CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for August 6, 2003, to Consider Reimbursement Agreement RA-03-01 Establishing an Area of Benefit and Reimbursable Costs for Developer-Funded Public Improvements for 770 North Guiid Avenue and a Resolution Establishing an Area of Benefit and Reimbursable Costs for City-Funded Improvements far the Pi-oject at 770 North Guiid Avenue

MEETING DATE: July 2, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for August 6, 2003, to consider the following:

I Reimbursement Agreement RA-03-01 for pubiic improvements For 770 North Guild Avenue establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue.

2. A Resolution establishing an area *of* benefit and reimbursable costs for City-funded improvements for the project at 770 North Guiid Avenue.

BACKGROUND INFORMATION: Construction of the Robert Mondavi warehouse facility located at 770 North Guiid Avenue required the installation of ail pubiic improvements necessary to serve the project, including the installation of a master plan storm drain line in the Guild Avenue and Turner Road alignments, extension of a master plan sanitary sewer main from Cluff Avenue to Guiid Avenue. installation of master plan water mains in Lime Street and southeiiy in Guild Avenue to Lockeford Street, as weii as street pavement improvements in Guild Avenue. Due to the extensive nature of the public improvements required to serve the warehouse and in order to facilitate development in the area and minimize future disruption to residents and businesses. the developer, Lodi 2000 Distribution Trust. represented by Robert Mondavi staff, and City staff worked cooperatively to include the installation of all public underground improvements in Guiid Avenue and the Turner Road aiignment, as well as the extension of Turner Road street improvements to Guild Avenue in the warehouse project. The additional improvements included the master plan sanitary sewer main In Guild Avenue north and south of the Mondavi project site. extension of the master plan water main northerly in Guild Avenue from Lime Street and westerly in Turner Road, and pavement improvements in Turner Road from Guild Avenue to the existing terminus. The improvements instailed with the project are shown on Exhibit 1

Under the terms of the improvement Agreement for the project approved by Council 0n May 16, 2001, it was agreed that the deveioper would be reimbursed by the City for the cost of those improvements not required to serve the warehouse project, as well as the cost of installation for the master plan storm drain facilities, excess width street pavement improvements in Guild Avenue, and oversize water and sanitary sewer mains required by LMC 15.64Development impact Mitigation Fees and 16.40 Reimburseinents for Construction.

APPROVED: _____
H. Dixon Flynn -- City Manager

Further. since the installation of the underground utilities required the removal of ail the existing pavement in Guild Avenue. it was agreed that the costs for pavement removal and replacement be apportioned to each of the underground utilities in Guild Avenue as follows: master storm drain, 50%; master water main, 25%; master sewer main, 25%. The pavement costs wouid then be paid by the party responsibie for the cost of the underground utility. The pubiic improvements for the project were accepted by Council in June 2001 and reimbursement to the developer for the City-funded improvements was made in August 2001

Reimbursement Agreement RA-03-01

in April 2002, the developer, Lodi 2000 Distribution Trust, requested a Reimbursement Agreement and establishment of an area of benefit in conformance with Chapter 16.40 of the Lodi Municipai Code for those improvements constructed with their project that benefit neighboring properties. A copy *of* the Reimbursement Agreement is attached as Exhibit 2. Exhibits attached to the Reimbursement Agreement iriciude the proposed area of benefit (Exhibit A), itemized costs for the improvements reimbursable *to* the developer (Exhibit B), and the fair share ainounts to be reimbursed to developers by each benefiting parcel (Exhibit C). As shown on Exhibit C, the pubiic improvements funded by the City are not eligible for reimbursement to Lodi 2000 Distribution Trust.

Installation of the Turner Road improvements shown as Schedule 1 on Exhibit B was required by the City in conjunction with the Mondavi project in conformance with the Improvement Deferral Agreement between the City and California Waste Removal Systems, Inc., recorded June 11, 1998, as instrument No. 98067664. Under the terms of the agreement, Central Vailey Waste Services, Inc., successor in interest to California Waste Removal Systems. inc., was responsible for the design and installation of street frontage improvements along their property frontage upon request by the City. Central Valley Waste Services worked directly with the developer to include those improvements in the Mondavi project and reimbursed the developer at the time of construction for ail costs associated with those improvements. Therefore, those improvements are not included in the Reimbursement Agreement and the Central Valley Waste Services parcels are not included in the Area of Benefit.

Resoiution for Reimbursement to City

in conformance with Chapter 16.40 of the Lodi Municipal Code, the City is eligible for reimbursement for the cost of those City-funded improvements that would be required as a condition of development for neighboring properties. The proposed area of benefit, itemized costs for the improvements reimbursable to the City and the fair share amounts to be reimbursed to the City by each benefiting parcel are shown on the attached Exhibits 3, 4, and 5, respectively.

The areas of benefit for Reimbursement Agreement RA-03-01 and the Resoiution are coincident. A Summary of Fair Share Reimbursement Amounts showing the reimbursement *to* the deveioper and the City for each benefiting parcel is attached as Exhibit 6.

The properly owners within the area of benefit have been notified. The developer has paid the appropriate application fee and the fees to cover the cost of recording the Reimbursement Agreement

In conformance with LMC Section 16.40, staff recommends that Council set a public hearing to establish an area of benefit and reimbursable costs lo recover the cost of pubiic improvements covered under Reimbursement Agreement RA-03-01 and the Resolution.

Pursuant to LMC Section 16.40.50.A.3, the reimbursable amounts shall be recalculated annually to include an amount attributable to interest, using the Engineering News Record (ENR) 20 Cities Construction Cost Index. Similar adjustments to the reimbursable costs will be made each January until payment is received. The initial ENR index to be used in the calculations is 6581. In the event that the benefiting properties develop, the City will collect the appropriate amounts from the developers *of* the benefiting properties, and reimburse the developer and City as appropriate, The charges for a benefiting property shall be paid in full at the time of the first development on that property.

FUNDING: Appiicant fees and reimbursemerit fees collected from future deveiopment

for Richard C Prima, Jr
Public Works Director

Prepared by Sharon A. Welch. Senior Civil Engineer

RCP/SAW/pmf

Attachments

cc: Senior Civil Engineer – Development Services
Lodi 2000 Distribution Trust
Siegfried Engineering
Mailing List

EXHIBIT 1

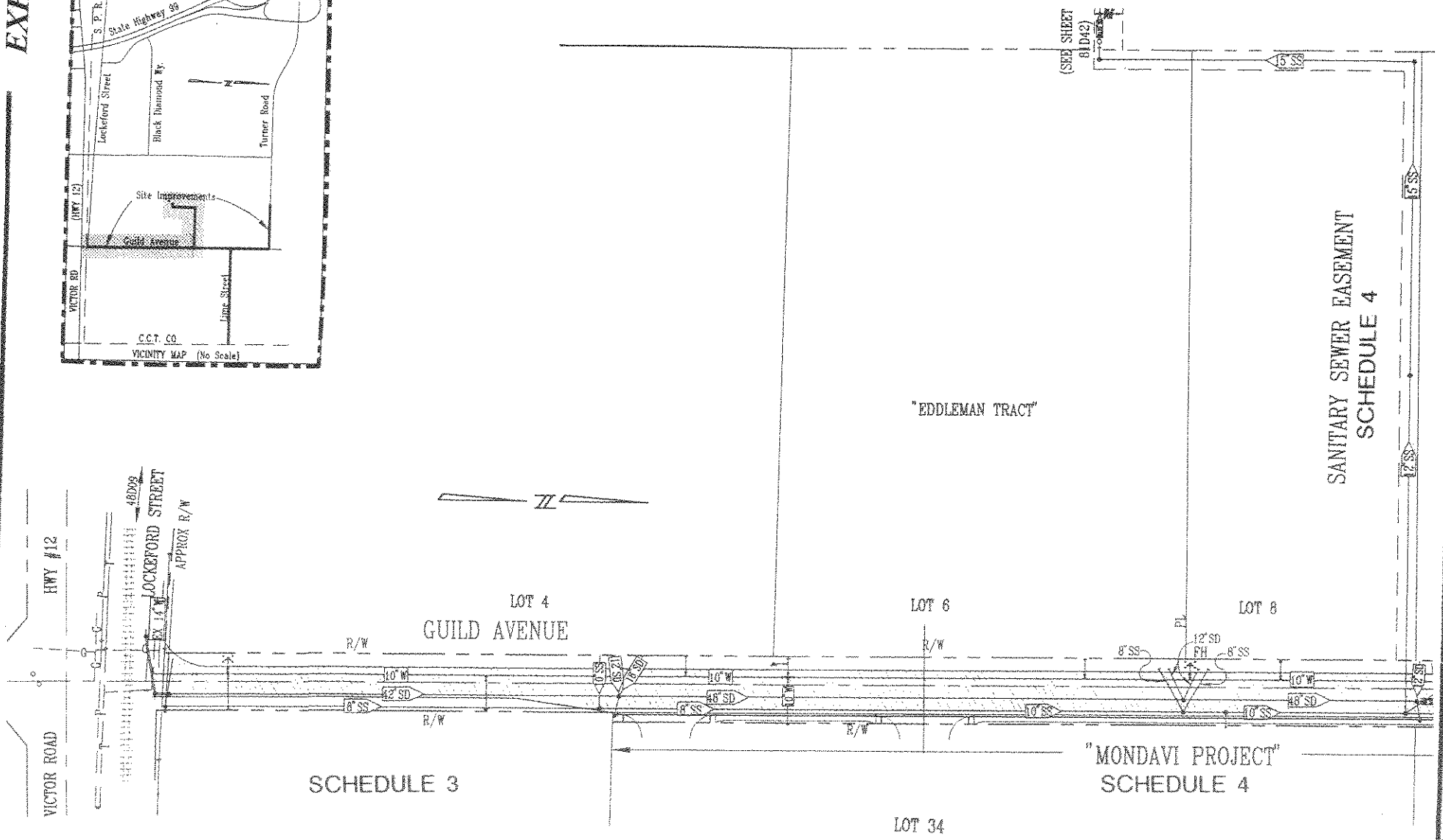


EXHIBIT 1 1/3

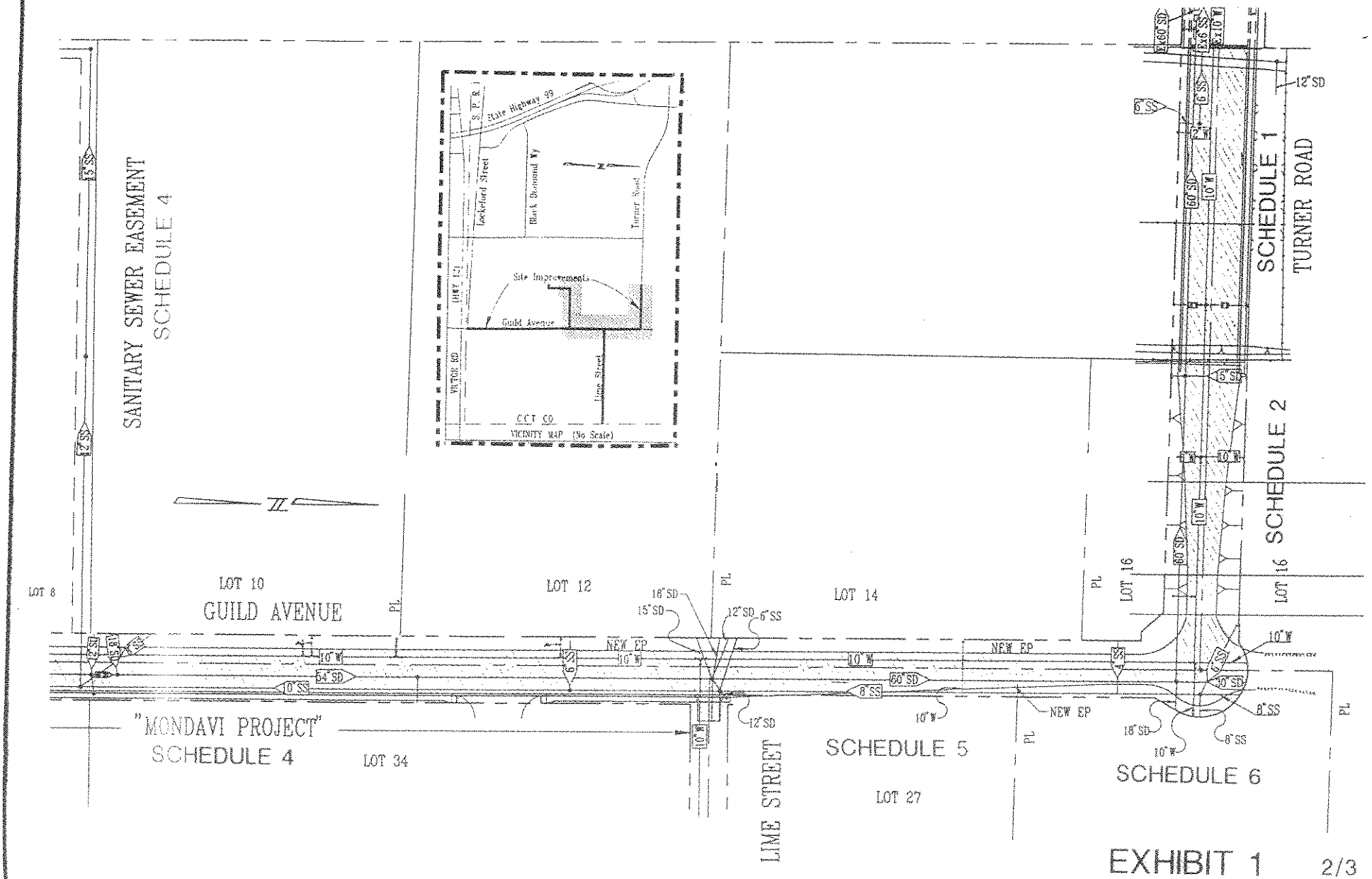

SANITARY SEWER EASEMENT
SCHEDULE 4
LOT 8
LOT 10
GUILD AVENUE
LOT 12
LOT 14
LOT 16
SCHEDULE 1
TURNER ROAD
SCHEDULE 2
LOT 16
"MONDAVI PROJECT"
SCHEDULE 4
LOT 34
LIME STREET
SCHEDULE 5
LOT 27
SCHEDULE 6
NEW EP
PL
State Highway 99
Lockford Street
Black Diamond Wy
Turner Road
Site Improvements
Guild Avenue
Lime Street
CCT CO
VICINITY MAP (No Scale)

EXHIBIT 1 2/3

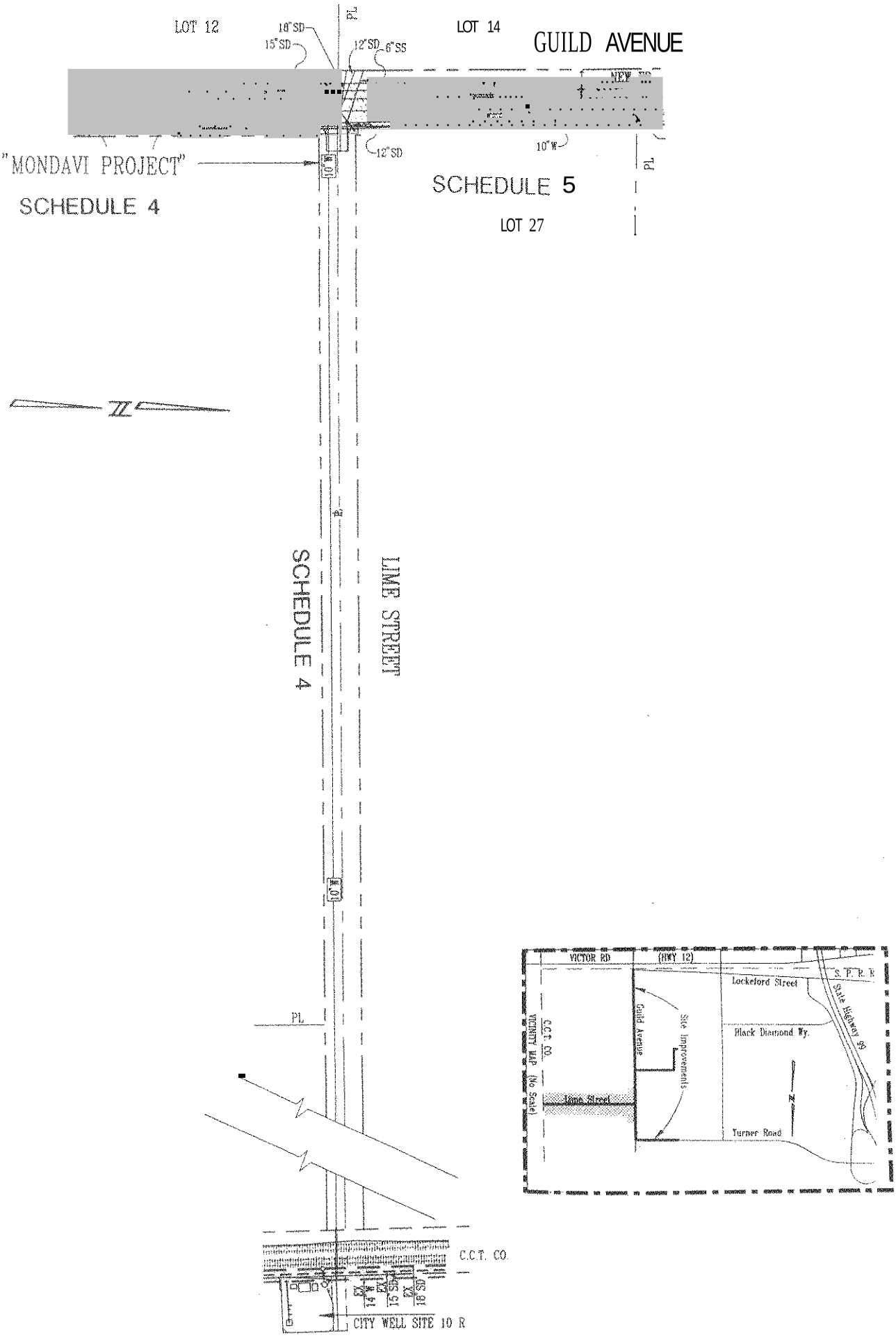

LOT 12
18"SD
15"SD
12"SD
6"SS
LOT 14
GUILD AVENUE
NEW SD
10"W
12"SD
PL
"MONDAVI PROJECT"
SCHEDULE 4
SCHEDULE 5
LOT 27
SCHEDULE 4
LIME STREET
PL
C.C.T. CO.
CITY WELL SITE 10 R
VICTOR RD
(HWY 12)
S. P. R. R.
Lockeford Street
State Highway 88
Black Diamond Wy.
Guild Avenue
Site Improvements
C.C.T. CO.
Lime Street
Turner Road
VICINITY MAP (No Scale)

EXHIBIT 1

3/3

EXHIBIT 2

WHEN RECORDED, RETURN TO:
City Clerk
City of Lodi
221 West Pine Street
Lodi, CA 95240

REIMBURSEMENT
for
PUBLIC IMPROVEMENTS
for
770 N GUILD AVENUE

AGREEMENT # RA-03-01

THIS AGREEMENT is made by and between the CITY OF LODI, hereinafter referred to as "City", and LODI DISTRIBUTION TRUST 2000 hereinafter referred to as "Applicant".

RECITALS:

WHEREAS, Applicant is the developer of that certain parcel known as 770 N. Guild Avenue and entered into an improvement Agreement with the City dated May 17, 2001, to construct public improvements needed to serve the development, and

WHEREAS, the Applicant constructed certain public improvements on Guild Avenue and Turner Road (hereinafter "Improvements"), including street pavement, water, wastewater arid storm drain lines, and other miscellaneous and related items, that will serve those properties, hereinafter "Benefit Area", that are designated and shown on the plan attached and labeled Exhibit A to this agreement and indicated thereon; and

WHEREAS, the Applicant has filed a request with the Public Works Director in conformance with Chapter 16.40 of the Lodi Municipal Code requesting reimbursement for those improvements which benefit other properties in the Benefit Area or would be required *of* those properties upon development, and

WHEREAS. the property owners *of* those properties shown in Exhibit A have been notified and the City Council has conducted a public hearing regarding the Applicant's request for reimbursement.

