORT

for

GEOLOGIC HAZARD ABATEMENT DISTRICT
SCHAEFER RANCH

for the

ESTABLISHMENT OF AN ASSESSMENT LIMIT

I. INTRODUCTION

The Schaefer Ranch Geologic Hazard Abatement District (GHAD) is proposed to be formed under the authority of the California Public Resources Code, Division 17, Section 26500 et seq.

II. BACKGROUND

Formation of the GHAD has been proposed to provide a framework for the prevention, mitigation, abatement, and control of identified or potential geologic hazards.

III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES

The boundaries for the GHAD are shown in the diagram attached hereto as Exhibit A.

IV. SERVICE LEVELS

The GHAD provides for activity that is necessary or incidental to the prevention, mitigation, abatement, or control of geologic hazards including construction, maintenance, repair, or operation of any improvement; and the issuance and servicing of bonds issued to finance any of the foregoing.

The GHAD provides for the administration and review of facilities within the budgeted limits, including the following services:

1. Oversight of GHAD activities.
2. In conjunction with the County Assessor's Office, setting the annual levying of assessments on the property tax rolls.

3. Retention of geotechnical professionals to perform the monitoring duties as described in the GHAD Plan of Control.
4. Performance of GHAD maintenance activities in accordance with the GHAD Plan of Control. These maintenance activities include without limitation:
 - Detention Basins and Water Quality Basins on Parcels "R", "G" and "V", including structures, vegetation and sediment removal.
 - Maintenance and repair of EVA and access Roads.
 - Erosion repairs.
 - Revegetation and vegetation control, including fire break mowing, weeding and additional hydroseeding as deemed necessary.
 - Sediment removal from concrete structures (applies only to open-space catch basins, field inlets, V-ditches and storm drain pipes).
 - Slope stabilization (includes minor landsliding and debris bench clearing).
 - Subdrain outfall maintenance.
 - Open-space storm drain pipe and V-ditch replacement.
5. Slope Reconstruction.
6. Preparation of annual GHAD budgets.

V. DESCRIPTION OF THE GHAD IMPROVEMENTS

The GHAD Improvements are described in the Plan of Control prepared for Schaefer Ranch, dated November 1, 2006. In general, improvements include three detention basins; debris benches; drainage systems, including concrete v-ditches in open space and on the hillsides; open-space storm drain pipelines, inlets and outlets; subdrains in open space; and reconstructed slopes.

VI. ASSESSMENT METHOD

The improvements described in Section V are distributed within the GHAD boundaries. Maintenance and protection of these improvements provide a special benefit to all property

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owners within the GHAD. The District Engineer hereby finds that the properties within the District receive approximately equal special benefit from the work and improvements within the GHAD. As a result, the GHAD assessment is distributed among all property owners within the GHAD.

Single-family residences will be assessed as one unit. Commercial building space will be assessed on a per square foot basis. Commercial habitable square footage is space, "used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more than 2,000 person-hours per year" (Adapted from California Code of Regulations, Title 14, Division 2, Section 3601). The total number of residential units within the District and the total square footage of commercial building space is then divided into the annual District budget to develop the annual assessment amount.

A financial analysis was performed to provide a framework for an operating budget for the on-going abatement, mitigation, prevention and control of geologic hazards within the Schaefer Ranch development. In preparation of the budget, several factors were considered including:

- Site Geology
- Proposed Remedial Grading
- Proximity of Geologic Hazards to Proposed Residences
- Site Access Considerations
- Elements Requiring Routine Maintenance Including Without Limitation:
 1. Surface Drainage Facilities
 2. Graded Slopes
 3. Detention Basin

VII. ASSESSMENT LIMIT - BUDGET

Based on the estimated expenses for on-going operations, and allowing for larger (approximately \$1,000,000) geologic events at 13-year intervals, a budget was prepared for the purpose of estimating initial assessment levels (Exhibit C). In order to establish a reasonable reserve in the early years following formation of the GHAD, there will be an initial deferral of GHAD expenses as described in the Plan of Control.

