

ENGINEER'S REPORT

ENGINEER'S REPORT SUPPORTING A ROAD MAINTENANCE ASSESSMENT FOR COUNTY OF FRESNO, COUNTY SERVICE AREA NO. 35, ZONE 'O'

The undersigned submits this written Engineer's Report to the Department of Public Works and Planning as follows:

1. Engineer's Report. This Engineer's Report supports a revised road maintenance assessment for Zone 'O', now in its 22nd year since formation in 1989. The last revision was done in 1999 due to Annexation No. 7.
2. Authorization. This Engineer's Report is submitted pursuant to the County Service Area statutes found in Article XIID, Section 4 of the Constitution.
3. Purpose of revising the Assessment. The express purpose of this benefit assessment is to revise an already established source of funding which provides road maintenance for the following public roads dedicated for public use: Outcrop Road, Rock Shelf Road, Granite Ridge Road, Gray Rock Road, Split Rock Lane, Granite Ledge, Granite Oaks, Granite Circle, Granite Rim, and Pinnacle Lane. These roads serve the existing one hundred and seventy-nine lots created by previously recorded Tract Maps 3889, 4185, 4205, 4399, 4551, 4731, 4843 and 4891. The Zone 'O' Citizens Advisory Committee (CAC) has requested a new assessment on the cost of maintaining the roads of Zone 'O' to reflect current budget conditions. The assessment includes the cost for the County to administer the budget and maintenance plan for the zone and the cost of County liability insurance to insure the roads.
4. Current Funding. There is no current funding from the County for maintenance of the public roads maintained by this County Service Area No. 35 road zone.
5. Determination of Necessity. The level of road maintenance services which can be provided by the revenue raised from the benefit assessment is estimated to be adequate to meet the requirements of providing the maintenance of the public roads to a level of service as approved by the CAC and County staff within the proposed road zone. The entire budget for the road zone will be raised by the assessment revised herein.
6. Limitation upon Expending Assessment Proceeds. Any funds collected from the benefit assessment proposed herein shall be expended only for such road maintenance services to benefit property within the County Service Area No. 35, Zone 'O'. Any unexpended funds raised by the assessment remaining at the end of the fiscal year shall be carried over for the same purpose in the next fiscal year.
7. Levy. A revised benefit assessment to raise revenue to fund road maintenance services is hereby proposed to be levied upon real property within the existing Zone 'O' of County Service Area No. 35.

8. Assessment Rate. The rate of assessment for the first fiscal year of this revision and the maximum rate for each year thereafter is proposed as follows:

A. The first base rate assessment per parcel of the existing 179 lots is proposed to occur in budget year 2011/2012, \$530.00 per year from year one thru fourteen. However, the base rate assessment may be adjusted each year for inflation at a rate of inflation not to exceed 3% each year for ten years of the assessment. After the tenth year, the yearly assessment will remain at the same level as the ten-year assessment unless the property owners approve an increased level of assessment. The parcels within the existing Zone 'O' will pay 100% of the costs associated with the maintenance of the following public roads: Outcrop Road, Rock Shelf Road, Granite Ridge Road, Gray Rock Road, Split Rock Lane, Granite Ledge, Granite Oaks, Granite Circle, Granite Rim, and Pinnacle Lane. See the attached Estimated Annual Budget schedule for the revised Zone 'O' road maintenance budget. The maximum property assessments chargeable each year to the entire zone and the maximum yearly assessment per lot are as follows:

Fiscal Year	Base Assessment	Inflation (1.03)	Annual Assessment	Total Assessment
2011-12	530.00	1.000	530.00	94,870.00
2012-13	530.00	1.030	545.90	97,716.10
2013-14	530.00	1.061	562.33	100,657.07
2014-15	530.00	1.093	579.29	103,692.91
2015-16	530.00	1.126	596.78	106,823.62
2016-17	530.00	1.160	614.80	110,049.20
2017-18	530.00	1.195	633.35	113,369.65
2018-19	530.00	1.231	652.43	116,784.97
2019-20	530.00	1.268	672.04	120,295.16
2020-21	530.00	1.306	692.18	123,900.22
2021-22	530.00	1.306	692.18	123,900.22
2022-23	530.00	1.306	692.18	123,900.22
2023-24	530.00	1.306	692.18	123,900.22
2024-25	530.00	1.306	692.18	123,900.22

The inflation factor increases for each year may only be imposed for the actual inflation amount for any budget year; however, the total increase for inflation cannot exceed 3% in any year.