NOW THEREFQRE, in consideration of the mutual covenants and conditions herein contained and pursuant to Government Code Sections 66485 through 66489 and Title 16 of the Lodi Municipal Code, it is hereby agreed between the parties as fallows:

1. The amount of the reimbursable costs due to the Applicant includes construction costs, including utility relocation costs. less any applicable credits plus administrative and engineering design costs (10%), engineering plan check fees, engineering inspection fees (2.5%)and the reimbursement application fee (1%). Total construction costs and costs attributable to the Benefit Area are shown on attached Exhibit B.
2. The reimbursable amount shall be recalculated annually to include an amount attributable to interest, using the Engineering News Record (ENR) 20 Cities Construction Cost Index. On uncollected reimbursements, the reimbursement

rates shall be calculated in January of each year beginning January 2004 by the following formula:

(ENR Jan. 1 of current year) ÷ (initial ENR) X (Balance due Jan. 1 of prior year less payments made during the previous year)

The initial ENR index for this agreement is 6581. The initial reimbursable amounts for each property within the Benefit Area are shown on Exhibit C

3. In the event that the benefiting properties shown on Exhibit A develop, the City shall collect the appropriate charges from the developers of the benefiting property and reimburse the Applicant or the Applicant's heirs, successors or assigns, for a period of fifteen (15) years. The charges for a benefiting property shall be paid in full at the time of the first development on that property.

4. The Applicant shall pay the City $5,030.83 for the preparation of this agreement prior to approval and recording of this agreement. This is based on one percent (1%) of the reimbursable construction costs, excluding engineering, administrative arid other costs.

5 Upon each collection of reimbursement charges, an administrative charge shall be deducted and retained by the City for administering the reimbursement provisions of this agreement. This charge shall be established from time to time by resolution of the City Council. As of the date of this agreement, the current charge is $60.00.

6. This agreement shall inure to the benefit of the heirs. successors and assigns of the Applicant. The City shall mail the reimbursement to the last address of the Applicant on file with the Public Works Director of the City. In the event a reimbursement is returned or unclaimed after two (2) years from the date of mailing, the amount of the reimbursement shall revert to the City and be deposited in the appropriate development impact mitigation fee fund.

7. All correspondence and payments herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

Correspondence and payments to City shall be addressed as follows:

Richard C. Prima, Jr.
Public Works Director
221 West Pine Street
P. O. Box 3006
Lodi, CA 95241-1910

Correspondence and payments to Applicant shall be addressed as follows:

8. This agreement is entered into pursuant to the provisions of Title 16 of the Lodi Municipal Code and !he provisions of that section shall be deemed a part of this agreement.

IN WITNESS WHEREOF. the Applicant and the City have caused their names to be hereunto affixed and the City of Lodi has caused its corporate name and seal to be hereunto affixed by its proper officers thereunto duly authorized.

LODI DISTRIBUTION 'TRUST 2000, by First Security Bank, Nationa! Association. not in its Individual capacity but solely as Owner Trustee

_____ Date

(CORPORATE SEAL)

CITY OF LODI, A MUNICIPAL CORPORATION

By: _____ _____ _____
H Dixon Fiynn, City Manager Date

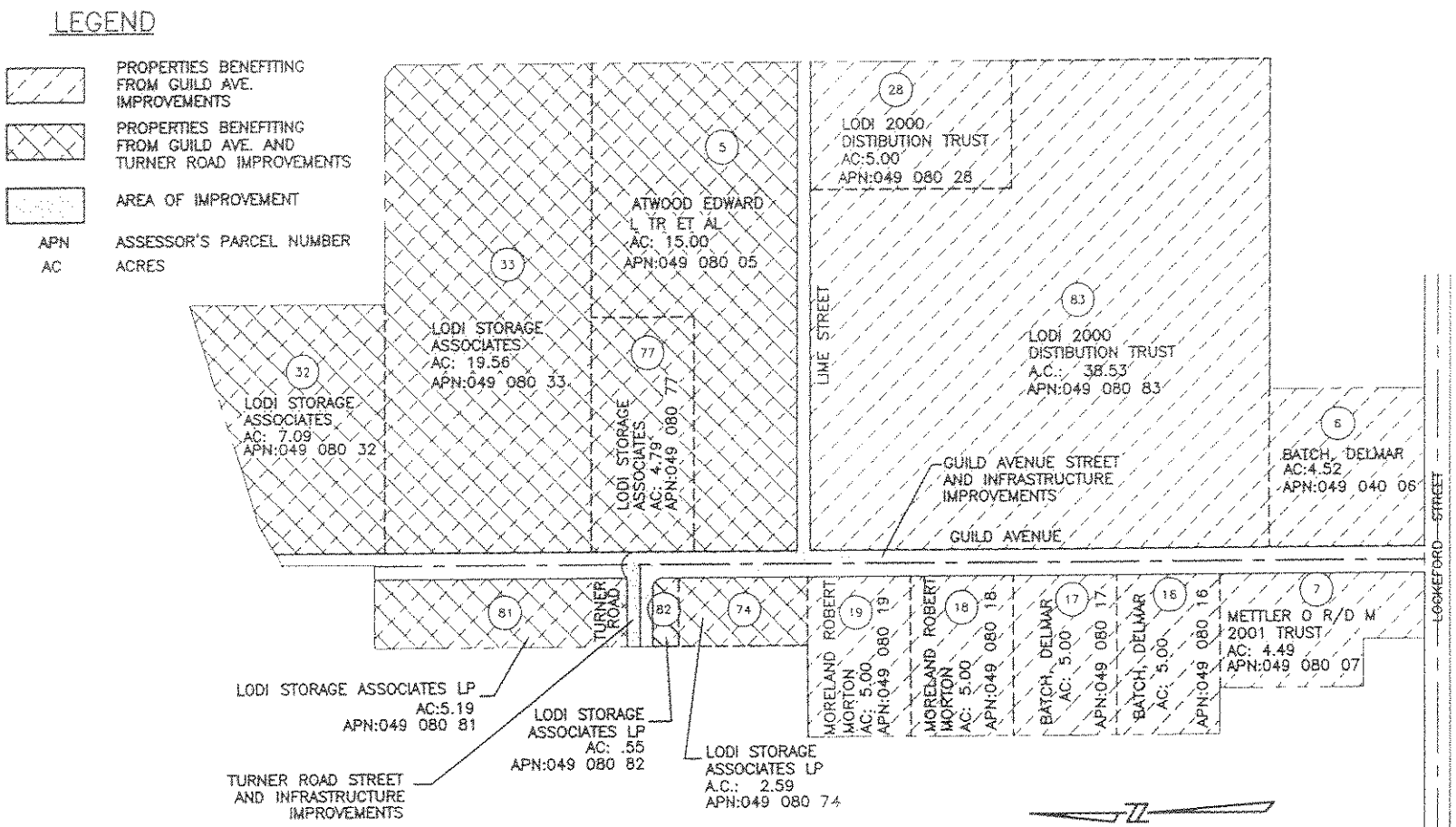
ATTEST:

_____ _____
Susan J. Blackston, City Clerk Date

APPROVED AS TO FORM:

_____
Randall A. Hays, City Attorney

EXHIBIT A



BENEFIT AREA

EXHIBIT B

Public Works Department

Development 770 N. Guild Avenue
Developer Lodi 2000 Distribution Trust

	TOTAL COST OF PROJECT IMPROVEMENTS [1]					DEVELOPER COSTS [1]		COST OF CITY-FUNDED FACILITIES BUILT BY DEVELOPER [1]		DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total	Quantity	Total
Schedule 1 (Turner Road Sta. 699+17.7 to Sta. 702+61											
	Street System										
1	Miscellaneous Grading	1	LS	$870.00	$870.00	1	$870.00	0	$0.00	1	$870.00
2	Asphalt Removal	1	LS	400.00	400.00	0.80	320.00	0.20	80.00	0.80	320.00
3	Clear & Grub	1	LS	2,500.00	2,500.00	0.85	2,125.00	0.15	375.00	0.85	2,125.00
4	Chain Link Fence Removal	1	LS	4,000.00	4,000.00	1	4,000.00	0	0.00	1	4,000.00
5	Roadway Excavation	520	CY	4.00	2,480.00	527	2,108.00	93	372.00	527	2,108.00
6	Compact Original Ground (0.50')	21,240	SF	0.12	2,548.80	17,112	2,053.44	4,128	495.36	17,112	2,053.44
7	Compact Native Material (0.80')	21,240	SF	0.14	2,973.60	17,112	2,395.68	4,128	577.92	17,112	2,395.68
8	Aggregate Base, Class II (0.75')	21,240	SF	0.85	18,054.00	17,112	14,545.20	4,128	3,508.80	17,112	14,545.20
9	Asphalt Concrete, Type B (0.40')	21,240	SF	1.25	26,550.00	17,112	21,390.00	4,128	5,160.00	17,112	21,390.00
10	30' Commercial Driveway	1	EA	2,200.00	2,200.00	1	2,200.00	0	0.00	1	2,200.00
11	Vertical Curb, Gutter & Sidewalk	309	LF	24.00	7,416.00	309	7,416.00	0	0.00	309	7,416.00
12	Vertical Curb & Gutter	344	LF	14.00	4,816.00	344	4,816.00	0	0.00	344	4,816.00
13	Comm. CGSW & AC Dike	76	LF	15.00	1,140.00	76	1,140.00	0	0.00	76	1,140.00
14	Concrete Subgrade Compaction	3,440	SF	0.40	1,376.00	3,440	1,376.00	0	0.00	3,440	1,376.00
15	Barricade	1	EA	300.00	300.00	1	300.00	0	0.00	1	300.00
16	Traffic Control Plan	1	LS	165.00	165.00	0.81	132.93	0.19	32.07	0.81	132.93
17	Traffic Control Plan	1	LS	3,190.00	3,190.00	0.81	2,570.02	0.19	619.98	0.81	2,570.02
18	Pavement Marking & Striping	1	LS	1,281.17	1,281.17	0.81	1,032.17	0.19	249.00	0.81	1,032.17
19	Street Lights	1	LS	9,800.00	9,800.00	1	9,800.00	0	0.00	1	9,800.00
				Subtotal	$92,060.57	*Subtotal*	$80,590.45	*Subtotal*	$11,470.12	*Subtotal*	$80,590.45
								10% Engineering & Administration	1,147.01		
								Subtotal Street System	$12,617.13		
	Storm Drain System										
1	60" CIP	344	LF	$99.00	$34,056.00	0	$0.00	344	$34,056.00	0	$0.00
2	15" SD	15	LF	35.00	525.00	15	525.00	0	0.00	0	0.00
3	12" SD	0	LF	33.00	0.00	0	0.00	0	0.00	1	180.00
4	Pipe Marker	1	EA	180.00	180.00	1	180.00	0	0.00	1	1,200.00
5	Drop Inlet Catch Basin	1	EA	1,200.00	1,200.00	1	1,200.00	0	0.00		
				Subtotal	$35,961.00	*Subtotal*	$1,905.00	*Subtotal*	$34,056.00	*Subtotal*	$1,905.00
								10% Engineering & Administration	3,405.60		
								Subtotal Storm Drain System	$37,461.60		
	Sanitary Sewer System										
1	6" Sanitary Sewer Pipe (VCP)	105	LF	$31.00	$3,255.00	105	$3,255.00	0	$0.00	105	$3,255.00
2	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	1	2,600.00	0	0.00	1	2,600.00
3	Pipe Marker	1	EA	180.00	180.00	1	180.00	0	0.00	1	180.00
4	Remove Existing Riser	1	EA	240.00	240.00	1	240.00	0	0.00	1	240.00
				Subtotal	$6,275.00	*Subtotal*	$6,275.00	*Subtotal*	$0.00	*Subtotal*	$5,275.00
								10% Engineering & Administration	0.00		
								Subtotal Sanitary Sewer System	$0.00		
	Water System										
1	10" Water Pipe (PVC)	434	LF	$25.00	$10,850.00	434	$10,160.00	345	$690.00	434	$10,160.00
2	10" Water Lateral (PVC)	35	LF	25.00	875.00	35	875.00	0	0.00	35	875.00
3	10" Water Valve	2	EA	1,100.00	2,200.00	2	1,700.00	2	500.00	2	1,700.00
4	10" Water Lateral Valve	1	EA	1,100.00	1,100.00	1	1,100.00	0	0.00	1	1,100.00
5	8" Water Lateral Valve	1	EA	850.00	850.00	1	850.00	0	0.00	1	850.00
6	10" x 10" Cross	1	EA	550.00	550.00	1	550.00	0	0.00	1	550.00
7	10" x 8" Reducer	1	EA	180.00	180.00	1	180.00	0	0.00	1	180.00
8	8" Fire Hydrant Assembly	1	EA	2,700.00	2,700.00	1	2,700.00	0	0.00	1	2,700.00
9	Pipe Marker	1	EA	180.00	180.00	1	180.00	0	0.00	1	180.00
10	Blow Off	1	EA	700.00	700.00	1	700.00	0	0.00	1	700.00
				Subtotal	$20,185.00	*Subtotal*	$18,995.00	*Subtotal*	$1,190.00	*Subtotal*	$18,995.00
								10% Engineering & Administration	119.00		
								Subtotal Water System	$1,309.00		
				Schedule 1 Total	$154,481.57	Total	$107,765.45	Total	$51,387.73	Total	$107,765.45
										Prepaid by Cal Waste	($107,765.45)
										Total	$0.00

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				DEVELOPER COSTS [2]		COST OF CITY-FUNDED FACILITIES BUILT BY DEVELOPER [3]		DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA [4]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total	Quantity	Total
Schedule 2 (Turner Road Sta. 702+61.3 to Sta. 705+48)											
	Street System										
1	Miscellaneous Grading	1	LS	$530.00	$530.00	0	$0.00	1	$530.00	0	$0.00
2	Aphalt Removal	1	LS	600.00	600.00	0	0.00	1	600.00	0	0.00
3	Clear & Grub	1	LS	12,800.00	12,800.00	0	0.00	1	12,800.00	0	0.00
4	Roadway Excavation	380	CY	4.00	1,520.00	0	0.00	380	1,520.00	0	0.00
5	Compact Original Ground (0.50')	13,024	SF	0.12	1,562.88	0	0.00	13,024	1,562.88	0	0.00
6	Compact Native Material (0.80')	13,024	SF	0.14	1,823.36	0	0.00	13,024	1,823.36	0	0.00
7	Aggregate Base, Class II (0.75')	13,024	SF	0.85	11,070.40	0	0.00	13,024	11,070.40	0	0.00
8	Asphalt Concrete, Type S (0.40')	13,024	SF	1.25	16,280.00	0	0.00	13,024	16,280.00	0	0.00
9	6" Asphalt Dike	210	LF	5.00	1,050.00	0	0.00	210	1,050.00	0	0.00
10	Shoulder on Turner Road (N & S)	320	LF	2.50	800.00	0	0.00	320	800.00	0	0.00
11	Street Sign & Posts	1	EA	320.00	320.00	0	0.00	1	320.00	0	0.00
12	Traffic Control Plan	1	LS	135.00	135.00	0	0.00	1	135.00	0	0.00
13	Traffic Control Plan	1	LS	2,610.00	2,610.00	0	0.00	1	2,610.00	0	0.00
14	Pavement Marking & Striping	1	LS	1,048.23	1,048.23	0	0.00	1	1,048.23	0	0.00
15	Street Lights	0	LS	0.00	0.00	0	0.00	0	0.00	0	0.00
				Subtotal	$52,149.87	*Subtotal*	$0.00	*Subtotal*	$52,149.87	*Subtotal*	$0.00
								10% Engineering & Administration	5,214.99		
								Subtotal Street System	$57,364.86		
	Storm Drain System										
1	60" CIP	280	LF	$99.00	$27,720.00	0	$0.00	280	$27,720.00	280	$0.00
2	60" RCP	50	LF	160.00	8,000.00	0	0.00	50	8,000.00	0	0.00
3	15" Storm Dram	90	LF	35.00	3,150.00	90	3,150.00	0	0.00	0	3,150.00
4	12" Storm Drain	88	LF	33.00	2,904.00	88	2,904.00	0	0.00	0	2,904.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	0	0.00	1	5,300.00	1	0.00
6	Pipe Marker	4	EA	180.00	720.00	4	720.00	0	0.00	0	720.00
				Subtotal	$47,794.00	*Subtotal*	$6,774.00	*Subtotal*	$41,020.00	*Subtotal*	$6,774.00
								10% Engineering & Administration	4,102.00		
								Subtotal Storm Drain System	$45,122.00		
	Water System										
1	10" Water Pipe (PVC)	288	LF	$25.00	$7,200.00	0	$0.00	288	$7,200.00	0	$0.00
2	10" Water Valve	1	EA	1,100.00	1,100.00	0	0.00	1	1,100.00	0	0.00
3	10" Water Lateral (PVC)	46	LF	25.00	1,150.00	0	0.00	46	1,150.00	0	0.00
4	10" Water Lateral Valve	1	EA	1,100.00	1,100.00	0	0.00	1	1,100.00	0	0.00
5	8" Water Pipe (PVC)	30	LF	26.00	780.00	0	0.00	30	780.00	0	0.00
6	8" Water Valve	1	EA	850.00	850.00	0	0.00	1	850.00	0	0.00
7	6" Water Pipe (PVC)	30	LF	24.00	720.00	0	0.00	30	720.00	0	0.00
8	6" Water Valve	1	EA	700.00	700.00	0	0.00	1	700.00	0	0.00
9	10" x 10" Cross	1	EA	550.00	550.00	0	0.00	1	550.00	0	0.00
10	10" x 8" Reducer	1	EA	180.00	180.00	0	0.00	1	180.00	0	0.00
11	10" x 10" x 6" x 6" Cross	1	EA	180.00	180.00	0	0.00	1	180.00	0	0.00
11	Blowoff	3	EA	700.00	2,100.00	0	0.00	3	2,100.00	0	0.00
12	Pipe Marker	3	EA	180.00	540.00	0	0.00	3	540.00	0	0.00
				Subtotal	$17,150.00	*Subtotal*	$0.00	*Subtotal*	$17,150.00	*Subtotal*	$0.00
								10% Engineering & Administration	1,715.00		
								Subtotal Water System	$18,865.00		
				Schedule 2 Total	$117,093.87	Total	$6,774.00	Total	$121,351.86	Total	$6,774.00

