

**TURNER ROAD AND  
CLUFF AVENUE  
ASSESSMENT  
DISTRICT NO. 1**

**RES. NO. 81-106,  
81-107, AND  
81-108**

Following introduction of agenda item "o" - "Turner Road and Cluff Avenue Assessment District No. 1" by City Manager Graves, Mr. Robert Blewett, Attorney at Law, 3016 Dwight Way, Stockton of Blewett, Garretson and Hachman, addressed the Council regarding the procedures to be followed pursuant to the provisions of the Municipal Improvement Act of 1913 and responded to questions regarding this matter as were posed by the Council.

Following discussion, on motion of Councilman Pinkerton, Murphy second, Council adopted the following Resolutions:

- 1) Resolution No. 81-106 - Resolution of Preliminary Approval of Engineer's Report
- 2) Resolution No. 81-107 - Resolution Calling for Sealed Proposals
- 3) Resolution No. 81-108 - Resolution Appointing Time and Place of Hearing Protests in Relations to Proposed Acquisition and Construction of Improvements, and Directing Notice.

**CITY COUNCIL**

JAMES A. McCARTY, Mayor  
ROBERT G. MURPHY, Mayor Pro Tem  
RICHARD L. HUGHES  
WALTER KATNICH  
JAMES W. PINKERTON, Jr.

**CITY OF LODI**

CITY HALL, 221 WEST PINE STREET  
POST OFFICE BOX 320  
LODI, CALIFORNIA 95241  
(209) 334-5634

HENRY A. GLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

August 12, 1981

Mr. Timothy J. Hachman  
Attorney-at-Law  
Eden Park Bldg.  
141 E. Acacia Street  
Stockton, CA 95202

Dear Mr. Hachman:

Enclosed herewith please find three executed and sealed copies of Resolution No. 81-106, 81-107, and 81-108. The aforementioned resolutions were adopted by the Lodi City Council at a regular meeting held August 5, 1981.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,

Alice M. Reimche  
City Clerk

AR:dg

Enc.

RESOLUTION NO. 81-106

BEFORE THE CITY COUNCIL OF THE CITY OF  
LODI, CALIFORNIA

TURNER ROAD AND CLUFF AVENUE ASSESSMENT DISTRICT NO. 1

RESOLUTION OF PRELIMINARY APPROVAL OF  
ENGINEER'S REPORT

RESOLVED by the City Council of the City of Lodi, California,  
that

WHEREAS, on the 15th day of April, 1981, said Council did adopt its Resolution No. 81-39, a Resolution of Intention to Acquire and/or Construct Improvements in the above named assessment district, and did refer the proposed acquisitions and improvements to the Engineer of Work of said City, he being the officer in charge and control of the acquisition and construction of public improvements in and for said City of the kind described therein and being a competent person employed by said City for that purpose, and did therein direct said Engineer of Work to make and file with the City Clerk of said City, a report in writing all as therein more particularly described, under and pursuant to the provisions of the Municipal Improvement Act of 1913;

WHEREAS, said Engineer of Work has made and filed with the City Clerk of said City a report in writing as called for in said Resolution of Intention, and under and pursuant to said Act, which report has been presented to this Council for consideration;

WHEREAS, said Council has fully considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that neither said report nor any

part thereof requires, or should be modified in any respect;

NOW, THEREFORE, IT IS ORDERED, as follows:

1. That the plans and specifications for the proposed improvements to be made, contained in said report, be, and they are hereby, preliminarily approved and confirmed.

2. That the Engineer's estimate of the itemized and total costs and expenses of said acquisitions and improvements and of the incidental expenses in connection therewith, contained in said report, be, and each of them are hereby, preliminarily approved and confirmed.

3. That the diagram showing the assessment district referred to and described in said Resolution of Intention and also the boundaries and dimensions of the respective subdivisions of land within said assessment district as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions have been given a separate number upon said diagram as contained in said report, be, and it is hereby, preliminarily approved and confirmed.

4. That the proposed assessments upon the several subdivisions of land in said assessment district, in proportion to the estimated benefits to be received by such subdivisions, respectively, from said acquisitions and improvements, and of the incidental expenses thereof, as contained in said report, be, and they are hereby, preliminarily approved and confirmed.