B. The lien date shall be that prescribed by law.

C. The assessment schedule is based on each of the existing one hundred and seventy-nine lots created by previously recorded Tract Maps 3889, 4185, 4205, 4399, 4551, 4731, 4843, and 4891 within County Service Area No. 35, Zone 'O' having equal access to the public roads to be maintained. Therefore, each lot within the entire zone receives an equal special benefit for the road maintenance service being provided. There is no general benefit derived by the provided road maintenance. The assessment is proportional to the special benefit derived by each identified lot in

relationship to the entirety of the cost of the road maintenance service being provided. No assessment exceeds the reasonable cost of the proportional special benefit conferred on each lot.

The road maintenance plan for Granite Ridge Road, Gray Rock Road, Split Rock Lane, Granite Ledge, Granite Oaks, Granite Circle, Granite Rim, and Pinnacle Lane was prepared by the Consulting Engineer retained by the CAC for Zone 'O' to provide for asphalt concrete overlay of the Exhibit C Work Program. Funds will also be provided to maintain the existing roads surface and drainage facilities each year. The maintenance plan is shown in detail in the Exhibit A Estimated Annual Budget schedule with budget information provided for each year of the plan. Each fiscal year's budget includes the yearly cost for the County to administer the budget and maintenance plan and the cost of County liability insurance to insure the roads.

The new estimated cost for each item shown in the road maintenance plan and yearly budget is based on County of Fresno and the Consulting Engineer's historical data to provide road maintenance service for Zone 'O' of County Service Area No. 35. The estimated cost for each fiscal year's budget is divided by the one hundred and seventy-nine lots within the zone receiving the special benefits to calculate the per lot assessment for each fiscal year. Extraordinary costs such as for snow removal during an exceptional precipitation year, if exceeding the budgeted amount and contingency reserve, may cause delay of planned pavement overlay work. The work program is to be reviewed annually by the Citizen's Advisory Council in consultation with County staff for determination of actual requirements and necessary performance.

9. Collection. The collection of the proposed assessment shall be by the County of Fresno on behalf of County Service Area No. 35, Zone 'O', in the same manner, and subject to the same penalties, as other fees, charges, and taxes fixed and collected by the County. The County's reasonable cost to collect the assessment each year is included in the road maintenance budget attached and is part of the yearly County Administrative Fee line item shown in the budget for each year.
10. Contents: Article XIID. This written Engineer's Report, pursuant to Article XIID, Section 4 of the Constitution, contains the following:
 - A. The attached Estimated Annual Budget schedule (See Exhibit 'A') and Pavement Work Program (See Exhibit 'C') identify the budget and yearly assessment schedule for Zone 'O' of County Service Area No. 35.
 - B. The attached plat map (See Exhibit 'B') identifies and describes all lots that have a special benefit conferred on them and on which the assessment will be imposed.
 - C. It is my determination that the proportionate special benefit derived by each identified parcel in relationship to the entirety of the cost of the road maintenance service to be provided is as set forth on the attached schedule.

- D. It is my determination that no assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
 - E. It is my determination that the only benefits assessed are special and that general benefits have been separated from the special benefits conferred on each parcel.
 - F. It is my determination that no parcel owned by any public agency, the State of California or the United States but not identified and described on the attached plat maps, receives any special benefit from the proposed assessment.
11. As required by Section 4 of Article XIID of the California Constitution, a Property Owner Assessment Ballot must be enclosed with the notice, along with a self-addressed, return envelope by which the assessment ballot may be returned to the Clerk to the Board of Supervisors. This assessment ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment. The assessment ballot instructions will describe the alternative methods for submitting the assessment ballot either by mail or by personal delivery, either prior to or at the time of the public hearing of protests.