The District Engineer recommends an annual assessment limit (2007 dollars) of \$1,475 per residential unit and \$0.50 per square foot of commercial space to be levied in the conjunction with the issuance of building permits as described in the Amended Plan of Control. This limit will escalate annually based on the San Francisco-Dublin-San Jose Consumer Price Index plus an additional 0.5 percentage points.

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EXHIBIT A

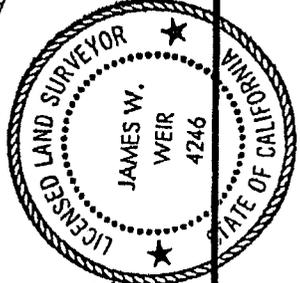
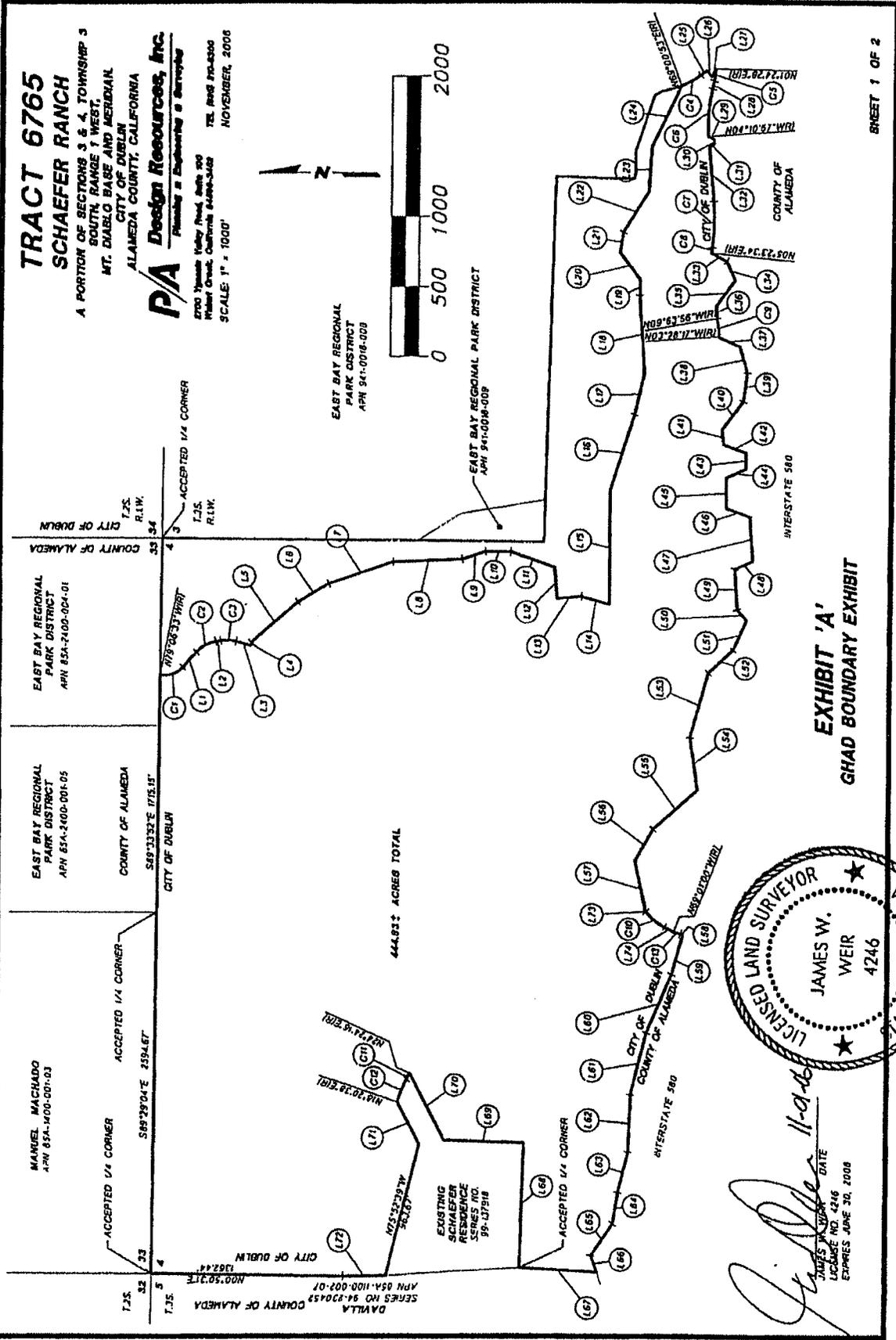
Boundary Map