5. That the maps and descriptions of all acquisitions to be made, as contained in said report, be, and the same are hereby, preliminarily approved and confirmed.

6. That said report shall stand as the Engineer's report for the purpose of all subsequent proceedings had pursuant to said Resolution of Intention.

7. That pursuant to the provisions of Section 10503.1 of the Streets and Highways Code of the State of California, incorporating the provisions of Section 5254.5 of said Code, the amount of liquidated damages to be paid by the contractor to the City for failure to complete the work of improvements within the time limit specified in the contract documents is hereby fixed at the sum of Fifty Dollars (\$50.00) per day for each calendar day from the time prescribed to complete the work to its actual completion.

DATED: August 5, 1981.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 81-106 was passed and adopted at a regular meeting of the City Council of the City of Lodi, held August 5, 1981, by the following vote:

AYES: Councilmen - Hughes, Murphy, Pinkerton, and McCarty  
NOES: Councilmen - None  
ABSENT: Councilmen - Katnich  
ABSTENTIONS: Councilmen - None

  
ALICE M. REIMCHE, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF  
LODI, CALIFORNIA

TURNER ROAD AND CLUFF AVENUE ASSESSMENT DISTRICT NO. 1

A RESOLUTION CALLING FOR SEALED PROPOSALS

RESOLVED by the City Council of the City of Lodi, California,  
that

WHEREAS, the said Council did, on April 15, 1981, adopt its Resolution No. 81-39, a Resolution of Intention to order the acquisition and/or construction of grading and paving of streets, curbs, gutters, sidewalks, sanitary sewers, storm drainage facilities, street lights, domestic water distribution facilities, and necessary appurtenances, all as more particularly described in said Resolution;

NOW, THEREFORE, the City Clerk of said City is hereby directed to publish once a week for two successive weeks in the Lodi Sentinel, a newspaper published and circulated in said City, a notice inviting sealed proposals or bids for the construction of said improvements, and referring to the plans and specifications on file in the office of the City Clerk, the first of which publications shall be at least fourteen (14) days prior to the time fixed for opening bids.

All proposals or bids shall be accompanied by a cashier's or certified check payable to the order of the City amounting to ten (10%) percent of the bid, or by a bond in said amount and payable to said City, signed by the bidder and a corporate surety or by the bidder and two sureties who shall justify before any officer competent to administer an oath, in double said amount and over

and above all statutory exemptions. Said check shall be forfeited or said bond shall become payable to said City in case the bidder depositing the same does not, within fifteen days after written notice that the contract has been awarded to him, enter into a contract with the City.

Said sealed proposals or bids shall be delivered to the City Clerk of said City on or before 11:00 o'clock A.M. on the 26th day of August, 1981, said time being not less than fourteen (14) days from the time of the first publication of said notice. Bids will be publicly opened, examined and declared at 11:00 o'clock A.M. on said day, in the Council Chambers, City Hall, Lodi, California.

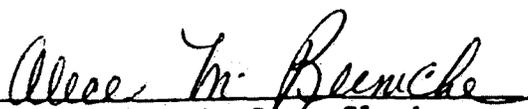
DATED: August 5, 1981.

I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 81-107 was passed and adopted at a regular meeting of the City Council of the City of Lodi, held August 5, 1981, by the following vote:

AYES: Councilmen - Hughes, Murphy, Pinkerton, and McCarty  
NOES: Councilmen - None  
ABSENT: Councilmen - Katnich  
ABSTENTIONS: Councilmen - None

THE FOREGOING DOCUMENT IS CERTIFIED  
TO BE A CORRECT COPY OF THE ORIGINAL  
ON FILE IN THIS OFFICE

ALICE M. REIMCHE  
CITY CLERK, CITY OF LODI

  
ALICE M. REIMCHE, City Clerk

BY \_\_\_\_\_  
DATED \_\_\_\_\_

BEFORE THE CITY COUNCIL OF THE CITY OF  
LODI, CALIFORNIA

TURNER ROAD AND CLUFF AVENUE ASSESSMENT DISTRICT NO. 1

RESOLUTION APPOINTING TIME AND PLACE OF HEARING  
PROTESTS IN RELATION TO PROPOSED ACQUISITION AND  
CONSTRUCTION OF IMPROVEMENTS, AND DIRECTING NOTICE