Immediately following the close of the public hearing of protests, the returned assessment ballots will be tabulated, both in support of and in opposition to the assessment, with assessment ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided that, in the event the clerk requires opportunity to determine whether any assessment ballot has been properly signed by an owner or authorized representative of any owner, the Board of Supervisors reserves the right to continue the matter of announcing results to provide the Clerk with such opportunity.

In the event that assessment ballots in opposition exceed assessment ballots in support, there will be a "majority protest", and the Board of Supervisors will be precluded from proceeding with the proposed assessment.

12. General Rules Regarding Protests

- A. Property owners wishing to preserve the opportunity to file a lawsuit challenging the assessment, if levied, must file a written protest and state therein the specific grounds of protest. Any grounds of protest not stated in a written protest filed prior to the close of the public hearing of protests are deemed waived in any subsequent lawsuit and may not be raised in such lawsuit.
- B. The validity of the assessment announced by the Board of Supervisors shall not be contested in any action or proceeding unless the action or proceeding is commenced within thirty days after the assessment is announced and adopted (Fresno County Ordinance Code Section 4.28.040).

Based on the foregoing the undersigned registered engineer submits this written Engineer's Report and recommends adoption of the assessment proposed in it.

Dated: June 24, 2011.

Rodney J. Strahm
(Rodney J. Strahm, RCE)

(SEAL)



EXHIBIT A

5/25/2011

COUNTY SERVICE AREA NO. 35, ZONE "O"

TRACT 3889, 4185, 4205, 4399, 4551, 4731, 4843 AND 4891 GRANITE RIDGE
PROPOSED REVISION TO EXISTING SIXTEEN YEAR ROAD MAINTENANCE PROGRAM BUDGET

The District currently contains 2.813 miles of roads that have been constructed to Fresno County Public Road Standards pursuant to the Tract 3889, Tract 4185, Tract 4205, Tract 4399, Tract 4551, Tract 4731, Tract 4843, and Tract 4891 Subdivision Agreements, and have been maintained by the District since 1991. The property owners within this District have requested a revised road maintenance assessment to maintain the roads of this Zone 'O'.

The names and lengths of the roads are:

Outcrop	0.091 miles
Rock Shelf	0.251 miles
Granite Ridge	0.931 miles
Gray Rock	0.354 miles
Split Rock	0.068 miles
Granite Ledge	0.074 miles
Granite Oaks	0.058 miles
Granite Circle	0.583 miles
Granite Rim	0.077 miles
Pinnacle	0.326 miles
Total	2.813 miles

The District proposes to assess the properties with the first assessment to actually occur in year 2012 (fiscal year 2011/2012), \$530.00/parcel in years 1-14 (and thereafter), plus inflation adjustment for the first ten (10) years, for maintenance expenses. The annual budgets provide for liability insurance either by the County's self-insurance program or by commercial carrier, for engineering and for emergency maintenance responses.

The focus of each year's budget is on maintaining the pavement surface and drainage facilities while accumulating the necessary funds for slurry seal at seven years between overlays, and for placement of an overlay every fourteen years, together with performance of snow removal for access assurance during the severe weather winter months.

Snow removal is being done by contracting with private operators presently involved in that endeavor until such time as it could make economic sense for CSA No. 35 Zone "O" to perform that service directly. This Zone "O" participates on a pro-rata per unit basis with CSA 35, Zone "AT", Zone "CD" and Sierra Cedars Community Service District for the costs of snow removal for Bretz Road (from Hwy. 168 to Granite Ridge Road) with such costs identified by separate budget item.

Certain Public Works engineering and management personnel will be available to assist the Road Advisory Council with problems pertinent to the operation of this Service District. Sufficient monies have been budgeted to cover the cost of quarterly mailings to all property owners.

The contingency is nine point three five percent (9.35%) of the overall annual budget and is maintained to cover unforeseen expenses. Beginning with the second year, an inflation factor should be applied to the annual budgets and per parcel assessment amount. The actual amount of adjustment would be the lesser of three percent or actual experienced

EXHIBIT A

inflation as determined by the County of Fresno. A schedule of the per parcel assessment for each year is provided.

The initial year begins the budget for the continued repair and maintenance of the District roads.