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				DEVELOPER COSTS [1]		COST OF CITY-FUNDED FACILITIES BUILT BY DEVELOPER [1]		DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA [2]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total	Quantity	Total
Schedule 3 (Guild Avenue Sta. 114+13.8 to Sta. 119+28.7)											
	Street System										
1	Miscellaneous Grading	1	LS	$2,016.00	$2,016.00	0.16	$322.56	0.84	$1,693.44	0.16	$322.56
2	Asphalt Removal	1	LS	3,040.00	3,040.00	0.16	486.40	0.84	2,553.60	0.16	486.40
3	Clear & Grub	1	LS	272.00	272.00	0.16	43.52	0.84	228.48	0.16	43.52
4	Roadway Excavation	1,280	CY	4.00	5,120.00	205	819.20	1,075	4,300.80	205	819.20
5	Compact Original Ground (0.50')	17,519	SF	0.12	2,102.28	2,835	340.20	14,684	1,762.08	2,835	340.20
6	Compact Native Material (0.80')	17,519	SF	0.14	2,452.66	2,835	396.90	14,684	2,055.76	2,835	396.90
7	Aggregate Base, Class II (0.80')	17,519	SF	0.87	15,241.53	2,835	2,466.45	14,684	12,775.08	2,835	2,466.45
8	Asphalt Concrete, Type B (0.40')	17,519	SF	1.25	21,898.75	2,835	3,543.75	14,684	18,355.00	2,835	3,543.75
9	Driveway Repair	3	EA	500.00	1,500.00	0	0.00	3	1,500.00	0	0.00
10	Shoulder (E & W)	1,030	LF	2.40	2,472.00	515	1,236.00	515	1,236.00	515	1,236.00
11	Traffic Control Plan	1	LS	240.00	240.00	0.16	38.40	0.84	201.60	0.16	38.40
12	Traffic Control Plan	1	LS	4,640.00	4,640.00	0.16	742.40	0.84	3,897.60	0.16	742.40
13	Pavement Marking & Striping	1	LS	1,863.52	1,863.52	0.16	298.16	0.84	1,565.36	0.16	298.16
14	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00	0	0.00
				Subtotal	$62,858.74	*Subtotal*	$10,733.94	*Subtotal*	$52,124.80	*Subtotal*	$10,733.94
								10% Engineering & Administration	5,212.48		
								Subtotal Street System	$57,337.28		
	Storm Drain System										
1	42" CIP	496	LF	$65.00	$32,240.00	0	$0.00	496	$32,240.00	0	$0.00
2	24" Storm Drain	10	LF	50.00	500.00	0	0.00	10	500.00	0	0.00
3	18" Storm Drain	182	LF	48.00	8,736.00	0	0.00	182	8,736.00	0	0.00
5	12" Storm Drain	80	LF	33.00	2,640.00	0	0.00	80	2,640.00	0	0.00
6	48" Storm Drain Manhole	3	EA	3,100.00	9,300.00	0	0.00	3	9,300.00	0	0.00
7	Relocate Double 18" SD	1	LS	5,698.26	5,698.26	0	0.00	1	5,698.26	0	0.00
8	Pipe Marker	2	EA	180.00	360.00	0	0.00	2	360.00	0	0.00
9	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	1	1,200.00	0	0.00
				Subtotal	$60,674.26	*Subtotal*	$0.00	*Subtotal*	$60,674.26	*Subtotal*	$0.00
								10% Engineering & Administration	6,067.43		
								Subtotal Storm Drain System	$66,741.69		
	Sanitary Sewer System										
1	8" Sanitary Sewer Pipe (VCP)	565	LF	$36.00	$20,340.00	0	$0.00	565	$20,340.00	0	$0.00
2	Sanitary Sewer Manhole	2	EA	2,600.00	5,200.00	0	0.00	2	5,200.00	0	$0.00
3	Pipe Marker	1	EA	180.00	180.00	0	0.00	1	180.00	0	$0.00
4	Sanitary Sewer Riser	1	EA	240.00	240.00	0	0.00	1	240.00	0	$0.00
				Subtotal	$25,960.00	*Subtotal*	$0.00	*Subtotal*	$25,960.00	*Subtotal*	$0.00
								10% Engineering & Administration	2,596.00		
								Subtotal Sanitary Sewer System	$28,556.00		
	Water System										
1	10" Water Pipe (PVC)	508	LF	$25.00	$12,700.00	508	$11,684.00	508	$1,016.00	508	$11,684.00
2	10" Water Valve	4	EA	1,100.00	4,400.00	4	3,400.00	4	1,000.00	4	3,400.00
3	8" Water Pipe (PVC)	56	LF	26.00	1,456.00	56	1,456.00	0	0.00	56	1,456.00
4	8" Water Valve	2	EA	850.00	1,700.00	2	1,700.00	0	0.00	2	1,700.00
4	6" Water Valve	2	EA	700.00	1,400.00	2	1,400.00	0	0.00	2	1,400.00
5	10" x 6" Reducer	2	EA	180.00	360.00	2	360.00	0	0.00	2	360.00
5	10" x 8" Reducer	2	EA	180.00	360.00	2	360.00	0	0.00	2	360.00
6	10" x10" Cross Assembly	2	EA	550.00	1,100.00	2	1,100.00	0	0.00	2	1,100.00
7	6" Fire Hydrant Assembly	2	EA	2,500.00	5,000.00	2	5,000.00	0	0.00	2	5,000.00
8	Pipe Marker	2	EA	180.00	360.00	2	360.00	0	0.00	2	360.00
9	Blow Off	2	EA	700.00	1,400.00	2	1,400.00	0	0.00	2	1,400.00
				Subtotal	$30,236.00	*Subtotal*	$28,220.00	*Subtotal*	$2,016.00	*Subtotal*	$28,220.00
								10% Engineering & Administration	201.60		
								Subtotal Water System	$2,217.60		
				Schedule 3 Total	$179,729.00	Total	$38,953.94	Total	$154,852.56	Total	$38,953.94

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				DEVELOPER COSTS [1]		COST OF CITY-FUNDED FACILITIES BUILT BY DEVELOPER [1]		DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total	Quantity	Total
Schedule 4 (Guild Avenue Sta. 119+28.7 to Sta. 134+14.8; Mondavi Project)											
	Street System										
1	Miscellaneous Grading	1	LS	$8,215.20	$8,215.20	0.38	$3,080.71	0.62	$5,134.49	0.08	$684.55
2	Asphalt Removal	1	LS	12,388.00	12,388.00	0.38	4,645.52	0.62	7,742.48	0.08	1,032.26
3	Clear & Grub	1	LS	1,108.40	1,108.40	0.38	415.55	0.62	692.75	0.08	92.36
4	Roadway Excavation	5,216	CY	4.00	20,864.00	1,956	7,824.04	3,260	13,039.96	435	1,738.54
5	Compact Original Ground (0.50')	71,333	SF	0.12	8,559.96	26,750	3,210.00	44,583	5,349.96	5,944	713.28
6	Compact Native Material (0.80')	71,333	SF	0.14	9,986.62	26,750	3,745.00	44,583	6,241.62	5,944	832.16
7	Aggregate Base, Class II (0.80')	71,333	SF	0.87	62,059.71	26,750	23,272.50	44,583	38,787.21	5,944	5,171.28
8	Asphalt Concrete, Type B (0.40')	71,333	SF	1.25	89,166.25	26,750	33,437.50	44,583	55,728.75	5,944	7,430.00
9	100' Commercial Driveway	1	EA	4,800.00	4,800.00	1	4,800.00	0	0.00	0	0.00
10	170' Commercial Driveway	2	EA	9,000.00	18,000.00	2	18,000.00	0	0.00	0	0.00
11	Vertical Curb, Gutter & Sidewalk	1,160	LF	24.00	27,840.00	1,160	27,840.00	0	0.00	0	0.00
12	Concrete Subgrade Compaction	11,146	SF	0.40	4,458.40	11,146	4,458.40	0	0.00	0	0.00
13	Shoulder (W)	1,486	LF	2.40	3,566.40	1,486	3,566.40	0	0.00	1,486	3,566.40
14	Barricade	2	EA	300.00	600.00	2	600.00	0	0.00	0	0.00
15	Mail Box Relocation	1	EA	150.00	150.00	1	150.00	0	0.00	1	150.00
16	Driveway Overlay	5	EA	500.00	1,500.00	3	1,500.00	0	0.00	3	1,500.00
17	Traffic Control Plan	1	LS	690.00	690.00	0.38	258.75	0.62	431.25	0.08	57.50
18	Traffic Control	1	LS	13,340.00	13,340.00	0.38	5,002.52	0.62	8,337.48	0.08	1,111.59
19	Pavement Marking & Striping	1	LS	5,357.62	5,357.62	0.38	2,009.12	0.62	3,348.50	0.08	446.44
20	Street Lights	1	LS	21,600.00	21,600.00	1	21,600.00	0	0.00	1	21,600.00
				Subtotal	$314,250.56	*Subtotal*	$169,416.12	*Subtotal*	$144,834.44	*Subtotal*	$46,126.38
								10% Engineering & Administration	14,483.44		
								Subtotal Street System	$159,317.89		
	Storm Drain System										
1	54" CIP	624	LF	$90.00	$56,160.00	0	$0.00	624	$56,160.00	0	$0.00
2	48" CIP	921	LF	80.00	73,680.00	0	0.00	921	73,680.00	0	0.00
3	42" RCP	40	LF	65.00	2,600.00	0	0.00	40	2,600.00	0	0.00
4	18" Storm Drain	108	LF	48.00	5,184.00	108	5,184.00	0	0.00	108	5,184.00
5	15" Storm Drain	45	LF	35.00	1,575.00	45	1,575.00	0	0.00	45	1,575.00
6	12" Storm Drain	60	LF	33.00	1,980.00	60	1,980.00	0	0.00	60	1,980.00
7	72" Storm Drain Manhole	0	EA	5,300.00	0.00	0	0.00	0	0.00	0	0.00
8	60" Storm Drain Manhole	5	EA	4,200.00	21,000.00	2	8,400.00	3	12,600.00	2	8,400.00
9	Pipe Marker	8	EA	180.00	1,440.00	8	1,440.00	0	0.00	8	1,440.00
10	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	1	1,200.00	0	0.00	1	1,200.00
				Subtotal	$184,819.00	*Subtotal*	$19,779.00	*Subtotal*	$145,040.00	*Subtotal*	$19,779.00
								10% Engineering & Administration	14,504.00		
								Subtotal Storm Drain System	$159,544.00		
	Sanitary Sewer System										
1	15" Sanitary Sewer Pipe (VCP)	683	LF	$75.00	$51,225.00	683	$34,150.00	683	$17,075.00	683	$34,150.00
2	12" Sanitary Sewer Pipe (VCP)	351	LF	67.00	23,517.00	351	12,636.00	351	10,881.00	351	12,636.00
3	10" Sanitary Sewer Pipe (VCP)	1,022	LF	50.00	51,100.00	1,022	51,100.00	0	0.00	1,022	51,100.00
4	8" Sanitary Sewer Pipe (VCP)	743	LF	36.00	26,748.00	743	26,748.00	0	0.00	743	26,748.00
5	6" Sanitary Sewer Pipe (VCP)	50	LF	31.00	1,550.00	50	1,550.00	0	0.00	50	1,550.00
6	Sanitary Sewer Manhole	5	EA	2,600.00	13,000.00	5	13,000.00	0	0.00	5	13,000.00
7	Pipe Marker	8	EA	180.00	1,440.00	8	1,440.00	0	0.00	8	1,440.00
8	Sanitary Sewer Riser	2	EA	240.00	480.00	2	480.00	0	0.00	2	480.00
				Subtotal	$169,060.00	*Subtotal*	$141,104.00	*Subtotal*	$27,956.00	*Subtotal*	$141,104.00
								10% Engineering & Administration	2,795.60		
								Subtotal Sanitary Sewer System	$30,751.60		
	Water System										
1	10" Water Pipe (PVC)	2,924	LF	$25.00	$73,100.00	2,924	$67,252.00	2,924	$5,848.00	2,924	$67,252.00
2	10" Water Pipe (DIP)	70	LF	27.00	1,890.00	70	1,750.00	70	140.00	70	1,750.00
3	10" Water Valve	24	EA	1,100.00	26,400.00	24	21,900.00	18	4,500.00	24	21,900.00
4	RR Xing Jack & Bore 18" Casing	46	LF	300.00	13,800.00	23	6,900.00	23	6,900.00	23	6,900.00
5	10" x 10" Cross	3	EA	550.00	1,650.00	3	1,650.00	0	0.00	3	1,650.00
6	Relocate 10" x 10" Cross	1	LS	1,049.69	1,049.69	1	1,049.69	0	0.00	1	1,049.69
7	10" x 10" x 6" x 6" Cross Assembly	3	EA	420.00	1,260.00	3	1,260.00	0	0.00	3	1,260.00
8	10" x 10" x 10" Tee	4	EA	300.00	1,200.00	4	1,200.00	0	0.00	4	1,200.00
9	10" x 10" x 6" Tee	4	EA	180.00	720.00	4	720.00	0	0.00	4	720.00
10	10" Blind Flange	3	EA	90.00	270.00	3	270.00	0	0.00	3	270.00
11	6" Blind Flange	3	EA	50.00	150.00	3	150.00	0	0.00	3	150.00
12	6" Gate Valve	7	EA	700.00	4,900.00	7	4,900.00	0	0.00	7	4,900.00
13	6" Fire Hydrant Assembly	7	EA	2,500.00	17,500.00	7	17,500.00	0	0.00	7	17,500.00
14	Pipe Marker	5	EA	180.00	900.00	5	900.00	0	0.00	5	900.00
15	Blow Off	5	EA	700.00	3,500.00	5	3,500.00	0	0.00	5	3,500.00
				Subtotal	$148,289.69	*Subtotal*	$130,901.69	*Subtotal*	$17,388.00	*Subtotal*	$130,901.69
								10% Engineering & Administration	1,738.80		
								Subtotal Water System	$19,126.80		
				Schedule 4 Total	$796,419.25	Total	$481,200.81	Total	$368,740.29	Total	$337,911.05

	TOTAL COST OF PROJECT IMPROVEMENTS [1]					DEVELOPER COSTS [1]		COST OF CITY-FUNDED FACILITIES BUILT BY DEVELOPER [1]		DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total	Quantity	Total
Schedule 5 (Guild Avenue Sta. 134+14.8 to Sta. 137+44.8)											
	Street System										
1	Miscellaneous Grading	1	LS	$1,600.20	$1,600.20	0	$0.00	1	$1,600.20	0	$0.00
2	Asphalt Removal	1	LS	2,413.00	2,413.00	0	0.00	1	2,413.00	0	0.00
3	Clear & Grub	1	LS	215.90	215.90	0	0.00	1	215.90	0	0.00
4	Roadway Excavation	1,016	CY	4.00	4,064.00	0	0.00	1,016	4,064.00	0	0.00
5	Compact Original Ground (0.50')	13,860	SF	0.12	1,663.20	0	0.00	13,860	1,663.20	0	0.00
6	Compact Native Material (0.80')	13,860	SF	0.14	1,940.40	0	0.00	13,860	1,940.40	0	0.00
7	Aggregate Base, Class II (0.80')	13,860	SF	0.87	12,058.20	0	0.00	13,860	12,058.20	0	0.00
8	Asphalt Concrete, Type B (0.40')	13,860	SF	1.25	17,325.00	0	0.00	13,860	17,325.00	0	0.00
9	Shoulder (E & W)	330	LF	2.40	792.00	0	0.00	330	792.00	0	0.00
10	6" Asphalt Dike	230	LF	5.00	1,150.00	0	0.00	230	1,150.00	0	0.00
11	Traffic Control Plan	1	LS	150.00	150.00	0	0.00	1	150.00	0	0.00
12	Traffic Control	1	LS	2,900.00	2,900.00	0	0.00	1	2,900.00	0	0.00
13	Pavement Marking & Striping	1	LS	1,164.70	1,164.70	0	0.00	1	1,164.70	0	0.00
14	Street Lights	0	EA	0.00	0.00	0	0.00		0.00	0	0.00
				Subtotal	$47,436.60	*Subtotal*	$0.00	*Subtotal*	$47,436.60	*Subtotal*	$0.00
								10% Engineering & Administration	4,743.66		
								Subtotal Street System	$52,180.26		
	Storm Drain System										
1	60" CIP	326	LF	$99.00	$32,274.00	0	$0.00	326	$32,274.00	0	$0.00
2	24" Storm Drain	45	LF	50.00	2,250.00	45	2,250.00	0	0.00	45	2,250.00
3	18" Storm Drain	45	LF	48.00	2,160.00	45	2,160.00	0	0.00	45	2,160.00
4	12" Storm Drain	70	LF	33.00	2,310.00	70	2,310.00	0	0.00	70	2,310.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	0	0.00	1	5,300.00	0	0.00
6	Pipe Marker	2	EA	180.00	360.00	2	360.00	0	0.00	2	360.00
7	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	1	1,200.00	0	0.00	1	1,200.00
				Subtotal	$45,854.00	*Subtotal*	$8,280.00	*Subtotal*	$37,574.00	*Subtotal*	$8,280.00
								10% Engineering & Administration	3,757.40		
								Subtotal Storm Drain System	$41,331.40		
	Sanitary Sewer System										
1	8" Sanitary Sewer Pipe (VCP)	352	LF	$36.00	$12,672.00	0	$0.00	352	$12,672.00	0	$0.00
2	6" Sanitary Sewer Pipe (VCP)	60	LF	31.00	1,860.00	0	0.00	60	1,860.00	0	0.00
3	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	0	0.00	1	2,600.00	0	0.00
4	Pipe Marker	1	EA	180.00	180.00	0	0.00	1	180.00	0	0.00
				Subtotal	$17,312.00	*Subtotal*	$0.00	*Subtotal*	$17,312.00	*Subtotal*	$0.00
								10% Engineering & Administration	1,731.20		
								Subtotal Sanitary Sewer System	$19,043.20		
	Water System										
1	10" Water Pipe (PVC)	397	LF	$25.00	$9,925.00	0	$0.00	397	$9,925.00	0	$0.00
2	10" Water Valve	4	EA	1,100.00	4,400.00	0	0.00	4	4,400.00	0	0.00
3	10" x10" Cross Assembly	1	EA	550.00	550.00	0	0.00	1	550.00	0	0.00
4	Pipe Marker	2	EA	180.00	360.00	0	0.00	2	360.00	0	0.00
5	Blow Off	2	EA	700.00	1,400.00	0	0.00	2	1,400.00	0	0.00
				Subtotal	$16,635.00	*Subtotal*	$0.00	*Subtotal*	$16,635.00	*Subtotal*	$0.00
								10% Engineering & Administration	1,663.50		
								Subtotal Water System	$18,298.50		
				Schedule 5 Total	$127,237.80	Total	$8,280.00	Total	$130,853.36	Total	$8,280.00

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				DEVELOPER COSTS [1]		COST OF CITY-FUNDED FACILITIES BUILT BY DEVELOPER [1]		DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total	Quantity	Total
Schedule 6 (Guild Avenue Sta. 137+44.8 to Sta. 139+81)											
	Street System										
1	Miscellaneous Grading	1	LS	$768.80	$768.80	0	$0.00	1	$768.80	0	$0.00
2	Asphalt Removal	1	LS	1,159.00	1,159.00	0	0.00	1	1,159.00	0	0.00
3	Clear & Grub	1	LS	193.70	193.70	0	0.00	1	193.70	0	0.00
4	Roadway Excavation	488	CY	4.00	1,952.00	0	0.00	488	1,952.00	0	0.00
5	Compact Original Ground (0.50')	6,700	SF	0.12	804.00	0	0.00	6,700	804.00	0	0.00
6	Compact Native Material (0.80')	6,700	SF	0.14	938.00	0	0.00	6,700	938.00	0	0.00
7	Aggregate Base, Class II (0.80')	6,700	SF	0.87	5,829.00	0	0.00	6,700	5,829.00	0	0.00
8	Asphalt Concrete, Type B (0.40')	6,700	SF	1.25	8,375.00	0	0.00	6,700	8,375.00	0	0.00
9	Survey Monument	1	EA	550.00	550.00	0	0.00	1	550.00	0	0.00
10	Traffic Control Plan	1	LS	120.00	120.00	0	0.00	1	120.00	0	0.00
11	Traffic Control	1	LS	2,320.00	2,320.00	0	0.00	1	2,320.00	0	0.00
12	Pavement Marking & Striping	1	LS	931.76	931.76	0	0.00	1	931.76	0	0.00
13	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00	0	0.00
				Subtotal	$23,851.06	*Subtotal*	$0.00	*Subtotal*	$23,851.06	*Subtotal*	$0.00
								10% Engineering & Administration	2,385.11		
								Subtotal Street System	$26,236.17		
	Storm Drain System										
1	60" CIP	155	LF	$99.00	$15,345.00	0	$0.00	155	$15,345.00	0	$0.00
2	60" RCP	10	LF	160.00	1,600.00	0	0.00	10	1,600.00	0	0.00
3	30" Storm Drain	68	LF	66.00	4,488.00	68	4,488.00	0	0.00	68	4,488.00
4	18" Storm Drain	30	LF	48.00	1,440.00	30	1,440.00	0	0.00	30	1,440.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	0	0.00	1	5,300.00	0	0.00
6	Pipe Marker	2	EA	180.00	360.00	2	360.00	0	0.00	2	360.00
				Subtotal	$28,533.00	*Subtotal*	$6,288.00	*Subtotal*	$22,245.00	*Subtotal*	$6,288.00
								10% Engineering & Administration	2,224.50		
								Subtotal Storm Drain System	$24,469.50		
	Sanitary Sewer System										
1	8" Sanitary Sewer Pipe (VCP)	230	LF	$36.00	$8,280.00	0	$0.00	230	$8,280.00	0	$0.00
2	6" Sanitary Sewer Pipe (VCP)	80	LF	31.00	2,480.00	0	0.00	80	2,480.00	0	$0.00
3	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	0	0.00	1	2,600.00	0	$0.00
4	4" Sanitary Sewer Service (55 LF)	1	EA	2,000.00	2,000.00	0	0.00	1	2,000.00	0	$0.00
5	Pipe Marker	3	EA	180.00	540.00	0	0.00	3	540.00	0	$0.00
				Subtotal	$15,900.00		$0.00		$15,900.00		$0.00
						Subtotal		10% Engineering & Administration	1,590.00	*Subtotal*	
								Subtotal Sanitary Sewer System	$17,490.00		
	Water System										
1	10" Water Pipe (PVC)	244	LF	$25.00	$6,100.00	0	$0.00	244	$6,100.00	0	$0.00
2	10" Water Valve	4	EA	1,100.00	4,400.00	0	0.00	4	4,400.00	0	0.00
3	10" x10" Cross Assembly	1	EA	550.00	550.00	0	0.00	1	550.00	0	0.00
4	Blow Off	2	EA	700.00	1,400.00	0	0.00	2	1,400.00	0	0.00
				Subtotal	$12,450.00		$0.00		$12,450.00		$0.00
								10% Engineering & Administration	1,245.00		
								Subtotal Water System	$13,695.00		
				Schedule 6 Total	$80,734.06	Total	$6,288.00	Total	$81,890.67	Total	$6,288.00
		TOTAL COST OF IMPROVEMENTS			$1,455,895.35	TOTAL	$629,262.20	TOTAL	$909,076.47	TOTAL	$398,206.99
						PGE Relocation Fee	$57,333.30			PGE Relocation Fee	$57,333.30
						Pacific Bell Relocation Fee	$47,542.41			Pacific Bell Relocation Fee	$47,542.41
						TOTAL CONSTRUCTION COSTS	$734,137.91			TOTAL CONSTRUCTION COSTS ATTRIBUTABLE TO BENEFIT AREA	$503,082.70
										10% Engineering & Administration	$39,820.70
										Engineering Plan Check Fee	$6,177.55
										Engineering Inspection Fee (2.5%)	$9,955.17
										Reimbursement Application Fee (1%)	$5,030.83
										TOTAL DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA	$564,066.96