RESOLVED by the City Council of the City of Lodi,  
California, that

WHEREAS, pursuant to Resolution No. 81-39, a Resolution  
of Intention to Acquire and/or Construct Improvements, adopted  
by the City Council of said City on the 15th day of April, 1981,  
pursuant to the provisions of the Municipal Improvement Act of 1913,  
the Engineer of work of said City has filed with the City Clerk  
the written report called for under said Act and by said Resolution  
of Intention, which report has been presented by said Clerk to  
this Council for consideration, and this Council has considered  
and preliminarily approved and confirmed said report and ordered  
that the same stand as the report for the purpose of all subsequent  
proceedings had pursuant to said Resolution of Intention;

NOW, THEREFORE, IT IS ORDERED that Wednesday, the 16th day  
of September, 1981, at the hour of 8:00 o'clock P.M., in the regular  
meeting place of said Council, Council Chambers, City Hall, Lodi,  
California, be, and the same are hereby appointed and fixed as  
the time and place when and where said Council will consider and  
finally act upon the Engineer's Report and said Resolution of  
Intention; provided that the Council may change such time to a  
later time as the Council may determine.

IT IS FURTHER ORDERED that the City Clerk of this City be, and is hereby, directed to give notice of said hearing once a week for two successive weeks in the Lodi Sentinel, a newspaper published and circulated in said City, and by conspicuously posting a notice thereof along all the open streets within the assessment district at not more than three hundred feet apart, and not less than three in all; said posting and first publication to be had and completed at least twenty (20) days before the date herein set for hearing of protests.

IT IS FURTHER ORDERED that said notices so posted shall be headed "NOTICE OF IMPROVEMENT" in letters of not less than one inch in height and shall, in legible characters, state the fact and date of the passage of said Resolution of Intention and of the filing of said report and of the date, hour and place set for the hearing of said protests, and briefly describe the acquisitions and improvements proposed to be made, and refer to said Resolution of Intention and Report for further particulars.

IT IS FURTHER ORDERED that the City Clerk of said City shall mail, or cause to be mailed, notices of the adoption of said Resolution of Intention and the filing of said report, postage prepaid, at least twenty days before the date set for hearing of said protests, to all persons owning real property to be assessed, whose names and addresses appear on the last equalized assessment roll for City taxes prior thereto or as known to said City Clerk, which notice shall contain a statement of the time, place and purpose of the hearing on said Resolution of Intention and Report and a

statement of the total estimated cost of the proposed acquisitions and improvements, the amount as shown by said report to be assessed against the particular parcel covered by the notice, together with a statement that any person interested may file a protest in writing as provided in said Act, and that the City Manager, Telephone (209) 334-5634, is the local department designated by this Council to answer inquiries regarding the protest proceedings.

DATED: August 5, 1981.

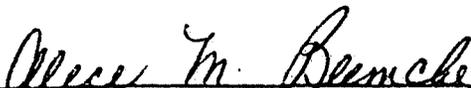
I, ALICE M. REIMCHE, City Clerk of the City of Lodi, do hereby certify that Resolution No. 81-108 was passed and adopted at a regular meeting of the City Council of the City of Lodi, held August 5, 1981, by the following vote:

AYES: Councilmen -Hughes, Murphy, Pinkerton, and McCarty

NOES: Councilmen -None

ABSENT: Councilmen -Katnich

ABSTENTIONS: Councilmen -None

  
ALICE M. REIMCHE, City Clerk

THE FOREGOING DOCUMENT IS CERTIFIED  
TO BE A CORRECT COPY OF THE ORIGINAL  
ON FILE IN THIS OFFICE

ALICE M. REIMCHE  
CITY CLERK, CITY OF LODI

BY \_\_\_\_\_  
DATED

**ENGINEER'S REPORT  
ASSESSMENT**

**CITY OF LODI TURNER ROAD AND CLUFF AVENUE  
ASSESSMENT DISTRICT NO. 1**

WHEREAS, on April 15, 1981, the City Council of the City of Lodi, San Joaquin County, California, pursuant to the provisions of the Municipal Improvement Act of 1913, adopted its Resolution of Intention, No. 81-39, for the acquisition of public improvements more particularly therein described; and