90016

TRACT 6765 SCHAEFER RANCH

A PORTION OF SECTIONS 3 & 4, TOWNSHIP 3
SOUTH, RANGE 7 WEST,
MT. Diablo Base and Meridian
CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA

P/A Design Resources, Inc.
Planning & Engineering & Surveying
2700 Yuma Valley Road, Suite 200
Walnut Creek, California 94595-3402
TEL: 925 938-8300
NOVEMBER, 2008



[Signature]
DATE 11-04-08
EXPIRES JUNE 30, 2008

EXHIBIT 'A'
GHAD BOUNDARY EXHIBIT

TRACT 6765
SCHAEFER RANCH
 A PORTION OF SECTIONS 3 & 4, TOWNSHIP 3
 SOUTH, RANGE 1 WEST,
 MT. DIABLO BABE AND MERIDIAN
 CITY OF DUBLIN
 ALAMEDA COUNTY, CALIFORNIA

P/A Design Resources, Inc.
 Planning & Engineering Services
 6700 Fremont Highway Road, Suite 100
 Fremont, CA 94538-3422 TEL: 925-464-8400
 NOVEMBER, 2008

CURVE	DELTA	RADIUS	LENGTH
C1	59°27'40"	173.50'	179.07'
C2	38°15'04"	232.00'	159.94'
C3	28°48'25"	232.00'	109.05'
C4	89°47'59"	459.84'	183.23'
C5	17°06'39"	459.84'	87.24'
C6	8°41'54"	1123.00'	342.44'
C7	8°41'54"	493.00'	310.42'
C8	1°50'27"	1123.00'	37.73'
C9	8°25'29"	223.00'	17.42'
C10	28°42'41"	388.00'	178.78'
C11	0°10'27"	1020.00'	42.56'
C12	6°21'00"	1510.00'	171.33'
C13	4°27'39"	650.00'	50.92'

LINE	LENGTH	BEARING
1.28	85.64	S74°03'35"W
1.29	204.19	N82°39'23"W
1.30	252.59	N52°41'01"W
1.41	105.06	S44°45'14"W
1.42	170.84	S18°31'04"W
1.43	185.81	N69°22'07"W
1.44	164.13	N24°35'28"W
1.45	278.17	S68°55'18"W
1.46	118.29	S19°32'24"W
1.47	274.59	N43°11'46"W
1.48	146.61	N24°12'25"W
1.49	234.72	S66°20'13"W
1.50	102.97	S161°48'51"W
1.51	212.99	N65°21'21"W
1.52	244.86	N43°02'20"W
1.53	484.10	N72°41'36"W
1.54	378.64	S47°08'09"W
1.55	228.44	N47°39'24"W
1.56	266.44	N60°33'37"W
1.57	380.38	S78°03'55"W
1.58	18.85	S18°29'42"W
1.59	300.19	N21°30'24"W
1.60	484.31	N67°22'44"W
1.61	488.63	N78°11'25"W
1.62	407.40	N67°59'44"W
1.63	391.13	N78°12'50"W
1.64	222.75	N61°06'26"W
1.65	274.44	N55°21'20"W
1.66	123.83	S70°23'55"W
1.67	558.44	N03°00'04"E
1.68	890.26	S48°22'02"E
1.69	503.44	N07°32'20"E
1.70	538.69	N62°27'23"E
1.71	341.77	N00°30'45"W
1.72	378.35	S67°27'25"W
1.73	7.43	S53°46'18"W
1.74	74.74	S27°12'55"W