[1] The amounts shown are based on contract and change order prices provided by Siegfried Engineering, the Developer's engineer

EXHIBIT C

SUMMARY OF REIMBURSEMENTS

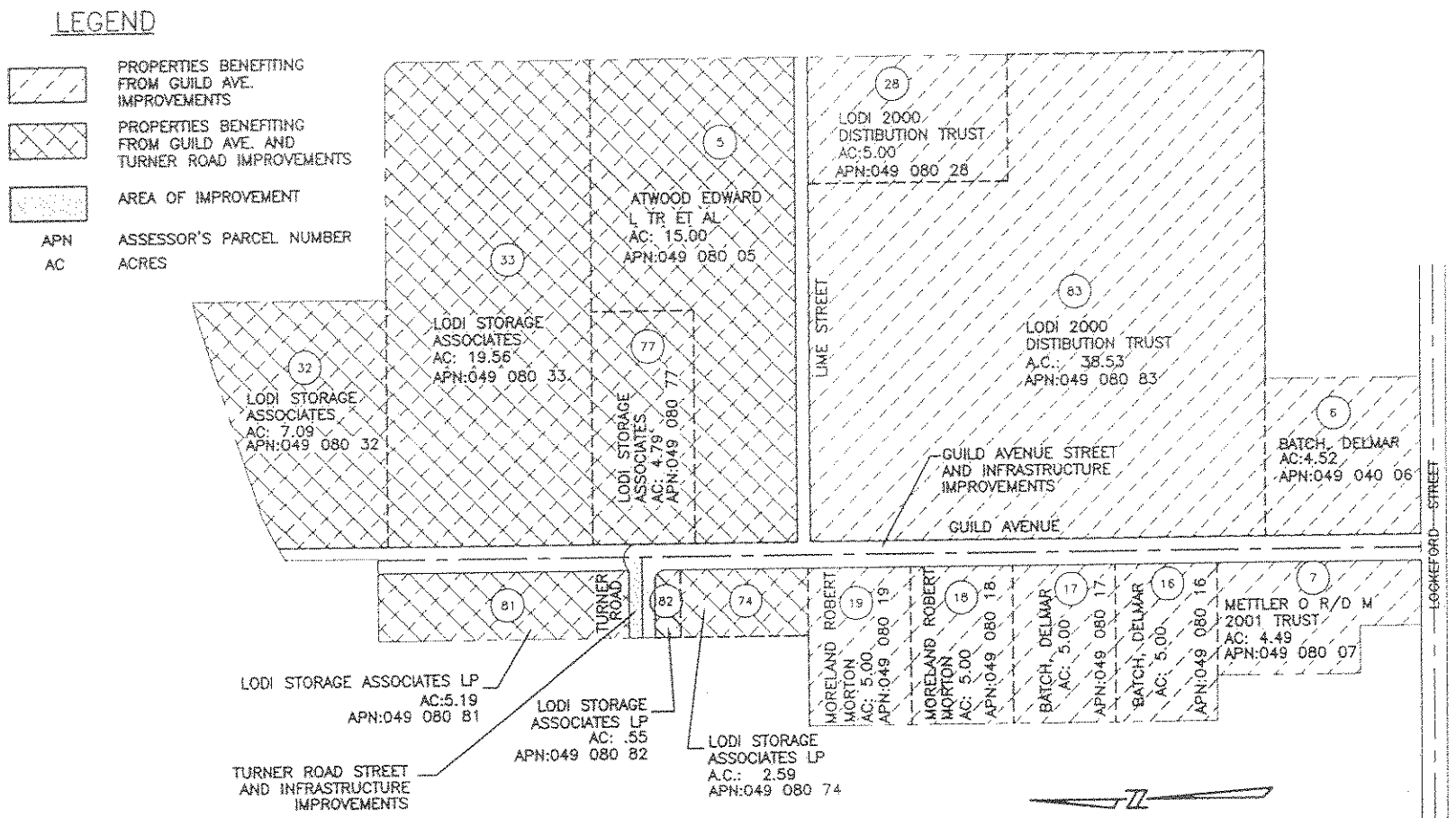
Zone	APN	Owner	Zoning	Acres	R.A.E WATER SYSTEM COST		R.A.E SANITARY SEWER COST		R.A.E. STORM DRAIN COST		R.A.E. STREET SYSTEM COST		TOTAL R.A.E. CONST. COST	10% Engineering and Admin. Fees	Fair Share City Plan Check Fee	Fair Share City Inspection Fee	Fair Share POE Relocation Fee	Fair Share Pacific Bell Relocation Fee	TOTAL FAIR SHARE COST (CONST. + FEES)	AMOUNT PREVIOUSLY PAID	FAIR SHARE REIMBURSEMENT AMOUNT	Percentage of Total Area	CITY REIMBURSEMENT APPLICATION FEE (FAIR SHARE OF 1% OF REIMBURSABLE CONSTRUCTION COSTS)	REIMBURSEMENT APPLICATION FEE PAID	FAIRSHARE REIMBURSEMENT AMOUNT + APPLICATION FEE	GRAND TOTAL REIMBURSEMENT AMOUNT
					Guild Ave.	Turner Road	Guild Ave.	Turner Road	Guild Ave.	Turner Road	Guild Ave.	Turner Road														
G	049-06-07	Mettler	M1	4.49	$5,620.77		$4,984.02		$1,213.28		$2,362.51		$14,180.66	$1,418.09	$218.21	$391.65	$2,026.23	$1,878.36	$19,873.42	$0.00	$19,873.42	3.63%	$177.71	$0.00	$20,051.13	$20,051.13
G	049-06-16	Balch	M1	5.00	$6,256.21		$5,550.47		$1,351.07		$2,630.85		$15,791.61	$1,579.16	$243.00	$391.60	$2,256.28	$1,870.13	$22,130.78	$0.00	$22,130.78	3.93%	$197.89	$0.00	$22,328.65	$44,857.30
G	049-06-17	Balch	M1	5.00	$6,256.21		$5,550.47		$1,351.07		$2,630.85		$15,791.61	$1,579.16	$243.00	$391.60	$2,256.28	$1,870.13	$22,130.78	$0.00	$22,130.78	3.93%	$197.89	$0.00	$22,328.65	
G	049-06-18	Mortesand	M1	5.00	$6,256.21		$5,550.47		$1,351.07		$2,630.85		$15,791.61	$1,579.16	$243.00	$391.60	$2,256.28	$1,870.13	$22,130.78	$0.00	$22,130.78	3.93%	$197.89	$0.00	$22,328.65	$22,328.65
G	049-06-19	Mortesand	M1	5.00	$6,256.21		$5,550.47		$1,351.07		$2,630.85		$15,791.61	$1,579.16	$243.00	$391.60	$2,256.28	$1,870.13	$22,130.78	$0.00	$22,130.78	3.93%	$197.89	$0.00	$22,328.65	$22,328.65
GT	049-06-74	Lodi Storage Assoc. LP	M1	2.55	$3,242.27	$0.00	$2,875.14	$0.00	$699.85	$320.93	$1,362.78	$0.00	$8,500.39	$850.04	$126.67	$202.85	$1,168.23	$968.73	$11,815.10	$0.00	$11,815.10	2.04%	$102.61	$0.00	$11,918.61	
GT	049-06-82	Lodi Storage Assoc. LP	M2	0.55	$698.61	$0.00	$619.55	$0.00	$145.82	$88.02	$183.77	$0.00	$1,899.47	$189.95	$26.73	$43.08	$248.08	$205.71	$2,393.02	$0.00	$2,393.02	0.43%	$21.77	$0.00	$2,414.79	
GT	049-06-81	Lodi Storage Assoc. LP	M2	5.19	$6,497.06	$0.00	$5,761.39	$0.00	$1,402.41	$641.90	$1,734.08	$0.00	$16,036.84	$1,603.68	$252.23	$406.46	$2,340.96	$1,941.19	$22,581.39	$0.00	$22,581.39	4.06%	$205.41	$0.00	$22,786.81	$175,158.20
GT	049-06-32	Lodi Storage Assoc. LP	M2	7.09	$8,875.58	$0.00	$7,870.58	$0.00	$1,915.82	$878.90	$2,368.90	$0.00	$21,907.73	$2,190.77	$344.57	$555.28	$3,197.96	$2,651.84	$30,848.19	$0.00	$30,848.19	5.58%	$280.61	$0.00	$31,128.80	
GT	049-06-33	Lodi Storage Assoc. LP	M2	18.56	$23,486.04	$0.00	$21,713.43	$0.00	$5,285.40	$2,419.20	$6,535.36	$0.00	$60,439.43	$6,043.94	$950.52	$1,531.93	$8,822.59	$7,315.94	$85,104.45	$0.00	$85,104.45	15.39%	$774.16	$0.00	$85,878.60	
GT	049-06-77	Lodi Storage Assoc. LP	M2	4.79	$6,066.33	$0.00	$5,607.36	$0.00	$1,296.33	$592.43	$1,500.43	$0.00	$14,800.86	$1,480.09	$232.79	$375.15	$2,160.64	$1,791.56	$20,841.02	$0.00	$20,841.02	3.77%	$189.56	$0.00	$21,030.60	
GT	049-06-05	Atwood	M2	15.00	$18,777.64	$0.00	$16,651.40	$0.00	$4,053.22	$1,855.21	$9,011.78	$0.00	$48,349.25	$4,834.93	$729.00	$1,174.79	$6,765.79	$5,610.39	$65,264.15	$0.00	$65,264.15	11.80%	$593.58	$0.00	$65,857.82	$65,857.82
G	049-06-28	Lodi 2000 Dist. Trust	M1	5.00	$6,256.21		$5,550.47		$1,351.07		$2,630.85		$15,791.61	$1,579.16	$243.00	$391.60	$2,256.28	$1,870.13	$22,130.78	$559,036.13	$192,870.39	3.93%	$197.89	$5,030.83	$193,393.24	($365,673.71)
G	049-06-03	Lodi 2000 Dist. Trust	M1	38.53	$48,233.49		$42,771.91		$10,411.36		$20,273.37		$121,690.14	$12,169.01	$1,872.55	$3,017.55	$17,379.05	$14,411.21	$170,539.83			30.31%	$1,524.86			
G	049-04-09	Balch	M1	4.32	$5,407.96		$4,795.90		$1,167.33		$2,273.05		$13,643.85	$1,364.40	$209.95	$338.34	$1,948.56	$1,615.79	$19,120.88	$0.00	$19,120.88	3.40%	$170.98	$0.00	$19,291.86	$19,291.86
		TOTAL		127.11	$159,321.69	$0.00	$141,194.00	$0.00	$34,347.09	$6,774.60	$56,860.30	$0.00	$396,309.69	$39,626.70	$6,177.55	$9,930.17	$57,333.30	$47,542.41	$559,036.13	$559,036.13	$365,363.74	100.00%	$5,030.83	$5,030.83	$369,673.71	$369,673.71

LEGEND
G GUILD AVENUE
GT GUILD AVE /TURNER ROAD

R A E RESIDENTIAL ACRE EQUIVALENT

TOTAL CONSTRUCTION COST & FEES	$559,036.13
REIMBURSEMENT APPLICATION FEE	$5,030.83
TOTAL CONSTRUCTION COSTS + FEES PAID BY LODI 2000 DISTRIBUTION TRUST	$564,066.95
FAIR SHARE OBLIGATION COST FOR LODI 2000 DISTRIBUTION TRUST	($194,393.24)
REIMBURSEMENT DUE LODI 2000 DISTRIBUTION TRUST	$369,673.71

EXHIBIT 3



BENEFIT AREA

City of Lodi
Public Works Department

EXHIBIT B

Development: 770 N. Guild Avenue
Developer: Lodi 2000 Distribution Trust
Engineer: Baumbach & Piazza

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 1 (Turner Road Sta. 699+17.7 to Sta. 702+61.3)									
	Street System								
1	Miscellaneous Grading	1	LS	$870.00	$870.00	0	$0.00	0	$0.00
2	Asphalt Removal	1	LS	400.00	400.00	0.20	80.00	0	0.00
3	Clear & Grub	1	LS	2,500.00	2,500.00	0.15	375.00	0	0.00
4	Chain Link Fence Removal	1	LS	4,000.00	4,000.00	0	0.00	0	0.00
5	Roadway Excavation	620	CY	4.00	2,480.00	93	372.00	0	0.00
6	Compact Original Ground (0.50')	21,240	SF	0.12	2,548.80	4,128	495.36	0	0.00
7	Compact Native Material (0.80')	21,240	SF	0.14	2,973.60	4,128	577.92	0	0.00
8	Aggregate Base, Class II (0.75')	21,240	SF	0.85	18,054.00	4,128	3,508.80	0	0.00
9	Asphalt Concrete, Type B (0.40')	21,240	SF	1.25	26,550.00	4,128	5,160.00	0	0.00
10	30' Commercial Driveway	1	EA	2,200.00	2,200.00	0	0.00	0	0.00
11	Vertical Curb, Gutter & Sidewalk	309	LF	24.00	7,416.00	0	0.00	0	0.00
12	Vertical Curb & Gutter	344	LF	14.00	4,816.00	0	0.00	0	0.00
13	Comm. CGSW & AC Dike	76	LF	15.00	1,140.00	0	0.00	0	0.00
14	Concrete Subgrade Compaction	3,440	SF	0.40	1,376.00	0	0.00	0	0.00
15	Barricade	1	EA	300.00	300.00	0	0.00	0	0.00
16	Traffic Control Plan	1	LS	165.00	165.00	0.19	32.07	0	0.00
17	Traffic Control Plan	1	LS	3,190.00	3,190.00	0.19	619.98	0	0.00
18	Pavement Marking & Striping	1	LS	1,281.17	1,281.17	0.19	249.00	0	0.00
19	Street Lights	1	LS	9,800.00	9,800.00	0	0.00	0	0.00
				Subtotal	$92,060.57	***Subtotal***	$11,470.12	***Subtotal***	$0.00
						10% Engineering & Administration	1,147.01	10% Engineering & Administration	0.00
						Subtotal Street System	$12,617.13	***Subtotal Street System***	$0.00
	Storm Drain System								
1	60" CIP	344	LF	$99.00	$34,056.00	344	$34,056.00	0	$0.00
2	15" SD	15	LF	35.00	525.00	0	0.00	0	0.00
3	12" SD	0	LF	33.00	0.00	0	0.00	0	0.00
4	Pipe Marker	1	EA	180.00	180.00	0	0.00	0	0.00
5	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	0	0.00
				Subtotal	$35,961.00	***Subtotal***	$34,056.00	***Subtotal***	$0.00
						10% Engineering & Administration	3,405.60	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$37,461.60	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	6" Sanitary Sewer Pipe (VCP)	105	LF	$31.00	$3,255.00	0	$0.00	0	$0.00
2	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	0	0.00	0	0.00
3	Pipe Marker	1	EA	180.00	180.00	0	0.00	0	0.00
4	Remove Existing Riser	1	EA	240.00	240.00	0	0.00	0	0.00
				Subtotal	$6,275.00	***Subtotal***	$0.00	***Subtotal***	$0.00
						10% Engineering & Administration	0.00	10% Engineering & Administration	0.00
						Subtotal Sanitary Sewer System	$0.00	***Subtotal Sanitary Sewer System***	$0.00
	Water System								
1	10" Water Pipe (PVC)	434	LF	$25.00	$10,850.00	345	$690.00	0	$0.00
2	10" Water Lateral (PVC)	35	LF	25.00	875.00	0	0.00	0	0.00
3	10" Water Valve	2	EA	1,100.00	2,200.00	2	500.00	0	0.00
4	10" Water Lateral Valve	1	EA	1,100.00	1,100.00	0	0.00	0	0.00
5	8" Water Valve	1	EA	850.00	850.00	0	0.00	0	0.00
6	10" x 10" Cross	1	EA	550.00	550.00	0	0.00	0	0.00
7	10" x 8" Reducer	1	EA	180.00	180.00	0	0.00	0	0.00
8	8" Fire Hydrant Assembly	1	EA	2,700.00	2,700.00	0	0.00	0	0.00
9	Pipe Marker	1	EA	180.00	180.00	0	0.00	0	0.00
10	Blow Off	1	EA	700.00	700.00	0	0.00	0	0.00
				Subtotal	$20,185.00	***Subtotal***	$1,190.00	***Subtotal***	$0.00
						10% Engineering & Administration	119.00	10% Engineering & Administration	0.00
						Subtotal Water System	$1,309.00	***Subtotal Water System***	$0.00
				Schedule 1 Total	$154,481.57	**Total**	$51,387.73	**Total**	$0.00