WHEREAS, said Resolution of Intention directed the Engineer of Work to make and file a report presenting plans and costs of the proposed acquisitions, and diagram and assessment of and upon the subdivisions of land within the assessment district, to which Resolution referenced is hereby made for further particulars;

NOW THEREFORE, we, MORTON & PITALO, INC., Engineer of Work of said City, by virtue of the power vested in us under said Act and the order of the City Council of the City of Lodi, San Joaquin County, California, hereby made the following assessment to cover the cost of said costs and expenses incidental thereto to be paid by the assessment district as follows:

The amount proposed to be assessed for said construction of improvements, City of Lodi drainage fees, City of Lodi plan check fees, engineering fees and incidental expenses thereof is as follows:

Cost of Construction	\$933,794.10
Contingencies	90,662.96
Regulated Public Utility Charges	355,495.00
Reimbursement Agreement	113,088.99
Incidental Expenses	533,554.16
Contribution by City of Lodi (-)	<u>(326,595.21)</u>
<b>TOTAL ESTIMATED COST PROPOSED TO BE ASSESSED TO PROPERTY OWNERS</b>	<b>\$1,700,000.00</b>

And we do hereby assess and apportion said total amount of the cost and expenses to said acquisitions, upon the several lots and parcels or subdivisions of land liable therefor, and benefited thereby, and hereinafter numbered to correspond with the numbers upon the attached diagram, upon each, severally and respectively, in accordance with the benefits, and more particularly set forth in the list hereto attached and by reference made a part hereof.

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

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

And because the names of the several owners are unknown to us, we hereby place the word "Unknown" opposite the number of each subdivision of land assessed, and the amount assessed thereon, and the number of the assessment. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the above County.

Notice is hereby given that serial bonds to represent the unpaid assessments, and bearing interest at not to exceed the maximum rate provided by law, will be issued hereunder in the manner provided in the Improvement Bond Act of 1915, and that the applicable provisions of Part 11.1 of said Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds, shall apply. The last installment of said bonds shall mature not to exceed nineteen (19) years from the second of July next succeeding ten (10) months from their date, principal and interest to be reasonably amortized, the proceeds of said bonds to be invested and interest thereon paid into the redemption fund of said bonds.

MORTON & PITALO, INC.

DATED: August 4, 1981

  
JOHN E. PITALO, ENGINEER OF WORK

I, the City Clerk of the City of Lodi, County of San Joaquin, State of California, do hereby certify that the foregoing assessment, together with diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 1981.

Alice M. Reimche, City Clerk of the  
City of Lodi, San Joaquin County,  
California

I, the City Clerk of the City of Lodi, County of San Joaquin, State of California, do hereby certify that the foregoing assessment, together with diagram thereto attached, was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 1981.

Alice M. Reimche, City Clerk of the  
City of Lodi, San Joaquin County,  
California

I, the Director of Public Works of the City of Lodi, County of San Joaquin, State of California, do hereby certify that the foregoing assessment, together with diagram thereto attached, was recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 1981.

Public Works Director, City of Lodi,  
San Joaquin County, California

Engineer's Preliminary Estimate of  
 City of Lodi Turner Road and Cluff Avenue  
 Assessment District No. 1

Street Improvements

10,715 C.Y.	Roadway Excavation	@ \$4.40	\$ 47,146.00
214,316 S.F.	Compact Original Ground	@ \$0.10	21,431.60
46,493 S.F.	Concrete Subgrade Compaction	@ \$0.25	11,623.25
5,297 Tons	Aggregate Base, CL-II	@ \$10.00	52,970.00
6,239 Tons	Asphalt Concrete, Type "B"	@ \$30.00	187,170.00
5,741 L.F.	Vertical Curb and Gutter	@ \$8.00	45,928.00
27,355 S.F.	Concrete Sidewalk	@ \$1.75	47,871.25
1 Ea.	Relocate Existing Barricade	@ \$250.00	250.00
1 Ea.	Install Street Barricade	@ \$500.00	500.00
2 Ea.	Street Sign Post	@ \$100.00	200.00
5 Ea.	Survey Monuments	@ \$175.00	875.00
Lump Sum	Relocate Existing Mailboxes	@ L.S.	1,000.00
636 L.F.	Commercial Gutter and Driveway	@ \$23.75	15,105.00
2,400 L.F.	Type "A" A.C. Dike	@ \$2.50	6,000.00
310 L.F.	2" x 6" Redwood Headerboard	@ \$7.00	2,170.00
7 Ea.	Adjust Existing Water Valve To Grade	@ \$200.00	1,400.00
2 Ea.	Adjust Existing Manhole Frame To Grade	@ \$300.00	<u>600.00</u>
TOTAL STREET IMPROVEMENTS			\$442,240.10