LINE	LENGTH	BEARING
1.75	145.77	S74°03'35"E
1.76	253.93	S09°59'09"E
1.77	104.27	S16°19'18"W
1.78	265.00	S71°07'44"E
1.79	428.42	S41°09'00"E
1.80	248.89	S37°04'07"E
1.81	481.44	S16°03'19"E
1.82	302.20	S02°20'32"E
1.83	178.53	S18°35'05"E
1.84	118.88	S06°34'07"W
1.85	238.98	S18°09'21"W
1.86	271.56	S44°55'54"W
1.87	174.27	S05°04'06"W
1.88	205.21	S45°29'10"W
1.89	186.74	N69°42'40"E
1.90	177.68	S72°27'42"E
1.91	292.82	S18°44'03"E
1.92	383.57	N68°10'31"E
1.93	110.45	S09°00'00"E
1.94	228.87	N52°45'18"E
1.95	145.77	S09°59'09"E
1.96	324.50	S46°40'50"E
1.97	478.65	S64°23'11"E
1.98	531.81	S72°00'00"E
1.99	64.55	S52°40'22"E
2.00	64.98	S67°38'25"E
2.01	31.87	N71°39'53"W
2.02	41.86	S44°49'12"W
2.03	36.60	S78°18'27"W
2.04	45.17	N21°14'59"W
2.05	308.53	S44°40'01"W
2.06	22.22	S27°27'32"E
2.07	151.80	S64°58'24"W
2.08	275.82	N42°50'15"W
2.09	107.91	S07°40'45"W
2.10	187.27	N43°03'20"E
2.11	187.27	N62°27'23"E
2.12	341.77	N00°30'45"W
2.13	7.43	S53°46'18"W
2.14	74.74	S27°12'55"W

EXHIBIT 'A'
 GHAD BOUNDARY EXHIBIT

EXHIBIT B

Legal Description

12/7/16

EXHIBIT "B"
GHAD
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 4, SOUTH 89°29'04" EAST 2594.67 FEET TO THE NORTH ¼ CORNER OF SAID SECTION 4; THENCE CONTINUING ALONG SAID NORTH SECTION LINE SOUTH 89°33'52" EAST 1715.15 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 79°06'33" EAST, CONCAVE TO THE EAST, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 59°27'40", AN ARC LENGTH OF 179.02 FEET; THENCE SOUTH 48°34'13" EAST 145.11 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 38°35'04", AN ARC LENGTH OF 159.94 FEET; THENCE SOUTH 09°59'09" EAST 35.93 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 26°18'25", AN ARC LENGTH OF 109.05 FEET; THENCE SOUTH 16°19'16" WEST 108.23 FEET; THENCE SOUTH 73°40'44" EAST 25.00 FEET; THENCE SOUTH 41°19'00" EAST 438.12 FEET; THENCE SOUTH 32°04'20" EAST 249.89 FEET; THENCE SOUTH 18°05'49" EAST 497.44 FEET; THENCE SOUTH 02°20'33" EAST 502.81 FEET; THENCE SOUTH 18°35'08" EAST 176.93 FEET; THENCE SOUTH 00°34'07" WEST 178.88 FEET; THENCE SOUTH 19°09'21" WEST 338.98 FEET; THENCE SOUTH 84°55'54" WEST 227.56 FEET; THENCE SOUTH 05°04'06" EAST 174.32 FEET; THENCE SOUTH 15°29'10" WEST 205.73 FEET; THENCE NORTH 89°42'48" EAST 816.74 FEET; THENCE SOUTH 72°27'42" EAST 573.68 FEET; THENCE SOUTH 76°44'06" EAST 299.82 FEET; THENCE NORTH 86°01'31" EAST 565.57 FEET; THENCE SOUTH 90°00'00" EAST 118.45 FEET; THENCE NORTH 52°15'21" EAST 238.87 FEET; THENCE SOUTH 80°23'31" EAST 145.72 FEET; THENCE SOUTH 57°59'05" EAST 338.94 FEET; THENCE SOUTH 86°40'56" EAST 324.50 FEET; THENCE SOUTH 64°23'41" EAST 479.65 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 69°00'53" EAST, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 559.94 FEET, THROUGH A CENTRAL ANGLE OF 16°17'59", AN ARC LENGTH OF 159.29 FEET; THENCE SOUTH 37°17'05" EAST 53.18 FEET; THENCE SOUTH 52°46'22" WEST 54.55 FEET; THENCE SOUTH 62°26'35" EAST 64.98 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH

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01°24'28" EAST, CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 11°06'30", AN ARC LENGTH OF 87.24 FEET; THENCE NORTH 77°29'03" WEST 57.82 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1175.00 FEET, THROUGH A CENTRAL ANGLE OF 16°41'54", AN ARC LENGTH OF 342.44 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS SOUTH 04°10'57" EAST; THENCE SOUTH 24°46'42" WEST 41.26 FEET; THENCE SOUTH 79°18'27" WEST 36.60 FEET; THENCE NORTH 34°14'51" WEST 45.12 FEET; THENCE SOUTH 84°49'07" WEST 386.53 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 12°24'50", AN ARC LENGTH OF 330.42 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1175.00 FEET, THROUGH A CENTRAL ANGLE OF 01°50'23", AN ARC LENGTH OF 37.73 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS SOUTH 05°23'34" WEST; THENCE SOUTH 27°37'39" WEST 122.22 FEET; THENCE SOUTH 64°56'28" WEST 152.60 FEET; THENCE NORTH 54°05'20" WEST 225.92 FEET; THENCE SOUTH 87°40'43" WEST 91.81 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 09°53'56" WEST, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1225.00 FEET, THROUGH A CENTRAL ANGLE OF 06°25'39", AN ARC LENGTH OF 137.42 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS NORTH 03°28'17" WEST; THENCE SOUTH 23°37'03" WEST 164.40 FEET; THENCE SOUTH 74°01'35" WEST 195.64 FEET; THENCE NORTH 82°39'32" WEST 204.10 FEET; THENCE NORTH 53°44'04" WEST 255.59 FEET; THENCE SOUTH 82°18'54" WEST 105.06 FEET; THENCE SOUTH 19°51'38" WEST 170.84 FEET; THENCE NORTH 89°27'07" WEST 115.61 FEET; THENCE NORTH 24°59'58" WEST 154.13 FEET; THENCE SOUTH 88°55'16" WEST 216.17 FEET; THENCE SOUTH 19°52'26" WEST 178.82 FEET; THENCE SOUTH 85°17'16" WEST 320.99 FEET; THENCE NORTH 24°24'25" WEST 140.61 FEET; THENCE SOUTH 86°20'13" WEST 294.72 FEET; THENCE SOUTH 48°49'53" WEST 102.97 FEET; THENCE NORTH 66°31'21" WEST 232.99 FEET; THENCE NORTH 43°02'38" WEST 241.96 FEET; THENCE NORTH 74°41'36" WEST 484.10 FEET; THENCE SOUTH 81°08'09" WEST 378.64 FEET; THENCE NORTH 41°39'34" WEST 426.98 FEET; THENCE NORTH 60°33'37" WEST 260.44 FEET; THENCE SOUTH 78°03'55" WEST 380.38 FEET; THENCE SOUTH 53°16'10" WEST 2.43 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 389.00, THROUGH A CENTRAL ANGLE OF 26°02'14", AN ARC LENGTH OF 176.78 FEET; THENCE SOUTH 27°13'56" WEST 74.74 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 69°01'00" EAST, CONCAVE TO THE EAST, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 04°29'19", AN ARCH LENGTH OF 50.92 FEET; THENCE SOUTH 16°29'42" WEST 18.85 FEET; THENCE NORTH 74°30'24" WEST 300.19 FEET; THENCE NORTH 67°22'45" WEST 458.31 FEET; THENCE NORTH 76°11'25" WEST 458.62 FEET; THENCE NORTH 87°58'44" WEST 407.40