EXHIBIT 4

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 2 (Turner Road Sta. 702+61.3 to Sta. 705+48)									
	Street System								
1	Miscellaneous Grading	1	LS	$530.00	$530.00	1	$530.00	0.736	$390.08
2	Aphalt Removal	1	LS	600.00	600.00	1	600.00	0.736	441.60
3	Clear & Grub	1	LS	12,800.00	12,800.00	1	12,800.00	0.736	9,420.80
4	Roadway Excavation	380	CY	4.00	1,520.00	380	1,520.00	279.68	1,118.72
5	Compact Original Ground (0.50')	13,024	SF	0.12	1,562.88	13,024	1,562.88	9,585.66	1,150.28
6	Compact Native Material (0.80')	13,024	SF	0.14	1,823.36	13,024	1,823.36	9,585.66	1,341.99
7	Aggregate Base, Class II (0.75')	13,024	SF	0.85	11,070.40	13,024	11,070.40	9,585.66	8,147.81
8	Asphalt Concrete, Type B (0.40')	13,024	SF	1.25	16,280.00	13,024	16,280.00	9,585.66	11,982.08
9	6" Asphalt Dike	210	LF	5.00	1,050.00	210	1,050.00	210	1,050.00
10	Shoulder on Turner Road (N & S)	320	LF	2.50	800.00	320	800.00	320	800.00
11	Street Sign & Posts	1	EA	320.00	320.00	1	320.00	1	320.00
12	Traffic Control Plan	1	LS	135.00	135.00	1	135.00	0.736	99.36
13	Traffic Control Plan	1	LS	2,610.00	2,610.00	1	2,610.00	0.736	1,920.96
14	Pavement Marking & Striping	1	LS	1,048.23	1,048.23	1	1,048.23	0.736	771.50
15	Street Lights	0	LS	0.00	0.00	0	0.00	0	0.00
				Subtotal	$52,149.87	***Subtotal***	$52,149.87	***Subtotal***	$38,955.18
						10% Engineering & Administration	5,214.99	10% Engineering & Administration	3,895.52
						Subtotal Street System	$57,364.86	***Subtotal Street System***	$42,850.70
	Storm Drain System								
1	60" CIP	280	LF	$99.00	$27,720.00	280	$27,720.00	0	$0.00
2	60" RCP	50	LF	160.00	8,000.00	50	8,000.00	0	0.00
3	15" Storm Drain	90	LF	35.00	3,150.00	0	0.00	0	0.00
4	12" Storm Drain	88	LF	33.00	2,904.00	0	0.00	0	0.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	1	5,300.00	1	0.00
6	Pipe Marker	4	EA	180.00	720.00	0	0.00	0	0.00
				Subtotal	$47,794.00	***Subtotal***	$41,020.00	***Subtotal***	$0.00
						10% Engineering & Administration	4,102.00	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$45,122.00	***Subtotal Storm Drain System***	$0.00
	Water System								
1	10" Water Pipe (PVC)	288	LF	$25.00	$7,200.00	288	$7,200.00	288	$6,624.00 [2]
2	10" Water Valve	1	EA	1,100.00	1,100.00	1	1,100.00	1	850.00 [2]
3	10" Water Lateral (PVC)	46	LF	25.00	1,150.00	46	1,150.00	46	1,150.00
4	10" Water Lateral Valve	1	EA	1,100.00	1,100.00	1	1,100.00	1	1,100.00
5	8" Water Pipe (PVC)	30	LF	26.00	780.00	30	780.00	30	780.00
6	8" Water Valve	1	EA	850.00	850.00	1	850.00	1	850.00
7	6" Water Pipe (PVC)	30	LF	24.00	720.00	30	720.00	30	720.00
8	6" Water Valve	1	EA	700.00	700.00	1	700.00	1	700.00
9	10" x 10" Cross	1	EA	550.00	550.00	1	550.00	1	550.00
10	10" x 8" Reducer	1	EA	180.00	180.00	1	180.00	1	180.00
11	10" x 10" x 6" x 6" Cross	1	EA	180.00	180.00	1	180.00	1	180.00
12	Blowoff	3	EA	700.00	2,100.00	3	2,100.00	3	2,100.00
13	Pipe Marker	3	EA	180.00	540.00	3	540.00	3	540.00
				Subtotal	$17,150.00	***Subtotal***	$17,150.00	***Subtotal***	$16,324.00
						10% Engineering & Administration	1,715.00	10% Engineering & Administration	1,632.40
						Subtotal Water System	$18,865.00	***Subtotal Water System***	$17,956.40
				Schedule 2 Total	$117,093.87	**Total**	$121,351.86	**Total**	$60,807.10

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 3 (Guild Avenue Sta. 114+13.8 to Sta. 119+28.7)									
	Street System								
1	Miscellaneous Grading	1	LS	$2,016.00	$2,016.00	0.84	$1,693.44	0.42	$846.72
2	Asphalt Removal	1	LS	3,040.00	3,040.00	0.84	2,553.60	0.42	1,276.80
3	Clear & Grub	1	LS	272.00	272.00	0.84	228.48	0.42	114.24
4	Roadway Excavation	1,280	CY	4.00	5,120.00	1,075	4,300.80	538	2,150.40
5	Compact Original Ground (0.50')	17,519	SF	0.12	2,102.28	14,684	1,762.08	7,342	881.04
6	Compact Native Material (0.80')	17,519	SF	0.14	2,452.66	14,684	2,055.76	7,342	1,027.88
7	Aggregate Base, Class II (0.50')	17,519	SF	0.87	15,241.53	14,684	12,775.08	7,342	6,387.54
8	Asphalt Concrete, Type B (0.40')	17,519	SF	1.25	21,898.75	14,684	18,355.00	7,342	9,177.50
9	Driveway Repair	3	EA	500.00	1,500.00	3	1,500.00	1.5	750.00
10	Shoulder (E & W)	1,030	LF	2.40	2,472.00	515	1,236.00	257.5	618.00
11	Traffic Control Plan	1	LS	240.00	240.00	0.84	201.60	0.42	100.80
12	Traffic Control Plan	1	LS	4,640.00	4,640.00	0.84	3,897.60	0.42	1,948.80
13	Pavement Marking & Striping	1	LS	1,863.52	1,863.52	0.84	1,565.36	0.42	782.68
14	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00
				Subtotal	$62,858.74	***Subtotal***	$52,124.80	***Subtotal***	$26,062.40
						10% Engineering & Administration	5,212.48	10% Engineering & Administration	2,606.24
						Subtotal Street System	$57,337.28	***Subtotal Street System***	$28,668.64
	Storm Drain System								
1	42" CIP	496	LF	$65.00	$32,240.00	496	$32,240.00	0	$0.00
2	24" Storm Drain	10	LF	50.00	500.00	10	500.00	0	0.00
3	18" Storm Drain	182	LF	48.00	8,736.00	182	8,736.00	0	0.00
4	12" Storm Drain	80	LF	33.00	2,640.00	80	2,640.00	80	2,640.00
5	48" Storm Drain Manhole	3	EA	3,100.00	9,300.00	3	9,300.00	0	0.00
6	Relocate 18" Double SD	1	LS	5,698.26	5,698.26	1	5,698.26	0	0.00
7	Pipe Marker	2	EA	180.00	360.00	2	360.00	2	360.00
8	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	1	1,200.00	1	1,200.00
				Subtotal	$60,674.26	***Subtotal***	$60,674.26	***Subtotal***	$4,200.00
						10% Engineering & Administration	6,067.43	10% Engineering & Administration	420.00
						Subtotal Storm Drain System	$66,741.69	***Subtotal Storm Drain System***	$4,620.00
	Sanitary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	565	LF	$36.00	$20,340.00	565	$20,340.00	565	$20,340.00
2	Sanitary Sewer Manhole	2	EA	2,600.00	5,200.00	2	5,200.00	2	5,200.00
3	Pipe Marker	1	EA	180.00	180.00	1	180.00	1	180.00
4	Sanitary Sewer Riser	1	EA	240.00	240.00	1	240.00	1	240.00
				Subtotal	$25,960.00	***Subtotal***	$25,960.00	***Subtotal***	$25,960.00
						10% Engineering & Administration	2,596.00	10% Engineering & Administration	2,596.00
						Subtotal Sanitary Sewer System	$28,556.00	***Subtotal Sanitary Sewer System***	$28,556.00
	Water System								
1	10" Water Pipe (PVC)	508	LF	$25.00	$12,700.00	508	$1,016.00	0	$0.00
2	10" Water Valve	4	EA	1,100.00	4,400.00	4	1,000.00	0	0.00
3	8" Water Pipe (PVC)	56	LF	26.00	1,456.00	0	0.00	0	0.00
4	8" Water Valve	2	EA	850.00	1,700.00	0	0.00	0	0.00
5	6" Water Valve	2	EA	700.00	1,400.00	0	0.00	0	0.00
6	10" x 6" Reducer	2	EA	180.00	360.00	0	0.00	0	0.00
7	10" x 8" Reducer	2	EA	180.00	360.00	0	0.00	0	0.00
8	10" x10" Cross Assembly	2	EA	550.00	1,100.00	0	0.00	0	0.00
9	6" Fire Hydrant Assembly	2	EA	2,500.00	5,000.00	0	0.00	0	0.00
10	Pipe Marker	2	EA	180.00	360.00	0	0.00	0	0.00
11	Blow Off	2	EA	700.00	1,400.00	0	0.00	0	0.00
				Subtotal	$30,236.00	***Subtotal***	$2,016.00	***Subtotal***	$0.00
						10% Engineering & Administration	201.60	10% Engineering & Administration	0.00
						Subtotal Water System	$2,217.60	***Subtotal Water System***	$0.00
				Schedule 3 Total	$179,729.00	**Total**	$154,852.56	**Total**	$61,844.64

	TOTAL COST OF PROJECT IMPROVEMENTS [1]					COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 4 (Guild Avenue Sta. 119+28.7 to Sta. 134+14.8; Mondavi Project)									
	Street System								
1	Miscellaneous Grading	1	LS	$8,215.20	$8,215.20	0.62	$5,134.49	0	$0.00
2	Asphalt Removal	1	LS	12,388.00	12,388.00	0.62	7,742.48	0	0.00
3	Clear & Grub	1	LS	1,108.40	1,108.40	0.62	692.75	0	0.00
4	Roadway Excavation	5,216	CY	4.00	20,864.00	3,260	13,039.96	0	0.00
5	Compact Original Ground (0.50')	71,333	SF	0.12	8,559.96	44,583	5,349.96	0	0.00
6	Compact Native Material (0.80')	71,333	SF	0.14	9,986.62	44,583	6,241.62	0	0.00
7	Aggregate Base, Class II (0.80')	71,333	SF	0.87	62,059.71	44,583	38,787.21	0	0.00
8	Asphalt Concrete, Type B (0.40')	71,333	SF	1.25	89,166.25	44,583	55,729.75	0	0.00
9	100' Commercial Driveway	1	EA	4,800.00	4,800.00	0	0.00	0	0.00
10	170' Commercial Driveway	2	EA	9,000.00	18,000.00	0	0.00	0	0.00
11	Vertical Curb, Gutter & Sidewalk	1,160	LF	24.00	27,840.00	0	0.00	0	0.00
12	Concrete Subgrade Compaction	11,146	SF	0.40	4,458.40	0	0.00	0	0.00
13	Shoulder (W)	1,486	LF	2.40	3,566.40	0	0.00	0	0.00
14	Barricade	2	EA	300.00	600.00	0	0.00	0	0.00
15	Mail Box Relocation	1	EA	150.00	150.00	0	0.00	0	0.00
16	Driveway Overlay	3	EA	500.00	1,500.00	0	0.00	0	0.00
17	Traffic Control Plan	1	LS	690.00	690.00	0.62	431.25	0	0.00
18	Traffic Control	1	LS	13,340.00	13,340.00	0.62	8,337.48	0	0.00
19	Pavement Marking & Striping	1	LS	5,357.62	5,357.62	0.62	3,348.50	0	0.00
20	Street Lights	1	LS	21,600.00	21,600.00	0	0.00	0	0.00
				Subtotal	$314,250.56	***Subtotal***	$144,834.44	***Subtotal***	$0.00
						10% Engineering & Administration	14,483.44	10% Engineering & Administration	0.00
						Subtotal Street System	$159,317.89	***Subtotal Street System***	$0.00
	Storm Drain System								
1	54" CIP	624	LF	$90.00	$56,160.00	624	$56,160.00	0	$0.00
2	48" CIP	921	LF	80.00	73,680.00	921	73,680.00	0	0.00
3	42" RCP	40	LF	65.00	2,600.00	40	2,600.00	0	0.00
4	18" Storm Drain	108	LF	48.00	5,184.00	0	0.00	0	0.00
5	15" Storm Drain	45	LF	35.00	1,575.00	0	0.00	0	0.00
6	12" Storm Drain	60	LF	33.00	1,980.00	0	0.00	0	0.00
7	72" Storm Drain Manhole	0	EA	5,300.00	0.00	0	0.00	0	0.00
8	60" Storm Drain Manhole	5	EA	4,200.00	21,000.00	3	12,600.00	0	0.00
9	Pipe Marker	8	EA	180.00	1,440.00	0	0.00	0	0.00
10	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	0	0.00
				Subtotal	$164,819.00	***Subtotal***	$145,040.00	***Subtotal***	$0.00
						10% Engineering & Administration	14,504.00	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$159,544.00	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	15" Sanitary Sewer Pipe (VCP)	683	LF	$75.00	$51,225.00	683	$17,075.00	0	$0.00
2	12" Sanitary Sewer Pipe (VCP)	351	LF	67.00	23,517.00	351	10,881.00	0	0.00
3	10" Sanitary Sewer Pipe (VCP)	1,022	LF	50.00	51,100.00	0	0.00	0	0.00
4	8" Sanitary Sewer Pipe (VCP)	743	LF	36.00	26,748.00	0	0.00	0	0.00
5	6" Sanitary Sewer Pipe (VCP)	50	LF	31.00	1,550.00	0	0.00	0	0.00
6	Sanitary Sewer Manhole	5	EA	2,600.00	13,000.00	0	0.00	0	0.00
7	Pipe Marker	8	EA	180.00	1,440.00	0	0.00	0	0.00
8	Sanitary Sewer Riser	2	EA	240.00	480.00	0	0.00	0	0.00
				Subtotal	$169,060.00	***Subtotal***	$27,956.00	***Subtotal***	$0.00
						10% Engineering & Administration	2,795.60	10% Engineering & Administration	0.00
						Subtotal Sanitary Sewer System	$30,751.60	***Subtotal Sanitary Sewer System***	$0.00
	Water System								
1	10" Water Pipe (PVC)	2,924	LF	$25.00	$73,100.00	2,924	$5,848.00	0	$0.00
2	10" Water Pipe (DIP)	70	LF	27.00	1,890.00	70	140.00	0	0.00
3	10" Water Valve	24	EA	1,100.00	26,400.00	18	4,500.00	0	0.00
4	RR Xing Jack & Bore 18" Casing	46	LF	300.00	13,800.00	23	6,900.00	0	0.00
5	10" x 10" Cross	3	EA	550.00	1,650.00	0	0.00	0	0.00
5	Relocate 10" x 10" Cross	1	LS	1,049.69	1,049.69	0	0.00	0	0.00
6	10" x 10" x 6" x 6" Cross Assembly	3	EA	420.00	1,260.00	0	0.00	0	0.00
7	10" x 10" x 10" Tee	4	EA	300.00	1,200.00	0	0.00	0	0.00
8	10" x 10" x 6" Tee	4	EA	180.00	720.00	0	0.00	0	0.00
9	10" Blind Flange	3	EA	90.00	270.00	0	0.00	0	0.00
10	6" Blind Flange	3	EA	50.00	150.00	0	0.00	0	0.00
11	6" Gate Valve	7	EA	700.00	4,900.00	0	0.00	0	0.00
12	6" Fire Hydrant Assembly	7	EA	2,500.00	17,500.00	0	0.00	0	0.00
13	Pipe Marker	5	EA	180.00	900.00	0	0.00	0	0.00
14	Blow Off	5	EA	700.00	3,500.00	0	0.00	0	0.00
				Subtotal	$148,289.69	***Subtotal***	$17,388.00	***Subtotal***	$0.00
						10% Engineering & Administration	1,738.80	10% Engineering & Administration	0.00
						Subtotal Water System	$19,126.80	***Subtotal Water System***	$0.00
				Schedule 4 Total	$796,419.25	**Total**	$368,740.29	**Total**	$0.00

	TOTAL COST OF PROJECT IMPROVEMENTS [1]					COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 5 (Guild Avenue Sta. 134+14.8 to Sta. 137+44.8)									
	Street System								
1	Miscellaneous Grading	1	LS	$1,600.20	$1,600.20	1	$1,600.20	0.5	$800.10
2	Asphalt Removal	1	LS	2,413.00	2,413.00	1	2,413.00	0.5	1,206.50
3	Clear & Grub	1	LS	215.90	215.90	1	215.90	0.5	107.95
4	Roadway Excavation	1,016	CY	4.00	4,064.00	1,016	4,064.00	508	2,032.00
5	Compact Original Ground (0.50')	13,860	SF	0.12	1,663.20	13,860	1,663.20	6,930	831.60
6	Compact Native Material (0.80')	13,860	SF	0.14	1,940.40	13,860	1,940.40	6,930	970.20
7	Aggregate Base, Class II (0.80')	13,860	SF	0.87	12,058.20	13,860	12,058.20	6,930	6,029.10
8	Asphalt Concrete, Type B (0.40')	13,860	SF	1.25	17,325.00	13,860	17,325.00	6,930	8,662.50
9	Shoulder (E & W)	330	LF	2.40	792.00	330	792.00	165	396.00
10	6" Asphalt Dike	230	LF	5.00	1,150.00	230	1,150.00	115	575.00
11	Traffic Control Plan	1	LS	150.00	150.00	1	150.00	0.5	75.00
12	Traffic Control	1	LS	2,900.00	2,900.00	1	2,900.00	0.5	1,450.00
13	Pavement Marking & Striping	1	LS	1,164.70	1,164.70	1	1,164.70	0.5	582.35
14	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00
				Subtotal	$47,436.60	***Subtotal***	$47,436.60	***Subtotal***	$23,718.30
						10% Engineering & Administration	4,743.66	10% Engineering & Administration	2,371.83
						Subtotal Street System	$52,180.26	***Subtotal Street System***	$26,090.13
	Storm Drain System								
1	60" CIP	326	LF	$99.00	$32,274.00	326	$32,274.00	0	$0.00
2	24" Storm Drain	45	LF	50.00	2,250.00	0	0.00	0	0.00
3	18" Storm Drain	45	LF	48.00	2,160.00	0	0.00	0	0.00
4	12" Storm Drain	70	LF	33.00	2,310.00	0	0.00	0	0.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	1	5,300.00	0	0.00
6	Pipe Marker	2	EA	180.00	360.00	0	0.00	0	0.00
7	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	0	0.00
				Subtotal	$45,854.00	***Subtotal***	$37,574.00	***Subtotal***	$0.00
						10% Engineering & Administration	3,757.40	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$41,331.40	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	352	LF	$36.00	$12,672.00	352	$12,672.00	352	$12,672.00
2	6" Sanitary Sewer Pipe (VCP)	60	LF	31.00	1,860.00	60	1,860.00	60	1,860.00
3	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	1	2,600.00	1	2,600.00
4	Pipe Marker	1	EA	180.00	180.00	1	180.00	1	180.00
				Subtotal	$17,312.00	***Subtotal***	$17,312.00	***Subtotal***	$17,312.00
						10% Engineering & Administration	1,731.20	10% Engineering & Administration	1,731.20
						Subtotal Sanitary Sewer System	$19,043.20	***Subtotal Sanitary Sewer System***	$19,043.20
	Water System								
1	10" Water Pipe (PVC)	397	LF	$25.00	$9,925.00	397	$9,925.00	397	$9,285.00 [2]
2	10" Water Valve	4	EA	1,100.00	4,400.00	4	4,400.00	4	3,900.00 [2]
3	10" x10" Cross Assembly	1	EA	550.00	550.00	1	550.00	1	550.00
4	Pipe Marker	2	EA	180.00	360.00	2	360.00	2	360.00
5	Blow Off	2	EA	700.00	1,400.00	2	1,400.00	2	1,400.00
				Subtotal	$16,635.00	***Subtotal***	$16,635.00	***Subtotal***	$15,495.00
						10% Engineering & Administration	1,663.50	10% Engineering & Administration	1,549.50
						Subtotal Water System	$18,298.50	***Subtotal Water System***	$17,044.50
				Schedule 5 Total	$127,237.60	**Total**	$130,853.36	**Total**	$62,177.83