Underground Excavation Safety

Lump Sum	Excavation Safety	@ L.S.	<u>\$8,700.00</u>
TOTAL UNDERGROUND EXCAVATION SAFETY			\$8,700.00

Storm Sewers

479 L.F.	12" Storm Drain Pipe	@ \$15.00	\$ 7,185.00
806 L.F.	15" Storm Drain Pipe	@ \$17.00	13,702.00
2,414 L.F.	60" Storm Drain Pipe	@ \$80.00	193,120.00
1 Ea.	48" Storm Drain Manholes	@ \$1,000.00	1,000.00
9 Ea.	48" Saddle Storm Drain Manholes	@ \$750.00	6,750.00
15 Ea.	Side Inlet Catch Basins	@ \$500.00	7,500.00
2 Ea.	Drop Inlet Catch Basins	@ \$400.00	800.00
Lump Sum	Install 60" Storm Drain and 72" Storm Drain Manhole From Sta. 47+92 to Sta. 50+09 (Cluff Avenue)	@ L.S.	<u>51,500.00</u>

TOTAL STORM SEWERS \$281,557.00

Sanitary Sewers

3,392 L.F.	6" Sanitary Sewer Pipe	@ \$10.00	\$33,920.00
678 L.F.	8" Sanitary Sewer Pipe	@ \$11.00	7,458.00
704 L.F.	15" Sanitary Sewer Pipe	@ \$30.00	21,120.00
10 Ea.	48" Sanitary Sewer Manhole	@ \$950.00	9,500.00
18 Ea.	4" Sanitary Sewer Services	@ \$350.00	6,300.00
1 Ea.	6" Sanitary Sewer Services	@ \$900.00	900.00
1 Ea.	Sanitary Sewer Riser	@ \$450.00	<u>450.00</u>

TOTAL SANITARY SEWERS \$79,648.00

Water Distribution System

3,893 L.F.	10" Asbestos Cement Pipe	@ \$15.00	\$ 58,395.00
178 L.F.	12" Asbestos Cement Pipe	@ \$18.00	3,204.00
1 Ea.	6" Butterfly Valve	@ \$450.00	450.00
15 Ea.	10" Butterfly Valve	@ \$1,000.00	15,000.00
2 Ea.	12" Butterfly Valve	@ \$1,100.00	2,200.00
2 Ea.	14" Butterfly Valve	@ \$1,800.00	3,600.00
13 Ea.	Fire Hydrant (Rich Ranger #960)	@ \$1,800.00	23,400.00
1 Ea.	Blow-Off (Temporary)	@ \$350.00	350.00
12 Ea.	2" Water Service	@ \$650.00	7,800.00
5 Ea.	1" Water Service	@ \$300.00	1,500.00
2 Ea.	6" Fire Service	@ \$1,450.00	2,900.00
Lump Sum	Raise Existing 14" Water Line	@ L.S.	1,900.00
1 Ea.	1" Backflow Preventer	@ \$450.00	450.00
1 Ea.	2" Backflow Preventer	@ \$500.00	<u>500.00</u>