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FEET; THENCE NORTH 76°12'50" WEST 301.13 FEET; THENCE NORTH 81°06'38" WEST 222.75 FEET; THENCE NORTH 55°21'20" WEST 274.44 FEET; THENCE SOUTH 70°39'55" WEST 123.83 FEET; THENCE NORTH 03°08'04" EAST 558.44 FEET; THENCE SOUTH 88°22'02" EAST 890.26 FEET; THENCE NORTH 01°37'58" EAST 583.44 FEET; THENCE NORTH 62°27'25" EAST 539.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 24°24'16" EAST, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8030.00 FEET, THROUGH A CENTRAL ANGLE OF 00°20'22", AN ARC LENGTH OF 47.56 FEET TO A POINT ON A REVERSE CURVE; THENCE ALONG THE ARC OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1570.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'00", AN ARC LENGTH OF 175.37 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS SOUTH 18°20'38" WEST; THENCE SOUTH 62°27'25" WEST 341.72 FEET; THENCE NORTH 75°52'39" WEST 963.67 FEET; THENCE NORTH 00°30'45" WEST 319.35 FEET; THENCE NORTH 00°50'31" EAST 1362.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 444.83 ACRES (19,376,631 SQ. FT.) MORE OR LESS.



 JAMES W. WEIR
 L.S. 4246
 EXP. 06-30-08
 11-01-06



EXHIBIT C

Schaefer Ranch GHAD Budget

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EXHIBIT C
Schaefer Ranch Geologic Hazard Abatement District
 Budget – August 16, 2006

ASSUMPTIONS

Total No. of Units	302
Annual Assessment per Unit	\$1,475
Total Non-Residential Building Area (square feet)	10,000
Annual Assessment per Non-Residential (square feet)	\$0.50
Annual Adjustment in Assessment	3.0%
Inflation	3.0%
Investment Earnings	6.0%
Amount Financed	\$0
Borrowing Rate	N/A
Term of Loan (years)	N/A
Frequency of Large-Scale Repair (years)	13
Cost of Large-Scale Repair (current \$)	\$1,000,000

ESTIMATED ANNUAL EXPENSES IN 2006 DOLLARS

Detention Basin and Water Quality Pond Maintenance (3 basins; incl. structures, sediment and vegetation removal)	\$55,000
Maintenance and Repair of EVA and Access Roads	\$10,000
Erosion Repairs	\$50,000
GHAD Monitoring Program	\$30,000
Major Landsliding (Annualized)	\$76,923
Revegetation & vegetation control (includes firebreak mowing, weeding and additional hydroseeding as deemed necessary)	\$25,000
Sediment Removal – Concrete Structures (excludes facilities within public right-of-way).	\$25,000
Slope Stabilization (incl. minor landsliding and debris bench clearing)	\$40,000
Subdrain Outfall Maintenance	\$5,000
Technical Consultants	\$25,000
Open Space V-Ditch & Storm Drain Pipe Replacement (excludes facilities within public right-of-way).	\$20,000
Administration & Accounting	\$50,000
Misc & Contingency (10%)	<u>\$41,192</u>
TOTAL	<u>\$453,115</u>

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