	TOTAL COST OF PROJECT IMPROVEMENTS [1]					COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 6 (Guild Avenue Sta. 137+44.8 to Sta. 139+81)									
	Street System								
1	Miscellaneous Grading	1	LS	$768.60	$768.60	1	$768.60	0.5	$384.30
2	Asphalt Removal	1	LS	1,159.00	1,159.00	1	1,159.00	0.5	579.50
3	Clear & Grub	1	LS	103.70	103.70	1	103.70	0.5	51.85
4	Roadway Excavation	488	CY	4.00	1,952.00	488	1,952.00	244	976.00
5	Compact Original Ground (0.50')	6,700	SF	0.12	804.00	6,700	804.00	3,350	402.00
6	Compact Native Material (0.80')	6,700	SF	0.14	938.00	6,700	938.00	3,350	469.00
7	Aggregate Base, Class II (0.80')	6,700	SF	0.87	5,829.00	6,700	5,829.00	3,350	2,914.50
8	Asphalt Concrete, Type B (0.40')	6,700	SF	1.25	8,375.00	6,700	8,375.00	3,350	4,187.50
9	Survey Monument	1	EA	550.00	550.00	1	550.00	0.5	275.00
10	Traffic Control Plan	1	LS	120.00	120.00	1	120.00	0.5	60.00
11	Traffic Control	1	LS	2,320.00	2,320.00	1	2,320.00	0.5	1,160.00
12	Pavement Marking & Striping	1	LS	931.76	931.76	1	931.76	0.5	465.88
13	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00
				Subtotal	$23,851.06	***Subtotal***	$23,851.06	***Subtotal***	$11,925.53
						10% Engineering & Administration	2,385.11	10% Engineering & Administration	1,192.55
						Subtotal Street System	$26,236.17	***Subtotal Street System***	$13,118.08
	Storm Drain System								
1	60" CIP	155	LF	$99.00	$15,345.00	155	$15,345.00	0	$0.00
2	60" RCP	10	LF	160.00	1,600.00	10	1,600.00	0	0.00
3	30" Storm Drain	68	LF	66.00	4,488.00	0	0.00	0	0.00
4	18" Storm Drain	30	LF	48.00	1,440.00	0	0.00	0	0.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	1	5,300.00	0	0.00
6	Pipe Marker	2	EA	180.00	360.00	0	0.00	0	0.00
				Subtotal	$28,533.00	***Subtotal***	$22,245.00	***Subtotal***	$0.00
						10% Engineering & Administration	2,224.50	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$24,469.50	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	230	LF	$36.00	$8,280.00	230	$8,280.00	230	$8,280.00
2	6" Sanitary Sewer Pipe (VCP)	80	LF	31.00	2,480.00	80	2,480.00	80	2,480.00
3	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	1	2,600.00	1	2,600.00
4	4" Sanitary Sewer Service (55 LF)	1	EA	2,000.00	2,000.00	1	2,000.00	1	2,000.00
5	Pipe Marker	3	EA	180.00	540.00	3	540.00	3	540.00
				Subtotal	$15,900.00	***Subtotal***	$15,900.00	***Subtotal***	$15,900.00
						10% Engineering & Administration	1,590.00	10% Engineering & Administration	1,590.00
						Subtotal Sanitary Sewer System	$17,490.00	***Subtotal Sanitary Sewer System***	$17,490.00
	Water System								
1	10" Water Pipe (PVC)	244	LF	$25.00	$6,100.00	244	$6,100.00	244	$5,660.00 [2]
2	10" Water Valve	4	EA	1,100.00	4,400.00	4	4,400.00	4	3,900.00 [2]
3	10" x10" Cross Assembly	1	EA	550.00	550.00	1	550.00	1	550.00
4	Blow Off	2	EA	700.00	1,400.00	2	1,400.00	2	1,400.00
				Subtotal	$12,450.00	***Subtotal***	$12,450.00	***Subtotal***	$11,510.00
						10% Engineering & Administration	1,245.00	10% Engineering & Administration	1,151.00
						Subtotal Water System	$13,695.00	***Subtotal Water System***	$12,661.00
				Schedule 6 Total	$80,734.06	**Total**	$81,890.67	**Total**	$43,269.08
				Total Cost of Improvements	$1,455,695.35	**Total**	$909,076.47	**Total**	$228,098.65

Engineering Plan Check Fee (1.5%)	$3,110.44
Engineering Inspection Fee (2.5%)	$5,184.06
Reimbursement Application Fee	$2,073.62
TOTAL REIMBURSABLE COSTS	$238,466.77

[1] The amounts shown are based on contract and change order prices provided by Siegfried Engineering, the Developer's engineer.
[2] Reimbursable costs for 10" PVC Water Pipe and 10" Water Valve have been adjusted to include credit for oversize mains.

EXHIBIT C

SUMMARY OF REIMBURSEMENTS

Zone	APN	Owner	Zoning	Acres	R.A.E WATER SYSTEM COST		R.A.E. SANITARY SEWER COST		R.A.E. STORM DRAIN COST		R.A.E. STREET SYSTEM COST		TOTAL R.A.E CONST. COST	10% Engineering and Admin. Fees	Fair Share City Plan Check Fee	Fair Share City Inspection Fee	FAIR SHARE REIMBURSEMENT AMOUNT	Percentage of Total Area	CITY REIMBURSEMENT PREPARATION FEE (FAIR SHARE OF 1% OF REIMBURSABLE CONSTRUCTION COSTS)	FAIR SHARE REIMBURSEMENT AMOUNT + APPLICATION FEE	GRAND TOTAL REIMBURSEMENT AMOUNT
					Guild Ave.	Turner Road	Guild Ave.	Turner Road	Guild Ave.	Turner Road	Guild Ave.	Turner Road									
G	049-08-07	Mettler	M1	4.49	$1,450.74		$3,178.78		$225.53		$4,293.24		$9,148.38	$914.84	$167.10	$278.49	$10,508.80	5.37%	$111.40	$10,620.20	$10,620.20
G	049-08-16	Batch	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%	$124.05	$11,826.50	$23,653.01
G	049-08-17	Batch	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%	$124.05	$11,826.50	
G	049-08-18	Moreland	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%	$124.05	$11,826.50	$11,826.50
G	049-08-19	Moreland	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%	$124.05	$11,826.50	$11,826.50
GT	049-08-74	Lodi Storage Assoc. LP	M1	2.59	$836.84	$771.94	$1,833.84	$0.00	$130.15	$0.00	$2,476.60	$2,824.24	$8,873.30	$887.33	$96.39	$166.65	$10,017.67	3.10%	$64.26	$10,081.93	
GT	049-08-82	Lodi Storage Assoc. LP	M2	0.55	$177.71	$163.93	$389.38	$0.00	$27.64	$0.00	$333.94	$380.84	$1,473.43	$147.34	$20.47	$34.11	$1,675.36	0.66%	$13.66	$1,689.01	
GT	049-08-81	Lodi Storage Assoc. LP	M2	5.19	$1,676.91	$1,546.86	$3,674.36	$0.00	$260.80	$0.00	$3,151.23	$3,593.71	$13,903.86	$1,390.39	$193.15	$321.91	$15,809.30	6.21%	$128.76	$15,938.06	$124,258.67
GT	049-08-32	Lodi Storage Assoc. LP	M2	7.09	$2,290.80	$2,113.15	$5,019.50	$0.00	$356.28	$0.00	$4,304.85	$4,909.32	$18,993.91	$1,899.39	$263.85	$439.76	$21,596.91	8.48%	$175.90	$21,772.81	
GT	049-08-33	Lodi Storage Assoc. LP	M2	19.56	$6,319.91	$5,829.79	$13,847.56	$0.00	$982.91	$0.00	$11,876.30	$13,543.91	$52,400.68	$5,240.07	$727.93	$1,213.21	$59,581.88	23.40%	$485.28	$60,067.16	
GT	049-08-77	Lodi Storage Assoc. LP	M2	4.79	$1,547.67	$1,427.64	$3,391.17	$0.00	$240.70	$0.00	$2,908.36	$3,316.73	$12,832.27	$1,283.23	$178.26	$297.10	$14,590.86	5.73%	$116.84	$14,709.70	
GT	049-08-05	Atwood	M2	15.00	$4,846.55	$4,470.70	$10,619.53	$0.00	$753.77	$0.00	$9,107.59	$10,386.43	$40,184.57	$4,018.46	$558.23	$930.38	$45,691.83	17.95%	$372.15	$46,063.78	$46,063.78
G	049-08-28	Lodi 2000 Dist. Trust	M1	0.00	$0.00		$0.00		$0.00		$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00	$0.00
G	049-08-83	Lodi 2000 Dist. Trust	M1	0.00	$0.00		$0.00		$0.00		$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00		
G	049-04-06	Batch	M1	4.32	$1,395.81		$3,058.42		$217.09		$4,130.69		$8,802.00	$880.20	$160.77	$267.95	$10,110.92	5.17%	$107.18	$10,218.10	$10,218.10
TOTAL				83.58	$27,005.90	$16,324.00	$59,172.00	$0.00	$4,200.00	$0.00	$61,708.23	$38,955.18	$207,362.41	$20,736.24	$3,110.44	$5,184.06	$236,393.15	100.00%	$2,073.62	$238,466.76	$238,466.76

LEGEND
G GUILD AVENUE
GT GUILD AVE./TURNER ROAD

R.A.E. RESIDENTIAL ACRE EQUIVALENT

TOTAL CONSTRUCTION COSTS & FEES	$236,393.15
REIMBURSEMENT PREPARATION FEE	$2,073.62
REIMBURSEMENT DUE CITY OF LODI	$238,466.76

EXHIBIT 5

EXHIBIT 6

SUMMARY OF FAIR SHARE REIMBURSEMENT AMOUNTS

APN	ZONE[1]	OWNER	ZONING	ACRES	FAIR SHARE REIMBURSEMENT AMOUNT 2003		
					RA-03-01	RESOLUTION 2003-___	TOTAL
049-08-07	G	Mettler	M1	4.49	$20,051.13	$10,620.20	**$30,671.33**
049-08-16	G	Batch	M1	5.00	$22,328.65	$11,826.50	**$34,155.15**
049-08-17	G	Batch	M1	5.00	$22,328.65	$11,826.50	**$34,155.15**
049-08-18	G	Moreland	M1	5.00	$22,328.65	$11,826.50	**$34,155.15**
049-08-19	G	Moreland	M1	5.00	$22,328.65	$11,826.50	**$34,155.15**
049-08-74	GT	Lodi Storage Assoc. LP	M1	2.59	$11,918.61	$10,081.92	**$22,000.53**
049-08-82	GT	Lodi Storage Assoc. LP	M2	0.55	$2,414.79	$1,689.01	**$4,103.80**
049-08-81	GT	Lodi Storage Assoc. LP	M2	5.19	$22,786.81	$15,938.07	**$38,724.88**
049-08-32	GT	Lodi Storage Assoc. LP	M2	7.09	$31,128.80	$21,772.81	**$52,901.61**
049-08-33	GT	Lodi Storage Assoc. LP	M2	19.56	$85,878.60	$60,067.17	**$145,945.77**
049-08-77	GT	Lodi Storage Assoc. LP	M2	4.79	$21,030.60	$14,709.70	**$35,740.30**
049-08-05	GT	Atwood	M2	15.00	$65,857.82	$46,063.78	**$111,921.60**
049-08-28	G	Lodi 2000 Dist. Trust	M1	5.00	$0.00	$0.00	**$0.00**
049-08-83	G	Lodi 2000 Dist. Trust	M1	38.53	$0.00	$0.00	**$0.00**
049-04-06	G	Batch	M1	4.32	$19,291.95	$10,218.10	**$29,510.05**
			TOTAL REIMBURSEMENT AMOUNTS:		$369,673.71	$238,466.76	$608,140.47

[1] G Guild Avenue Improvements
GT Guild Avenue and Turner Road Improvements

When Recorded, Return to:
City of Lodi City Clerk's Office
P.O. Box 3006
Lodi, CA 95241-1910

DRAFT

RESOLUTION NO. 2003-____

A RESOLUTION OF THE LODI CITY COUNCIL ESTABLISHING AN AREA OF BENEFIT AND REIMBURSABLE COSTS FOR PUBLIC IMPROVEMENTS FOR 770 N. GUILD AVENUE

==========

WHEREAS, construction of the Robert Mondavi warehouse facility located at 770 N. Guild Avenue required the installation of all public improvements necessary to serve the project, including the installation of a master plan storm drain line in the Guild Avenue and Turner Road alignments, extension of a master plan sanitary sewer main from Cluff Avenue to Guild Avenue, installation of master plan water mains in Lime Street and southerly in Guild Avenue to Lockeford Street as well as street pavement improvements in Guild Avenue; and

WHEREAS, due to the extensive nature of the public improvements required to serve the warehouse and in order to facilitate development in the area and minimize future disruption to residents and businesses, the developer, Lodi 2000 Distribution Trust, represented by Robert Mondavi staff and City staff worked cooperatively to include the installation of all public underground improvements in Guild Avenue and the Turner Road alignment as well as the extension of Turner Road street improvements to Guild Avenue in the warehouse project. The additional improvements included the master plan sanitary sewer main in Guild Avenue north and south of the Mondavi project site, extension of the master plan water main northerly in Guild Avenue from Lime Street and westerly in Turner Road, and pavement improvements in Turner Road from Guild Avenue to the existing terminus. The improvements installed with the project are shown on Exhibit 1; and

WHEREAS, under the terms of the Improvement Agreement for the project approved by Council on May 16, 2001, it was agreed that the developer would be reimbursed by the City for the cost of those improvements not required to serve the warehouse project as well as the cost of installation for the master plan storm drain facilities, excess width street pavement improvements in Guild Avenue, and oversize water and sanitary sewer mains required by LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction; and

WHEREAS, since the installation of the underground utilities required the removal of all the existing pavement in Guild Avenue, it was agreed that the costs for pavement removal and replacement be apportioned to each of the underground utilities in Guild Avenue as follows: master storm drain, 50%; master water main, 25%; master sewer main, 25%. The pavement costs would then be paid by the party responsible for the cost of the underground utility. The public improvements for the project were accepted by Council in June 2001 and reimbursement to the Developer for the City-funded improvements was made in August 2001; and

WHEREAS, in April 2002, the developer, Lodi 2000 Distribution Trust, requested a Reimbursement Agreement (RA-03-01) and establishment of an area of benefit in conformance with Chapter 16.40 of the Lodi Municipal Code for those improvements constructed with their project that benefit neighboring properties. A copy of the Reimbursement Agreement is

attached as Exhibit 2. Exhibits attached to the Reimbursement Agreement include the proposed area of benefit (Exhibit A), itemized costs for the improvements reimbursable to developer (Exhibit B), and the fair share amounts to be reimbursed to developer by each benefiting parcel (Exhibit C). As shown on Exhibit C, the public improvements funded by the City are not eligible for reimbursement to Lodi 2000 Distribution Trust; and

WHEREAS, installation of the Turner Road improvements shown as Schedule 1 on Exhibit B was required by the City in conjunction with the Mondavi project in conformance with the Improvement Deferral Agreement between the City and California Waste Removal Systems, Inc. recorded June 11, 1998 as Instrument No. 98067664. Under the terms of the agreement, Central Valley Waste Services, Inc., successor in interest to California Waste Removal Systems, Inc., was responsible for the design and installation of street frontage improvements along their property frontage upon request by the City. Central Valley Waste Services worked directly with the Developer to include those improvements in the Mondavi project and reimbursed Developer at the time of construction for all costs associated with those improvements. Therefore, those improvement costs are not included in the Reimbursement Agreement and the Central Valley Waste Services parcels are not included in the Area of Benefit; and

WHEREAS, in conformance with Chapter 16.40 of the Lodi Municipal Code, the City is eligible for reimbursement for the cost of those City-funded improvements that would be required as a condition of development for neighboring properties. The proposed area of benefit, itemized costs for the improvements reimbursable to the City and the fair share amounts to be reimbursed to City by each benefiting parcel are shown on the attached Exhibits 3, 4 and 5, respectively; and

WHEREAS, the areas of benefit covered by Reimbursement Agreement RA-03-01 and the Resolution are coincident. A Summary of Fair Share Reimbursement Amounts showing the reimbursement to the developer and the City for each benefiting parcel is attached as Exhibit 6. The property owners within the area of benefit have been notified. The Developer has paid the appropriate application fee and the fees to cover the cost of recording the Reimbursement Agreement; and

WHEREAS, pursuant to Lodi Municipal Code Section 16.40.50.A.3, the reimbursable amounts shall be recalculated annually to include an amount attributable to interest, using the Engineering News Record (ENR) 20 Cities Construction Cost Index. Similar adjustments to the reimbursable costs will be made each January until payment is received. The initial ENR index to be used in the calculations is 6581. In the event that the benefiting properties develop, the City will collect the appropriate amounts from the developers of the benefiting property, and reimburse the Developer and City as appropriate. The charges for a benefiting property shall be paid in full at the time of the first development on that property; and

WHEREAS, following the public hearing held August 6, 2003, in conformance with Lodi Municipal Code (LMC) Section 16.40, staff recommends that the City Council approve the following:

1) Reimbursement Agreement #RA-03-01 for public improvements for 770 N. Guild Avenue establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 N. Guild Avenue; and

2) Resolution establishing an area of benefit and reimbursable costs for City-funded Improvements for the project at 770 N. Guild Avenue.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby approve the following:

1) Reimbursement Agreement #RA-03-01 for public improvements for 770 N. Guild Avenue establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 N. Guild Avenue; and

2) Resolution establishing an area of benefit and reimbursable costs for City-funded Improvements for the project at 770 N. Guild Avenue.