TOTAL WATER DISTRIBUTION SYSTEM \$121,649.00

ESTIMATED TOTAL CONSTRUCTION COST \$933,794.10

<u>Estimated Total Construction Cost</u>		\$933,794.10
<u>Estimated Contingencies</u>		90,662.96
<u>Estimated Fees For Existing Reimbursement Agreements</u>		
Agreement No. 74S02	\$ 1,192.03	
Agreement No. 79W01	5,722.18	
Agreement No. 79S03	8,384.78	
Agreement No. 80S06	<u>97,790.00</u>	
		113,088.99
<u>Estimated Regulated Public Utility Charges</u>		
Electric Service By City	\$ 12,984.00	
Asphalt Concrete Overlay On Turner Road and Cluff Avenue	22,080.00	
Water Tap By City	955.00	
Street Lights By City	6,912.00	
City Master Storm Drain Fees	231,120.00	
City On-Site Drainage Fees	79,200.00	
Seal Coat	2,049.00	
City Street Signs and Fire Hydrant Markers	<u>195.00</u>	
		355,495.00
<u>Estimated Incidental Expenses</u>		
City Engineering and Inspection Fee	\$ 19,496.34	
Master Appraiser Report	3,500.00	
Engineering Fee	71,807.82	
Bond Discount	221,000.00	
Bond Reserve Fee	170,000.00	
Legal Fees	36,500.00	
Legal Fees Re: Condemnation	5,000.00	
Land Acquisitions (Easements and Rights-Of-Way)	5,000.00	
Bond Service Fees	4,250.00	
Preparation of Auditor's Register, Bond Printing, Advertising	<u>6,000.00</u>	
		<u>533,554.16</u>
	TOTAL	\$2,026,595.21
<u>Estimated Fee Reimbursement By City of Lodi</u>		
Storm Drain Reimbursement Policy	\$207,279.50	
Paved Surface Restoration Over Master Storm Drain	17,880.00	
Oversized Water Mains	<u>12,439.51</u>	
	TOTAL	\$237,599.01
<u>Estimated Off-Site Construction Cost By City</u> (See Attached Schedule)	<u>\$88,996.20</u>	
	TOTAL CITY OF LODI CONTRIBUTION (-)	<u>(326,595.21)</u>
ESTIMATED TOTAL COST PROPOSED TO BE ASSESSED TO PROPERTY OWNERS		\$1,700,000.00

Schedule of Off-Site Work By City of Lodi

Street Improvements

100 C.Y.	Roadway Excavation	@ \$4.40	\$ 440.00
9,412 S.F.	Compact Original Ground	@ \$0.10	941.20
151 Tons	Aggregate Base, CL-II	@ \$10.00	1,510.00
239 Tons	Asphalt Concrete, Type "B"	@ \$30.00	7,170.00
380 L.F.	Type "A" A.C. Dike	@ \$2.50	<u>950.00</u>
	TOTAL STREET IMPROVEMENTS		\$11,011.20

Storm Sewers

211 L.F.	12" Storm Drain Pipe	@ \$15.00	\$ 3,165.00
2 Ea.	Drop Inlet Catch Basin	@ \$400.00	800.00
Lump Sum	Install 60" Storm Drain and 72" Storm Drain Manhole From Sta. 47+92 to Sta. 50+09 (Cluff Avenue)	@ L.S.	51,500.00
	TOTAL STORM SEWERS		<u>\$55,465.00</u>

Sanitary Sewers

704 L.F.	15" Sanitary Sewer Pipe	@ \$30.00	\$21,120.00
1 Ea.	48" Sanitary Sewer Manhole	@ \$950.00	<u>950.00</u>
	TOTAL SANITARY SEWERS		\$22,070.00

Water Distribution System

1 Ea.	6" Butterfly Valve	@ \$450.00	<u>\$450.00</u>
	TOTAL WATER DISTRIBUTION SYSTEM		\$450.00

ESTIMATED TOTAL OFF-SITE WORK BY CITY OF LODI \$88,996.20

**NOTES:**

1. Estimated fees for existing reimbursement agreement are fees that are due because of prior installation as per City of Lodi existing ordinances.
2. City drainage fees are as per existing City of Lodi ordinances.
3. Street lights and power poles will be constructed by the City of Lodi Electrical Department. The "Electric Service By City" item is totally refundable.
4. City engineering fee as per City of Lodi ordinances.
5. The engineering fee is based on a percentage of the total of the estimated construction cost and will be adjusted based on the actual total construction cost upon completion of the work. The engineering fee covers the preliminary surveys necessary for design, planning, design and preparation of plans, specifications and quantity takeoff, Engineer's Report, including cost estimates, assessment maps, analysis and spread of assessment, contract coordination, and preparation of progress estimates.
6. The storm drain reimbursement policy is as set by City of Lodi ordinances.
7. The City's share of the oversized water main is based on the difference in cost between the oversized mains to be installed and the mains that would be installed to serve only the assessment district area.
8. The asphalt concrete overlay on Turner Road is for the completion of the street to its full proposed thickness, in the future, when the adjacent property owners develop their property. The funds will be retained by the City of Lodi.
9. The City of Lodi will tie into the existing 14" diameter water main at the Cluff Avenue/Lockeford Street intersection and bill the assessment district for their services.
10. The "Legal Fees Re: Condemnation" item is to cover any expenses that may be incurred if condemnation of required rights-of-way becomes necessary.