The annual cost and program estimates were prepared based upon actual pavement surface areas and current economic and experienced cost factors, so there should be reasonable assurance that the work can be performed within the budget estimate.

EXHIBIT A

CSA35-O 2011

COUNTY SERVICE AREA NO. 35, ZONE "O"

TRACT 3889, 4185, 4205, 4399, 4551, 4731, 4843, AND 4891 GRANITE RIDGE

PROPOSED FOURTEEN YEAR MAINTENANCE BUDGET

ESTIMATED ANNUAL BUDGET - YEARS ONE THRU FOURTEEN (FISCAL YEAR 2011 - 2025)

Pavement patching (2.813 mile @ \$350/mile) (Other than snow removal damage - included in snow removal contract)	\$985.00
Clean and maintain drainage facilities within road R/W only (lump sum)	200.00
Snow removal (2.813 mile @ \$12,264.49/mile) - base contract amount (includes repair of pavement damage)	34,500.00
Bretz Road snow removal participation (41% pro-rate share of contracted cost of \$6,500.00)	2,665.00
Signs and miscellaneous - (trail maintenance = \$1,370.00, roadside cleanup and trimming of vegetation = \$2,500.00, fence repair & open space maintenance = \$2,500.00, electrical service for subdivision sign = \$300.00)	6,670.00
Slurry seal between pavement overlays (14 yr. Interval)	4,770.00
Pavement overlay (\$75.00 to \$80.00/Ton 1.3" thick ea. 14 yr.)	24,000.00
County Service Area Administration (1)	12,996.00
Insurance	400.00
Budget subtotal (annual costs)	\$87,186.00
Contingency fund (8.10% annual income -- 8.81% of annual costs)	7,684.00
Estimated total annual income	<u>\$94,870.00</u>

(1) County Service Area Administration:

a. People Soft-County Financial System -	\$1,000.00
b. Postage -	99.00
c. Administrative:	
Independent Annual Audit	844.00
Financial Services - 4360, 4365	2,187.30
Computer Data Service 4365	40.00
Division - Clerical 9015, 7910	619.55
Road Maint. & Op Admin. 4510	1,151.30
Special Districts Admin. 9140	6,354.63
Proposition 218 processing & Eng.	700.00

Annual Assessment per lot = \$94,870.00 divided by 179 lots = \$530.00

EXHIBIT A

CSA35-O_2011

COUNTY SERVICE AREA NO. 35, ZONE "O"
TRACT 3889, 4185, 4205, 4399, 4551, 4731, 4843, AND 4891 GRANITE RIDGE
PROPOSED FOURTEEN YEAR MAINTENANCE BUDGET

<u>FISCAL</u> <u>YEAR</u>	<u>BASE</u> <u>ASSESSMENT</u>	<u>INFLATION</u> <u>(1.03)*</u>	<u>ANNUAL</u> <u>ASSESSMENT</u>
1 (1)	\$530.00	1.000	\$530.00
2	\$530.00	1.030	\$545.90
3	530.00	1.061	562.33
4	530.00	1.093	579.29
5	530.00	1.126	596.78
6	530.00	1.160	614.80
7	530.00	1.195	633.35
8	530.00	1.231	652.43
9	530.00	1.268	672.04
10	530.00	1.306	692.18
11	530.00	1.306	692.18
12	530.00	1.306	692.18
13	530.00	1.306	692.18
14 (2)	530.00	1.306	692.18

(1) First tax year 2011/2012

(2) And thereafter

* Up to the tenth(10th) year

EXHIBIT B

County Service Area No.35, Zone 'O' (thru Annexation No.7)
Granite Ridge
Boundary Description

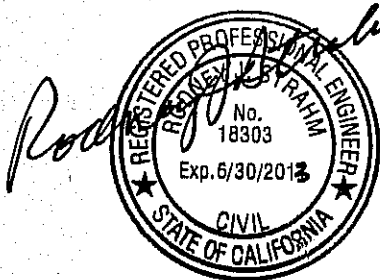
Being that portion of lots 3 and 4 of Tract 3995 as shown on the map thereof recorded in Vol. 47 of Plats at Pages 65 to 68, Fresno County Records. located in Section 1, Township 10 South, Range 24 East of the Mount Diablo Base and Meridian, described as follows:

Beginning at the East 1/4 corner of said Section 1, said corner also being the Northeast corner of Tract 4891 as recorded in Vol. 63 of Plats at Pages 12 to 14, Fresno County Records; thence, the following described courses:

1. S00°00'04"E, along the Easterly line of said Tract 4891, a distance of 1319.66 feet; thence,
2. N89°47'09"W, a distance of 1947.30 feet to the most Southeasterly corner of Outlot "C" of Tract 4551 as recorded in Vol. 57 of Plats at Pages 48 to 50, Fresno County Records; thence, along the Southerly line of said Tract 4551,
3. N89°47'09"W, a distance of 688.33 feet; thence,
4. N00°02'54"E, a distance of 132.88 feet to the most Southeasterly corner of Outlot "A" of Tract 4205 as recorded in Vol. 52 of Plats at Pages 53 to 55, Fresno County Records; thence; leaving the Westerly line of said Tract 4551, and along the Southerly line of said Tract 4205,
5. West, a distance of 874.32 to the most Southeasterly corner of Outlot "A" of Tract 3889 as recorded in Vol. 48 of Plats at Pages 80 to 82, Fresno County Records; thence, along the boundary of said Tract 3889,
6. S58°29'57"W, a distance of 435.62 feet; thence,
7. N30°22'13"W, a distance of 100.00 feet; thence,
8. N64°44'46"W, a distance of 32.61 feet; thence,
9. N89°45'38"W, a distance of 264.98 feet; thence,
10. N32°25'11"W, a distance of 1062.71 feet; thence,
11. Northwesterly along the arc of a tangent curve, concave Northeasterly, through a central angle of 11°28'16", a radius of 2115.00 feet, an arc distance of 423.44 feet to the most Southwesterly corner of Outlot "A" of Tract 4185 as recorded in Vol. 51 of Plats at Pages 33 to 35, Fresno County Records; thence, continue curve along the Westerly line of said Tract 4185,
12. Northerly along the arc of a curve, concave Easterly, through a central angle of 11°45'56", a radius of 2115.00 feet, an arc distance of 434.31 feet to the most Northwesterly corner of said Tract 4185; thence, along the Northwesterly line of said Tract 4185,

EXHIBIT B

13. N70°07'18"E, a distance of 1616.07 feet to the most Northerly corner of Outlot "A" of Tract 4399 as recorded in Vol. 54 of Plats at Pages 69 to 71, Fresno County Records; thence, along the Northeasterly line of said Tract 4399,
14. S30°01'06"E, a distance of 417.64; thence,
15. S52°11'57"E, a distance of 913.90 feet to the Northwest corner of Outlot "A" of said Tract 4551; thence, along the North line of said Tract 4551,
16. S52°11'57"E, a distance of 14.95 feet; thence,
17. S89°48'39"E, a distance of 780.99 feet to the most Northwesterly corner of Tract 4843 as recorded in Vol. 61 of Plats at Pages 99 to 101, Fresno County Records; thence, along the North line of said Tract 4843,
18. S89°48'39"E, a distance of 948.33 feet to the most Northwesterly corner of Outlot "A" of said Tract 4891; thence, along the North line of said Tract 4891,
19. S89°48'39"E, a distance of 906.82 feet to the Point of Beginning.



Tract 3889	
Lot No.	APN
1	13080101
2	13080102
3	13080103
4	13080104
5	13080105
6	13080106
7	13080107
8	13080108
9	13080109
10	13080201
11	13080202

Tract 3889	
Lot No.	APN
12	13080203
13	13080204
14	13080301
15	13080302
16	13080303
17	13080304
18	13080305
19	13080306
20	13080307
21	13080308

Tract 4205	
Lot No.	APN
1	13080205
2	13080206
3	13080207
4	13080208
5	13080332
6	13080331
7	13080330
8	13080329
9	13080328
10	13080327
11	13080326
12	13080325
13	13080324
14	13080323
15	13080322
16	13080321
17	13080320
18	13080319
19	13080318
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28	13080309