Dated: _____, 2003

I hereby certify that Resolution No. 2003-____ was passed and adopted by the Lodi City Council in a regular meeting held _____, 2003, by the following vote:

AYES: COUNCIL MEMBERS –

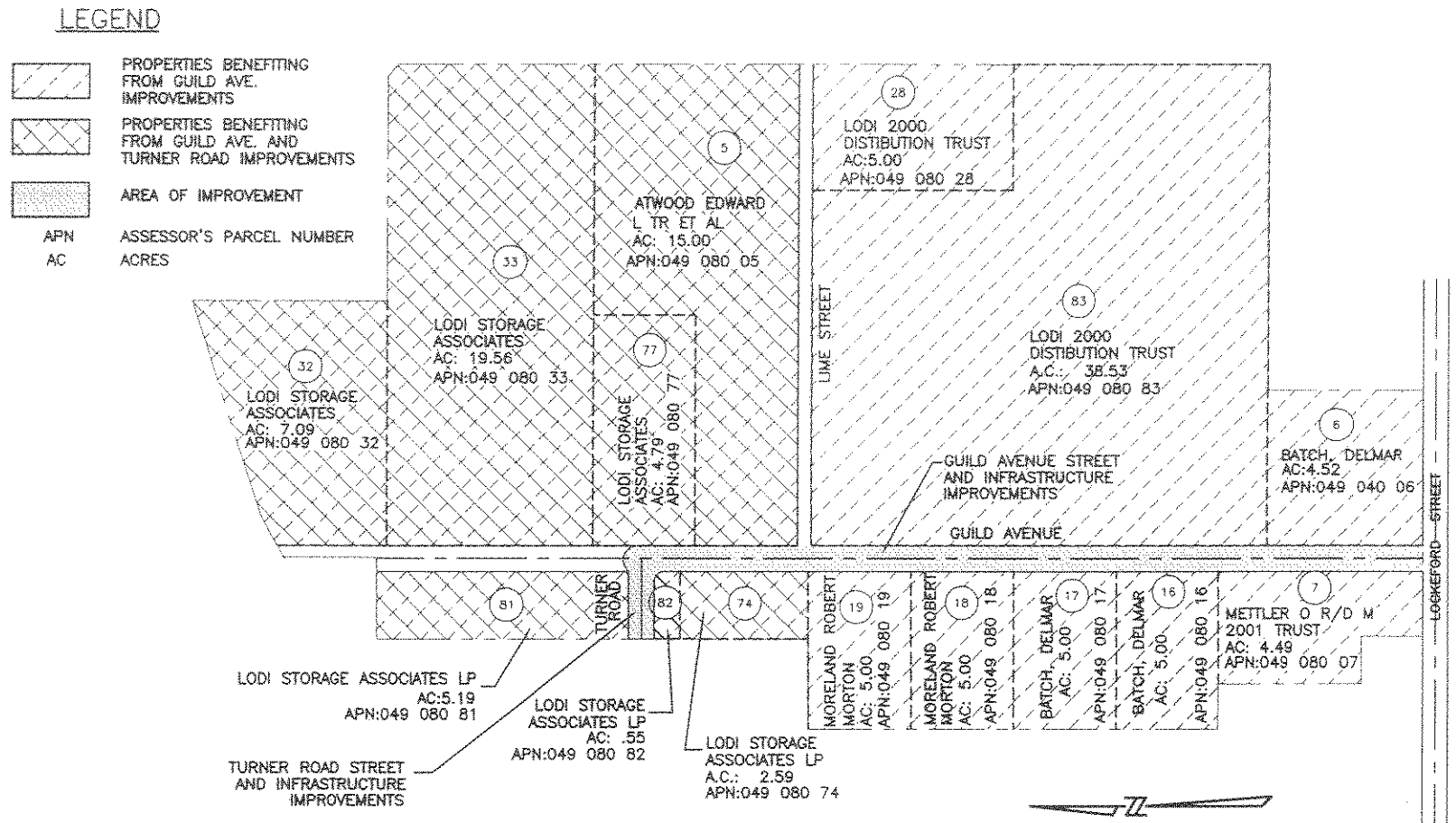
NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

Susan J. Blackston
City Clerk

EXHIBIT A



BENEFIT AREA

City of Lodi
Publics Works Department

EXHIBIT B

Development: 770 N. Guild Avenue
Developer: Lodi 2000 Distribution Trust
Engineer: Baumbach & Piazza

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				COST OF CITY-FUNDED IMPROVEMENTS [2]		REIMBURSABLE IMPROVEMENTS [3]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 1 (Turner Road Sta. 699+17.7 to Sta. 702+61.3)									
	Street System								
1	Miscellaneous Grading	1	LS	$870.00	$870.00	0	$0.00	0	$0.00
2	Asphalt Removal	1	LS	400.00	400.00	0.20	80.00	0	0.00
3	Clear & Grub	1	LS	2,500.00	2,500.00	0.15	375.00	0	0.00
4	Chain Link Fence Removal	1	LS	4,000.00	4,000.00	0	0.00	0	0.00
5	Roadway Excavation	620	CY	4.00	2,480.00	93	372.00	0	0.00
6	Compact Original Ground (0.50')	21,240	SF	0.12	2,548.80	4,128	495.36	0	0.00
7	Compact Native Material (0.80')	21,240	SF	0.14	2,973.60	4,128	577.92	0	0.00
8	Aggregate Base, Class II (0.75')	21,240	SF	0.85	18,054.00	4,128	3,508.80	0	0.00
9	Asphalt Concrete, Type B (0.40')	21,240	SF	1.25	26,550.00	4,128	5,160.00	0	0.00
10	30' Commercial Driveway	1	EA	2,200.00	2,200.00	0	0.00	0	0.00
11	Vertical Curb, Gutter & Sidewalk	309	LF	24.00	7,416.00	0	0.00	0	0.00
12	Vertical Curb & Gutter	344	LF	14.00	4,816.00	0	0.00	0	0.00
13	Comm. CGSW & AC Dike	76	LF	15.00	1,140.00	0	0.00	0	0.00
14	Concrete Subgrade Compaction	3,440	SF	0.40	1,376.00	0	0.00	0	0.00
15	Barricade	1	EA	300.00	300.00	0	0.00	0	0.00
16	Traffic Control Plan	1	LS	165.00	165.00	0.19	32.07	0	0.00
17	Traffic Control Plan	1	LS	3,190.00	3,190.00	0.19	619.98	0	0.00
18	Pavement Marking & Striping	1	LS	1,281.17	1,281.17	0.19	249.00	0	0.00
19	Street Lights	1	LS	9,800.00	9,800.00	0	0.00	0	0.00
				Subtotal	$92,060.57	***Subtotal***	$11,470.12	***Subtotal***	$0.00
						10% Engineering & Administration	1,147.01	10% Engineering & Administration	0.00
						Subtotal Street System	$12,617.13	***Subtotal Street System***	$0.00
	Storm Drain System								
1	60" CIP	344	LF	$99.00	$34,056.00	344	$34,056.00	0	$0.00
2	15" SD	15	LF	35.00	525.00	0	0.00	0	0.00
3	12" SD	0	LF	33.00	0.00	0	0.00	0	0.00
4	Pipe Marker	1	EA	180.00	180.00	0	0.00	0	0.00
5	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	0	0.00
				Subtotal	$35,961.00	***Subtotal***	$34,056.00	***Subtotal***	$0.00
						10% Engineering & Administration	3,405.60	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$37,461.60	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	6" Sanitary Sewer Pipe (VCP)	105	LF	$31.00	$3,255.00	0	$0.00	0	$0.00
2	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	0	0.00	0	0.00
3	Pipe Marker	1	EA	180.00	180.00	0	0.00	0	0.00
4	Remove Existing Riser	1	EA	240.00	240.00	0	0.00	0	0.00
				Subtotal	$6,275.00	***Subtotal***	$0.00	***Subtotal***	$0.00
						10% Engineering & Administration	0.00	10% Engineering & Administration	0.00
						Subtotal Sanitary Sewer System	$0.00	***Subtotal Sanitary Sewer System***	$0.00
	Water System								
1	10" Water Pipe (PVC)	434	LF	$25.00	$10,850.00	345	$690.00	0	$0.00
2	10" Water Lateral (PVC)	35	LF	25.00	875.00	0	0.00	0	0.00
3	10" Water Valve	2	EA	1,100.00	2,200.00	2	500.00	0	0.00
4	10" Water Lateral Valve	1	EA	1,100.00	1,100.00	0	0.00	0	0.00
5	8" Water Valve	1	EA	850.00	850.00	0	0.00	0	0.00
6	10" x 10" Cross	1	EA	550.00	550.00	0	0.00	0	0.00
7	10" x 8" Reducer	1	EA	180.00	180.00	0	0.00	0	0.00
8	8" Fire Hydrant Assembly	1	EA	2,700.00	2,700.00	0	0.00	0	0.00
9	Pipe Marker	1	EA	180.00	180.00	0	0.00	0	0.00
10	Blow Off	1	EA	700.00	700.00	0	0.00	0	0.00
				Subtotal	$20,185.00	***Subtotal***	$1,190.00	***Subtotal***	$0.00
						10% Engineering & Administration	119.00	10% Engineering & Administration	0.00
						Subtotal Water System	$1,309.00	***Subtotal Water System***	$0.00
				Schedule 1 Total	$154,481.57	**Total**	$51,387.73	**Total**	$0.00

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 2 (Turner Road Sta. 702+61.3 to Sta. 705+48)									
	Street System								
1	Miscellaneous Grading	1	LS	$530.00	$530.00	1	$530.00	0.736	$390.08
2	Aphalt Removal	1	LS	600.00	600.00	1	600.00	0.736	441.60
3	Clear & Grub	1	LS	12,800.00	12,800.00	1	12,800.00	0.736	9,420.80
4	Roadway Excavation	380	CY	4.00	1,520.00	380	1,520.00	279.68	1,118.72
5	Compact Original Ground (0.50')	13,024	SF	0.12	1,562.88	13,024	1,562.88	9,585.66	1,150.28
6	Compact Native Material (0.80')	13,024	SF	0.14	1,823.36	13,024	1,823.36	9,585.66	1,341.99
7	Aggregate Base, Class II (0.75')	13,024	SF	0.85	11,070.40	13,024	11,070.40	9,585.66	8,147.81
8	Asphalt Concrete, Type B (0.40')	13,024	SF	1.25	16,280.00	13,024	16,280.00	9,585.66	11,982.08
9	6" Asphalt Dike	210	LF	5.00	1,050.00	210	1,050.00	210	1,050.00
10	Shoulder on Turner Road (N & S)	320	LF	2.50	800.00	320	800.00	320	800.00
11	Street Sign & Posts	1	EA	320.00	320.00	1	320.00	1	320.00
12	Traffic Control Plan	1	LS	135.00	135.00	1	135.00	0.736	99.36
13	Traffic Control Plan	1	LS	2,610.00	2,610.00	1	2,610.00	0.736	1,920.96
14	Pavement Marking & Striping	1	LS	1,048.23	1,048.23	1	1,048.23	0.736	771.50
15	Street Lights	0	LS	0.00	0.00	0	0.00	0	0.00
				Subtotal	$52,149.87	***Subtotal***	$52,149.87	***Subtotal***	$38,955.18
						10% Engineering & Administration	5,214.99	10% Engineering & Administration	3,895.52
						Subtotal Street System	$57,364.86	***Subtotal Street System***	$42,850.70
	Storm Drain System								
1	60" CIP	280	LF	$99.00	$27,720.00	280	$27,720.00	0	$0.00
2	60" RCP	50	LF	160.00	8,000.00	50	8,000.00	0	0.00
3	15" Storm Drain	90	LF	35.00	3,150.00	0	0.00	0	0.00
4	12" Storm Drain	88	LF	33.00	2,904.00	0	0.00	0	0.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	1	5,300.00	1	0.00
6	Pipe Marker	4	EA	180.00	720.00	0	0.00	0	0.00
				Subtotal	$47,794.00	***Subtotal***	$41,020.00	***Subtotal***	$0.00
						10% Engineering & Administration	4,102.00	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$45,122.00	***Subtotal Storm Drain System***	$0.00
	Water System								
1	10" Water Pipe (PVC)	288	LF	$25.00	$7,200.00	288	$7,200.00	288	$6,624.00 [2]
2	10" Water Valve	1	EA	1,100.00	1,100.00	1	1,100.00	1	850.00 [2]
3	10" Water Lateral (PVC)	46	LF	25.00	1,150.00	46	1,150.00	46	1,150.00
4	10" Water Lateral Valve	1	EA	1,100.00	1,100.00	1	1,100.00	1	1,100.00
5	8" Water Pipe (PVC)	30	LF	26.00	780.00	30	780.00	30	780.00
6	8" Water Valve	1	EA	850.00	850.00	1	850.00	1	850.00
7	6" Water Pipe (PVC)	30	LF	24.00	720.00	30	720.00	30	720.00
8	6" Water Valve	1	EA	700.00	700.00	1	700.00	1	700.00
9	10" x 10" Cross	1	EA	550.00	550.00	1	550.00	1	550.00
10	10" x 8" Reducer	1	EA	180.00	180.00	1	180.00	1	180.00
11	10" x 10" x 6" x 6" Cross	1	EA	180.00	180.00	1	180.00	1	180.00
12	Blowoff	3	EA	700.00	2,100.00	3	2,100.00	3	2,100.00
13	Pipe Marker	3	EA	180.00	540.00	3	540.00	3	540.00
				Subtotal	$17,150.00	***Subtotal***	$17,150.00	***Subtotal***	$16,324.00
						10% Engineering & Administration	1,715.00	10% Engineering & Administration	1,632.40
						Subtotal Water System	$18,865.00	***Subtotal Water System***	$17,956.40
				Schedule 2 Total	$117,093.87	**Total**	$121,351.86	**Total**	$60,807.10

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 3 (Guild Avenue Sta. 114+13.8 to Sta. 119+28.7)									
	Street System								
1	Miscellaneous Grading	1	LS	$2,016.00	$2,016.00	0.84	$1,693.44	0.42	$846.72
2	Asphalt Removal	1	LS	3,040.00	3,040.00	0.84	2,553.60	0.42	1,276.80
3	Clear & Grub	1	LS	272.00	272.00	0.84	228.48	0.42	114.24
4	Roadway Excavation	1,280	CY	4.00	5,120.00	1,075	4,300.80	538	2,150.40
5	Compact Original Ground (0.50')	17,519	SF	0.12	2,102.28	14,684	1,762.08	7,342	881.04
6	Compact Native Material (0.80')	17,519	SF	0.14	2,452.66	14,684	2,055.76	7,342	1,027.88
7	Aggregate Base, Class II (0.60')	17,519	SF	0.87	15,241.53	14,684	12,775.08	7,342	6,387.54
8	Asphalt Concrete, Type B (0.40')	17,519	SF	1.25	21,898.75	14,684	18,355.00	7,342	9,177.50
9	Driveway Repair	3	EA	500.00	1,500.00	3	1,500.00	1.5	750.00
10	Shoulder (E & W)	1,030	LF	2.40	2,472.00	515	1,236.00	257.5	618.00
11	Traffic Control Plan	1	LS	240.00	240.00	0.84	201.60	0.42	100.80
12	Traffic Control Plan	1	LS	4,640.00	4,640.00	0.84	3,897.60	0.42	1,948.80
13	Pavement Marking & Striping	1	LS	1,863.52	1,863.52	0.84	1,565.36	0.42	782.68
14	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00
				Subtotal	$62,858.74	***Subtotal***	$52,124.80	***Subtotal***	$26,062.40
						10% Engineering & Administration	5,212.48	10% Engineering & Administration	2,606.24
						Subtotal Street System	$57,337.28	***Subtotal Street System***	$28,668.64
	Storm Drain System								
1	42" CIP	496	LF	$65.00	$32,240.00	496	$32,240.00	0	$0.00
2	24" Storm Drain	10	LF	50.00	500.00	10	500.00	0	0.00
3	18" Storm Drain	182	LF	48.00	8,736.00	182	8,736.00	0	0.00
4	12" Storm Drain	80	LF	33.00	2,640.00	80	2,640.00	80	2,640.00
5	48" Storm Drain Manhole	3	EA	3,100.00	9,300.00	3	9,300.00	0	0.00
6	Relocate 18" Double SD	1	LS	5,698.26	5,698.26	1	5,698.26	0	0.00
7	Pipe Marker	2	EA	180.00	360.00	2	360.00	2	360.00
8	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	1	1,200.00	1	1,200.00
				Subtotal	$60,674.26	***Subtotal***	$60,674.26	***Subtotal***	$4,200.00
						10% Engineering & Administration	6,067.43	10% Engineering & Administration	420.00
						Subtotal Storm Drain System	$66,741.69	***Subtotal Storm Drain System***	$4,620.00
	Sanitary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	565	LF	$36.00	$20,340.00	565	$20,340.00	565	$20,340.00
2	Sanitary Sewer Manhole	2	EA	2,600.00	5,200.00	2	5,200.00	2	5,200.00
3	Pipe Marker	1	EA	180.00	180.00	1	180.00	1	180.00
4	Sanitary Sewer Riser	1	EA	240.00	240.00	1	240.00	1	240.00
				Subtotal	$25,960.00	***Subtotal***	$25,960.00	***Subtotal***	$25,960.00
						10% Engineering & Administration	2,596.00	10% Engineering & Administration	2,596.00
						Subtotal Sanitary Sewer System	$28,556.00	***Subtotal Sanitary Sewer System***	$28,556.00
	Water System								
1	10" Water Pipe (PVC)	508	LF	$25.00	$12,700.00	508	$1,016.00	0	$0.00
2	10" Water Valve	4	EA	1,100.00	4,400.00	4	1,000.00	0	0.00
3	8" Water Pipe (PVC)	56	LF	26.00	1,456.00	0	0.00	0	0.00
4	8" Water Valve	2	EA	850.00	1,700.00	0	0.00	0	0.00
5	6" Water Valve	2	EA	700.00	1,400.00	0	0.00	0	0.00
6	10" x 6" Reducer	2	EA	180.00	360.00	0	0.00	0	0.00
7	10" x 8" Reducer	2	EA	180.00	360.00	0	0.00	0	0.00
8	10" x10" Cross Assembly	2	EA	550.00	1,100.00	0	0.00	0	0.00
9	6" Fire Hydrant Assembly	2	EA	2,500.00	5,000.00	0	0.00	0	0.00
10	Pipe Marker	2	EA	180.00	360.00	0	0.00	0	0.00
11	Blow Off	2	EA	700.00	1,400.00	0	0.00	0	0.00
				Subtotal	$30,236.00	***Subtotal***	$2,016.00	***Subtotal***	$0.00
						10% Engineering & Administration	201.60	10% Engineering & Administration	0.00
						Subtotal Water System	$2,217.60	***Subtotal Water System***	$0.00
				Schedule 3 Total	$179,729.00	**Total**	$154,852.56	**Total**	$61,844.64

	TOTAL COST OF PROJECT IMPROVEMENTS [1]					COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 4 (Guild Avenue Sta. 119+28.7 to Sta. 134+14.8; Mondavi Project)									
	Street System								
1	Miscellaneous Grading	1	LS	$8,215.20	$8,215.20	0.62	$5,134.49	0	$0.00
2	Asphalt Removal	1	LS	12,388.00	12,388.00	0.62	7,742.48	0	0.00
3	Clear & Grub	1	LS	1,108.40	1,108.40	0.62	692.75	0	0.00
4	Roadway Excavation	5,216	CY	4.00	20,864.00	3,260	13,039.96	0	0.00
5	Compact Original Ground (0.50')	71,333	SF	0.12	8,559.96	44,583	5,349.96	0	0.00
6	Compact Native Material (0.80')	71,333	SF	0.14	9,986.62	44,583	6,241.62	0	0.00
7	Aggregate Base, Class II (0.80')	71,333	SF	0.87	62,059.71	44,583	38,787.21	0	0.00
8	Asphalt Concrete, Type B (0.40')	71,333	SF	1.25	89,166.25	44,583	55,728.75	0	0.00
9	100' Commercial Driveway	1	EA	4,800.00	4,800.00	0	0.00	0	0.00
10	170' Commercial Driveway	2	EA	9,000.00	18,000.00	0	0.00	0	0.00
11	Vertical Curb, Gutter & Sidewalk	1,160	LF	24.00	27,840.00	0	0.00	0	0.00
12	Concrete Subgrade Compaction	11,146	SF	0.40	4,458.40	0	0.00	0	0.00
13	Shoulder (W)	1,486	LF	2.40	3,566.40	0	0.00	0	0.00
14	Barricade	2	EA	300.00	600.00	0	0.00	0	0.00
15	Mail Box Relocation	1	EA	150.00	150.00	0	0.00	0	0.00
16	Driveway Overlay	3	EA	500.00	1,500.00	0	0.00	0	0.00
17	Traffic Control Plan	1	LS	690.00	690.00	0.62	431.25	0	0.00
18	Traffic Control	1	LS	13,340.00	13,340.00	0.62	8,337.48	0	0.00
19	Pavement Marking & Striping	1	LS	5,357.62	5,357.62	0.62	3,348.50	0	0.00
20	Street Lights	1	LS	21,600.00	21,600.00	0	0.00	0	0.00
				Subtotal	$314,250.56	***Subtotal***	$144,834.44	***Subtotal***	$0.00
						10% Engineering & Administration	14,483.44	10% Engineering & Administration	0.00
						Subtotal Street System	$159,317.89	***Subtotal Street System***	$0.00
	Storm Drain System								
1	54" CIP	624	LF	$90.00	$56,160.00	624	$56,160.00	0	$0.00
2	48" CIP	921	LF	80.00	73,680.00	921	73,680.00	0	0.00
3	42" RCP	40	LF	65.00	2,600.00	40	2,600.00	0	0.00
4	18" Storm Drain	108	LF	48.00	5,184.00	0	0.00	0	0.00
5	15" Storm Drain	45	LF	35.00	1,575.00	0	0.00	0	0.00
6	12" Storm Drain	60	LF	33.00	1,980.00	0	0.00	0	0.00
7	72" Storm Drain Manhole	0	EA	5,300.00	0.00	0	0.00	0	0.00
8	60" Storm Drain Manhole	5	EA	4,200.00	21,000.00	3	12,600.00	0	0.00
9	Pipe Marker	8	EA	180.00	1,440.00	0	0.00	0	0.00
10	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	0	0.00
				Subtotal	$164,819.00	***Subtotal***	$145,040.00	***Subtotal***	$0.00
						10% Engineering & Administration	14,504.00	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$159,544.00	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	15" Sanitary Sewer Pipe (VCP)	683	LF	$75.00	$51,225.00	683	$17,075.00	0	$0.00
2	12" Sanitary Sewer Pipe (VCP)	351	LF	67.00	23,517.00	351	10,881.00	0	0.00
3	10" Sanitary Sewer Pipe (VCP)	1,022	LF	50.00	51,100.00	0	0.00	0	0.00
4	8" Sanitary Sewer Pipe (VCP)	743	LF	36.00	26,748.00	0	0.00	0	0.00
5	6" Sanitary Sewer Pipe (VCP)	50	LF	31.00	1,550.00	0	0.00	0	0.00
6	Sanitary Sewer Manhole	5	EA	2,600.00	13,000.00	0	0.00	0	0.00
7	Pipe Marker	8	EA	180.00	1,440.00	0	0.00	0	0.00
8	Sanitary Sewer Riser	2	EA	240.00	480.00	0	0.00	0	0.00
				Subtotal	$169,060.00	***Subtotal***	$27,956.00	***Subtotal***	$0.00
						10% Engineering & Administration	2,795.60	10% Engineering & Administration	0.00
						Subtotal Sanitary Sewer System	$30,751.60	***Subtotal Sanitary Sewer System***	$0.00
	Water System								
1	10" Water Pipe (PVC)	2,924	LF	$25.00	$73,100.00	2,924	$5,848.00	0	$0.00
2	10" Water Pipe (DIP)	70	LF	27.00	1,890.00	70	140.00	0	0.00
3	10" Water Valve	24	EA	1,100.00	26,400.00	18	4,500.00	0	0.00
4	RR Xing Jack & Bore 18" Casing	46	LF	300.00	13,800.00	23	6,900.00	0	0.00
5	10" x 10" Cross	3	EA	550.00	1,650.00	0	0.00	0	0.00
5	Relocate 10" x 10" Cross	1	LS	1,049.69	1,049.69	0	0.00	0	0.00
6	10" x 10" x 6" x 6" Cross Assembly	3	EA	420.00	1,260.00	0	0.00	0	0.00
7	10" x 10" x 10" Tee	4	EA	300.00	1,200.00	0	0.00	0	0.00
8	10" x 10" x 6" Tee	4	EA	180.00	720.00	0	0.00	0	0.00
9	10" Blind Flange	3	EA	90.00	270.00	0	0.00	0	0.00
10	6" Blind Flange	3	EA	50.00	150.00	0	0.00	0	0.00
11	6" Gate Valve	7	EA	700.00	4,900.00	0	0.00	0	0.00
12	6" Fire Hydrant Assembly	7	EA	2,500.00	17,500.00	0	0.00	0	0.00
13	Pipe Marker	5	EA	180.00	900.00	0	0.00	0	0.00
14	Blow Off	5	EA	700.00	3,500.00	0	0.00	0	0.00
				Subtotal	$148,289.69	***Subtotal***	$17,388.00	***Subtotal***	$0.00
						10% Engineering & Administration	1,738.80	10% Engineering & Administration	0.00
						Subtotal Water System	$19,126.80	***Subtotal Water System***	$0.00
				Schedule 4 Total	$796,419.25	Total	$368,740.29	Total	$0.00