**ASSESSMENT ROLL**  
**CITY OF LODI TURNER ROAD AND CLUFF AVENUE**  
**ASSESSMENT DISTRICT NO. 1**  
**LODI, CALIFORNIA**

DIAGRAM AND ASSESSMENT NO.	DESCRIPTION	TOTAL ASSESSMENT DOLLARS AND CENTS
1	Parcel 1 of map filed January 9, 1981 in Book 9 of Parcel Maps, at Page 216, San Joaquin County Records, and also a portion of Assessor's Parcel No. 049-020-15	\$33,710.76
2	Parcel 2 of map filed January 9, 1981 in Book 9 of Parcel Maps, at Page 216, San Joaquin County Records, and also Assessor's Parcel No. 049-020-18	\$17,132.72
3	Parcel 3 of map filed January 9, 1981 in Book 9 of Parcel Maps, at Page 216, San Joaquin County Records, and also a portion of Assessor's Parcel No. 049-020-15	\$246,758.60
4	Parcel 4 of map filed January 9, 1981 in Book 9 of Parcel Maps, at Page 216, San Joaquin County Records, and also Assessor's Parcel No. 049-020-14	\$87,199.80
5	Assessor's Parcel No. 049-080-26	\$19,274.32
6	Assessor's Parcel No. 049-080-25	\$19,274.32
7	Assessor's Parcel No. 049-080-45	\$154,631.86
8	Assessor's Parcel No. 049-080-44	\$225,118.70
9	Assessor's Parcel No. 049-080-22	\$18,333.74
10	Assessor's Parcel No. 049-080-29	\$97,576.48
11	Assessor's Parcel No. 049-080-30	\$64,880.90
12	Assessor's Parcel No. 049-080-21	\$33,428.34
13	Assessor's Parcel No. 049-080-41	\$101,024.10
14	Assessor's Parcel No. 049-080-42	\$112,906.78
15	Assessor's Parcel No. 049-080-35 (POR)	\$41,112.98
16	Assessor's Parcel No. 049-080-35 (POR)	\$17,912.64
17	Assessor's Parcel No. 049-080-13	\$31,273.22
18	Assessor's Parcel No. 049-080-12	\$24,589.02
19	Assessor's Parcel No. 049-030-02 (POR)	\$140,068.88
20	Assessor's Parcel No. 049-040-03	\$213,792.44

Explanation of criteria used to spread assessments for the City of Lodi,  
Turner Road and Cluff Avenue Assessment District No. 1.

Area:

The proposed assessment district encompasses 75.60 acres of land and is located in the City of Lodi.

Description of Work:

In general, the project improvement work consists of public streets with curb, gutter and sidewalk, paving, and providing underground utilities, such as storm drains, water and sanitary sewer lines, street lights and overhead electrical utilities.

Total Assessment District Costs:

The total assessment district costs are composed of the total construction costs and miscellaneous assessment district expenses listed. The total assessment district bond amount to be spread against the parcels in the district composed of the total assessment district costs less contributions by the City of Lodi. The total assessment levied against a parcel in the district is composed of a parcel's assessed share of the total assessment district construction costs plus its assessed share of the miscellaneous assessment district expenses.

Assessment Spread Criteria:

In general, the assessment district costs are spread in proportion to the appraised benefits that are obtained by each parcel from the assessment district improvement work. The miscellaneous assessment district expenses are spread in proportion to the sum of the construction cost assessment that is levied against a parcel.

MORTON & PITALO, INC.

By   
JOHN E. PITALO, ENGINEER OF WORK