		TOTAL COST OF PROJECT IMPROVEMENTS [1]				COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 5 (Guild Avenue Sta. 134+14.8 to Sta. 137+44.8)									
	Street System								
1	Miscellaneous Grading	1	LS	$1,600.20	$1,600.20	1	$1,600.20	0.5	$800.10
2	Asphalt Removal	1	LS	2,413.00	2,413.00	1	2,413.00	0.5	1,206.50
3	Clear & Grub	1	LS	215.90	215.90	1	215.90	0.5	107.95
4	Roadway Excavation	1,016	CY	4.00	4,064.00	1,016	4,064.00	508	2,032.00
5	Compact Original Ground (0.50')	13,860	SF	0.12	1,663.20	13,860	1,663.20	6,930	831.60
6	Compact Native Material (0.80')	13,860	SF	0.14	1,940.40	13,860	1,940.40	6,930	970.20
7	Aggregate Base, Class II (0.80')	13,860	SF	0.87	12,058.20	13,860	12,058.20	6,930	6,029.10
8	Asphalt Concrete, Type B (0.40')	13,860	SF	1.25	17,325.00	13,860	17,325.00	6,930	8,662.50
9	Shoulder (E & W)	330	LF	2.40	792.00	330	792.00	165	396.00
10	6" Asphalt Dike	230	LF	5.00	1,150.00	230	1,150.00	115	575.00
11	Traffic Control Plan	1	LS	150.00	150.00	1	150.00	0.5	75.00
12	Traffic Control	1	LS	2,900.00	2,900.00	1	2,900.00	0.5	1,450.00
13	Pavement Marking & Striping	1	LS	1,164.70	1,164.70	1	1,164.70	0.5	582.35
14	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00
				Subtotal	$47,436.60	***Subtotal***	$47,436.60	***Subtotal***	$23,718.30
						10% Engineering & Administration	4,743.66	10% Engineering & Administration	2,371.83
						Subtotal Street System	$52,180.26	***Subtotal Street System***	$26,090.13
	Storm Drain System								
1	60" CIP	326	LF	$99.00	$32,274.00	326	$32,274.00	0	$0.00
2	24" Storm Drain	45	LF	50.00	2,250.00	0	0.00	0	0.00
3	18" Storm Drain	45	LF	48.00	2,160.00	0	0.00	0	0.00
4	12" Storm Drain	70	LF	33.00	2,310.00	0	0.00	0	0.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	1	5,300.00	0	0.00
6	Pipe Marker	2	EA	180.00	360.00	0	0.00	0	0.00
7	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	0	0.00
				Subtotal	$45,854.00	***Subtotal***	$37,574.00	***Subtotal***	$0.00
						10% Engineering & Administration	3,757.40	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$41,331.40	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	352	LF	$36.00	$12,672.00	352	$12,672.00	352	$12,672.00
2	6" Sanitary Sewer Pipe (VCP)	60	LF	31.00	1,860.00	60	1,860.00	60	1,860.00
3	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	1	2,600.00	1	2,600.00
4	Pipe Marker	1	EA	180.00	180.00	1	180.00	1	180.00
				Subtotal	$17,312.00	***Subtotal***	$17,312.00	***Subtotal***	$17,312.00
						10% Engineering & Administration	1,731.20	10% Engineering & Administration	1,731.20
						Subtotal Sanitary Sewer System	$19,043.20	***Subtotal Sanitary Sewer System***	$19,043.20
	Water System								
1	10" Water Pipe (PVC)	397	LF	$25.00	$9,925.00	397	$9,925.00	397	$9,285.00 [2]
2	10" Water Valve	4	EA	1,100.00	4,400.00	4	4,400.00	4	3,900.00 [3]
3	10" x10" Cross Assembly	1	EA	550.00	550.00	1	550.00	1	550.00
4	Pipe Marker	2	EA	180.00	360.00	2	360.00	2	360.00
5	Blow Off	2	EA	700.00	1,400.00	2	1,400.00	2	1,400.00
				Subtotal	$16,635.00	***Subtotal***	$16,635.00	***Subtotal***	$15,495.00
						10% Engineering & Administration	1,663.50	10% Engineering & Administration	1,549.50
						Subtotal Water System	$18,298.50	***Subtotal Water System***	$17,044.50
				Schedule 5 Total	$127,237.60	**Total**	$130,853.36	**Total**	$62,177.83

	TOTAL COST OF PROJECT IMPROVEMENTS [1]					COST OF CITY-FUNDED IMPROVEMENTS [1]		REIMBURSABLE IMPROVEMENTS [1]	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schedule 6 (Guild Avenue Sta. 137+44.8 to Sta. 139+81)									
	Street System								
1	Miscellaneous Grading	1	LS	$768.60	$768.60	1	$768.60	0.5	$384.30
2	Asphalt Removal	1	LS	1,159.00	1,159.00	1	1,159.00	0.5	579.50
3	Clear & Grub	1	LS	103.70	103.70	1	103.70	0.5	51.85
4	Roadway Excavation	488	CY	4.00	1,952.00	488	1,952.00	244	976.00
5	Compact Original Ground (0.50')	6,700	SF	0.12	804.00	6,700	804.00	3,350	402.00
6	Compact Native Material (0.80')	6,700	SF	0.14	938.00	6,700	938.00	3,350	469.00
7	Aggregate Base, Class II (0.80')	6,700	SF	0.87	5,829.00	6,700	5,829.00	3,350	2,914.50
8	Asphalt Concrete, Type B (0.40')	6,700	SF	1.25	8,375.00	6,700	8,375.00	3,350	4,187.50
9	Survey Monument	1	EA	550.00	550.00	1	550.00	0.5	275.00
10	Traffic Control Plan	1	LS	120.00	120.00	1	120.00	0.5	60.00
11	Traffic Control	1	LS	2,320.00	2,320.00	1	2,320.00	0.5	1,160.00
12	Pavement Marking & Striping	1	LS	931.76	931.76	1	931.76	0.5	465.88
13	Street Lights	0	EA	0.00	0.00	0	0.00	0	0.00
				Subtotal	$23,851.06	***Subtotal***	$23,851.06	***Subtotal***	$11,925.53
						10% Engineering & Administration	2,385.11	10% Engineering & Administration	1,192.55
						Subtotal Street System	$26,236.17	***Subtotal Street System***	$13,118.08
	Storm Drain System								
1	60" CIP	155	LF	$99.00	$15,345.00	155	$15,345.00	0	$0.00
2	60" RCP	10	LF	160.00	1,600.00	10	1,600.00	0	0.00
3	30" Storm Drain	68	LF	66.00	4,488.00	0	0.00	0	0.00
4	18" Storm Drain	30	LF	48.00	1,440.00	0	0.00	0	0.00
5	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	1	5,300.00	0	0.00
6	Pipe Marker	2	EA	180.00	360.00	0	0.00	0	0.00
				Subtotal	$28,533.00	***Subtotal***	$22,245.00	***Subtotal***	$0.00
						10% Engineering & Administration	2,224.50	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	$24,469.50	***Subtotal Storm Drain System***	$0.00
	Sanitary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	230	LF	$36.00	$8,280.00	230	$8,280.00	230	$8,280.00
2	6" Sanitary Sewer Pipe (VCP)	80	LF	31.00	2,480.00	80	2,480.00	80	2,480.00
3	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	1	2,600.00	1	2,600.00
4	4" Sanitary Sewer Service (55 LF)	1	EA	2,000.00	2,000.00	1	2,000.00	1	2,000.00
5	Pipe Marker	3	EA	180.00	540.00	3	540.00	3	540.00
				Subtotal	$15,900.00	***Subtotal***	$15,900.00	***Subtotal***	$15,900.00
						10% Engineering & Administration	1,590.00	10% Engineering & Administration	1,590.00
						Subtotal Sanitary Sewer System	$17,490.00	***Subtotal Sanitary Sewer System***	$17,490.00
	Water System								
1	10" Water Pipe (PVC)	244	LF	$25.00	$6,100.00	244	$6,100.00	244	$5,660.00 [2]
2	10" Water Valve	4	EA	1,100.00	4,400.00	4	4,400.00	4	3,900.00 [2]
3	10" x10" Cross Assembly	1	EA	550.00	550.00	1	550.00	1	550.00
4	Blow Off	2	EA	700.00	1,400.00	2	1,400.00	2	1,400.00
				Subtotal	$12,450.00	***Subtotal***	$12,450.00	***Subtotal***	$11,510.00
						10% Engineering & Administration	1,245.00	10% Engineering & Administration	1,151.00
						Subtotal Water System	$13,695.00	***Subtotal Water System***	$12,661.00
				Schedule 6 Total	$80,734.06	**Total**	$81,890.67	**Total**	$43,269.08
				Total Cost of Improvements	$1,455,695.35	**Total**	$909,076.47	**Total**	$226,098.65
								Engineering Plan Check Fee (1.5%)	$3,110.44
								Engineering Inspection Fee (2.5%)	$5,184.06
								Reimbursement Application Fee	$2,073.62
								TOTAL REIMBURSABLE COSTS	$238,466.77

[1] The amounts shown are based on contract and change order prices provided by Siegfried Engineering, the Developer's engineer.
[2] Reimbursable costs for 10" PVC Water Pipe and 10" Water Valve have been adjusted to include credit for oversize mains.

SUMMARY OF REIMBURSEMENTS

Zone	APN	Owner	Zoning	Acres	R.A.E WATER SYSTEM COST		R.A.E. SANITARY SEWER COST		R.A.E. STORM DRAIN COST		R.A.E. STREET SYSTEM COST		TOTAL R.A.E CONST COST	10% Engineering and Admin Fees	Fair Share City Plan Check Fee	Fair Share City Inspection Fee	FAIR SHARE REIMBURSEMENT AMOUNT	Percentage of Total Area
					Guild Ave.	Turner Road	Guild Ave.	Turner Road	Guild Ave.	Turner Road	Guild Ave.	Turner Road						
G	049-08-07	Mettler	M1	4.49	$1,450.74		$3,178.78		$225.63		$4,293.24		$9,148.38	$914.84	$167.10	$278.49	$10,508.80	5.37%
G	049-08-15	Batch	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%
G	049-08-17	Batch	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%
G	049-08-18	Moreland	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%
G	049-08-19	Moreland	M1	5.00	$1,615.52		$3,539.84		$251.26		$4,780.89		$10,187.50	$1,018.75	$186.08	$310.13	$11,702.45	5.98%
GT	049-08-74	Lodi Storage Assoc. LP	M1	2.59	$836.84	$771.94	$1,833.64	$0.00	$130.15	$0.00	$2,478.50	$2,824.24	$8,873.30	$887.33	$96.39	$160.66	$10,017.67	3.10%
GT	049-08-82	Lodi Storage Assoc. LP	M2	0.55	$177.71	$163.93	$389.38	$0.00	$27.64	$0.00	$333.94	$380.84	$1,473.43	$147.34	$20.47	$34.11	$1,675.36	0.66%
GT	049-08-81	Lodi Storage Assoc. LP	M2	5.19	$1,676.91	$1,546.86	$3,674.36	$0.00	$260.80	$0.00	$3,151.23	$3,593.71	$13,903.86	$1,390.39	$193.15	$321.91	$15,809.30	6.21%
GT	049-08-32	Lodi Storage Assoc. LP	M2	7.09	$2,290.80	$2,113.15	$5,019.50	$0.00	$356.28	$0.00	$4,304.85	$4,909.32	$18,993.91	$1,899.39	$263.85	$439.76	$21,596.91	8.48%
GT	049-08-33	Lodi Storage Assoc. LP	M2	19.56	$6,319.91	$5,829.79	$13,847.86	$0.00	$982.91	$0.00	$11,876.30	$13,543.91	$52,400.68	$5,240.07	$727.93	$1,213.21	$59,581.88	23.40%
GT	049-08-77	Lodi Storage Assoc. LP	M2	4.79	$1,547.67	$1,427.64	$3,391.17	$0.00	$240.70	$0.00	$2,908.36	$3,316.73	$12,832.27	$1,283.23	$178.26	$297.10	$14,590.86	5.73%
GT	049-08-05	Atwood	M2	15.00	$4,846.55	$4,470.70	$10,619.53	$0.00	$753.77	$0.00	$9,107.59	$10,386.43	$40,184.57	$4,018.46	$558.23	$930.38	$45,691.63	17.95%
G	049-08-28	Lodi 2000 Dist. Trust	M1	0.00	$0.00		$0.00		$0.00		$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
G	049-08-83	Lodi 2000 Dist. Trust	M1	0.00	$0.00		$0.00		$0.00		$0.00		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
G	049-04-05	Batch	M1	4.32	$1,395.81		$3,058.42		$217.09		$4,130.69		$8,802.00	$880.20	$160.77	$267.95	$10,110.92	5.17%
TOTAL				83.58	$27,095.00	$16,324.00	$59,172.00	$0.00	$4,200.00	$0.00	$61,706.23	$38,955.18	$207,362.41	$20,736.24	$3,110.44	$5,184.06	$236,393.15	100.00%

LEGEND

G GUILD AVENUE

GT GUILD AVE./TURNER ROAD

R.A.E. RESIDENTIAL ACRE EQUIVALENT

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
http:\\www.lodi.gov

H. DIXON FLYNN
City Manager

SUSAN J. BLACKSTON
City Clerk

RANDALL A. HAYS
City Attorney

RICHARD C. PRIMA, JR.
Public Works Director

June 26, 2003

Lodi 2000 Distribution Trust
901 Kaiser Road
Napa, CA 94558

Siegfried Engineering
4045 Coronado Ave.
Stockton, CA 95204

Interested Parties
Mailing List Attached

SUBJECT: Set Public Hearing for August 6, 2003, to Consider Reimbursement Agreement RA-03-01 Establishing an Area of Benefit and Reimbursable Costs for Developer-Funded Public Improvements for 770 North Guild Avenue and a Resolution Establishing an Area of Benefit and Reimbursable Costs for City-Funded Improvements for the Project at 770 North Build Avenue

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, July 2, 2003. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

As indicated in the title, the only action will be to set a public hearing date on the item. Public hearings are usually set for the second following Council Meeting.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, extension 2659.

R. Farris

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NCC_SET PH_770NGUILDAVE

BATCH DELMAR D & DORIS TR
11174 N DAVIS RD
LODI CA 95242

ATWOOD EDWARD L TR ETAL
13179 MCDOLE ST
SARATOGA CA 95070

MORELAND ROBERT & SANDRA
17611 N GUILD AVE
LODI CA 95240

MORELAND ROBERT MORTON ETAL
775 N GUILD AVE
LODI CA 95240

LODI 2000 DISTRIBUTION TRUST
901 KAISER RD
NAPA CA 94558

LODI STORAGE ASSOCIATES LP
4701 SISK RD SUITE 101
MODESTO CA 95356

METTLER OLE R & DOROTHY M TR
17900 N CHERRY RD
LODI CA 95240

DECLARATION OF POSTING

Set Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue

On Thursday, July 3, 2003, in the City of Lodi, San Joaquin County, California, a copy of the notice to a set Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue (attached hereto, marked Exhibit "A") was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 3, 2003, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

Jacqueline L. Taylor
Deputy City Clerk

Patricia Ochoa
Administrative Clerk

Jennifer M. Perrin
Deputy City Clerk

DECLARATION OF MAILING

Set Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue

On July 3, 2003, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Public Hearing notice to set a Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto. Sent certified mail.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 3, 2003, at Lodi, California.

ORDERED BY:

SUSAN BLACKSTON
CITY CLERK, CITY OF LODI

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

PATRICIA OCHOA
ADMINISTRATIVE CLERK

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: August 6, 2003
Time: 7:00 p.m.

EXHIBIT A

For information regarding this notice please contact:
Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 6, 2003** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue

Information regarding this item may be obtained in the office of the Public Works Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: July 2, 2003

Approved as to form:

Randall A. Hays
City Attorney

EXHIBIT B

7000 1670 0008 4483 1241
BATCH DELMAR D & DORIS TR
11174 N DAVIS RD
LODI CA 95242

7000 1670 0008 4483 1234
ATWOOD EDWARD L TR ETAL
13179 MCDOLE ST
SARATOGA CA 95070

7000 1670 0008 4483 1227
MORELAND ROBERT & SANDRA
17611 N GUILD AVE
LODI CA 95240

7000 1670 0008 4483 1210
MORELAND ROBERT MORTON ETAL
775 N GUILD AVE
LODI CA 95240

7000 1670 0008 4483 1203
LODI 2000 DISTRIBUTION TRUST
901 KAISER RD
NAPA CA 94558

7000 1670 0008 4483 1197
LODI STORAGE ASSOCIATES LP
4701 SISK RD SUITE 101
MODESTO CA 95356

7000 1670 0008 4483 1180
METTLER OLE R & DOROTHY M TR
17900 N CHERRY RD
LODI CA 95240

7/3/03 - Mailed Certified U.S. Mail (see article #'s referenced)
Public Hearing - Reimbursement Agreement - 770 N. Guild Ave.

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: **Set Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue**

LEGAL AD

PUBLISH DATE: **SATURDAY, JULY 5, 2003**

TEAR SHEETS WANTED: **Three (3) please**

SEND AFFIDAVIT AND BILL TO:

SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, JULY 3, 2003

ORDERED BY:

PATRICIA OCHOA
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at _____(time) on _____(date) _____(pages)
_____ Phoned to confirm receipt of all pages at _____(time) ____Jac ____Tricia ____Jen (initials)