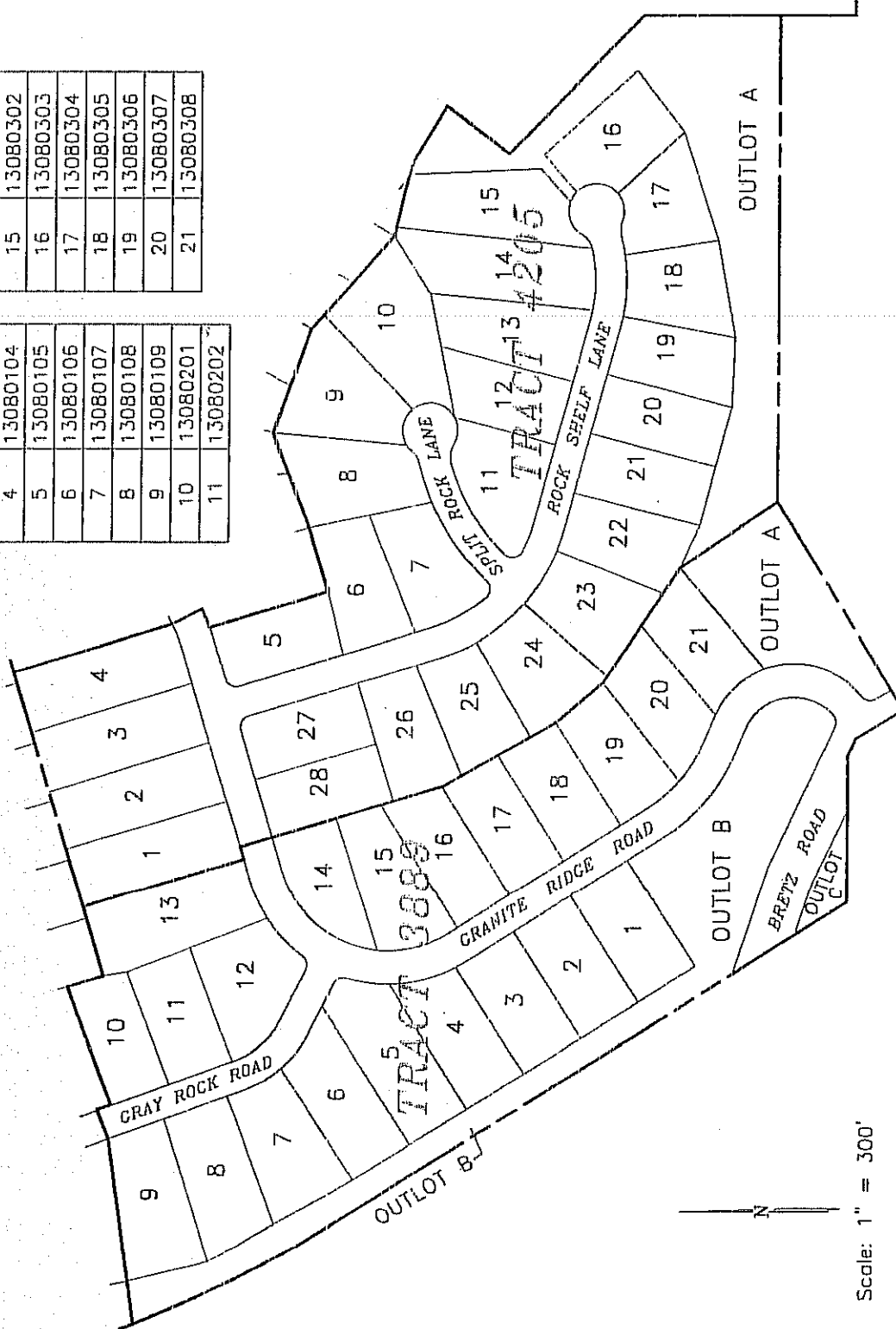


EXHIBIT 'B'



DEPARTMENT OF PUBLIC WORKS AND PLANNING

COUNTY SERVICE AREA NO. 35

ZONE "O" and Annexation 2 (Tract 3889, 4205)

DESIGNED	R.S.	DATE
		5-3-10
DRAWN	D.K.	DATE
		5-3-10
CHECKED	R.S.	DATE
		5-3-10

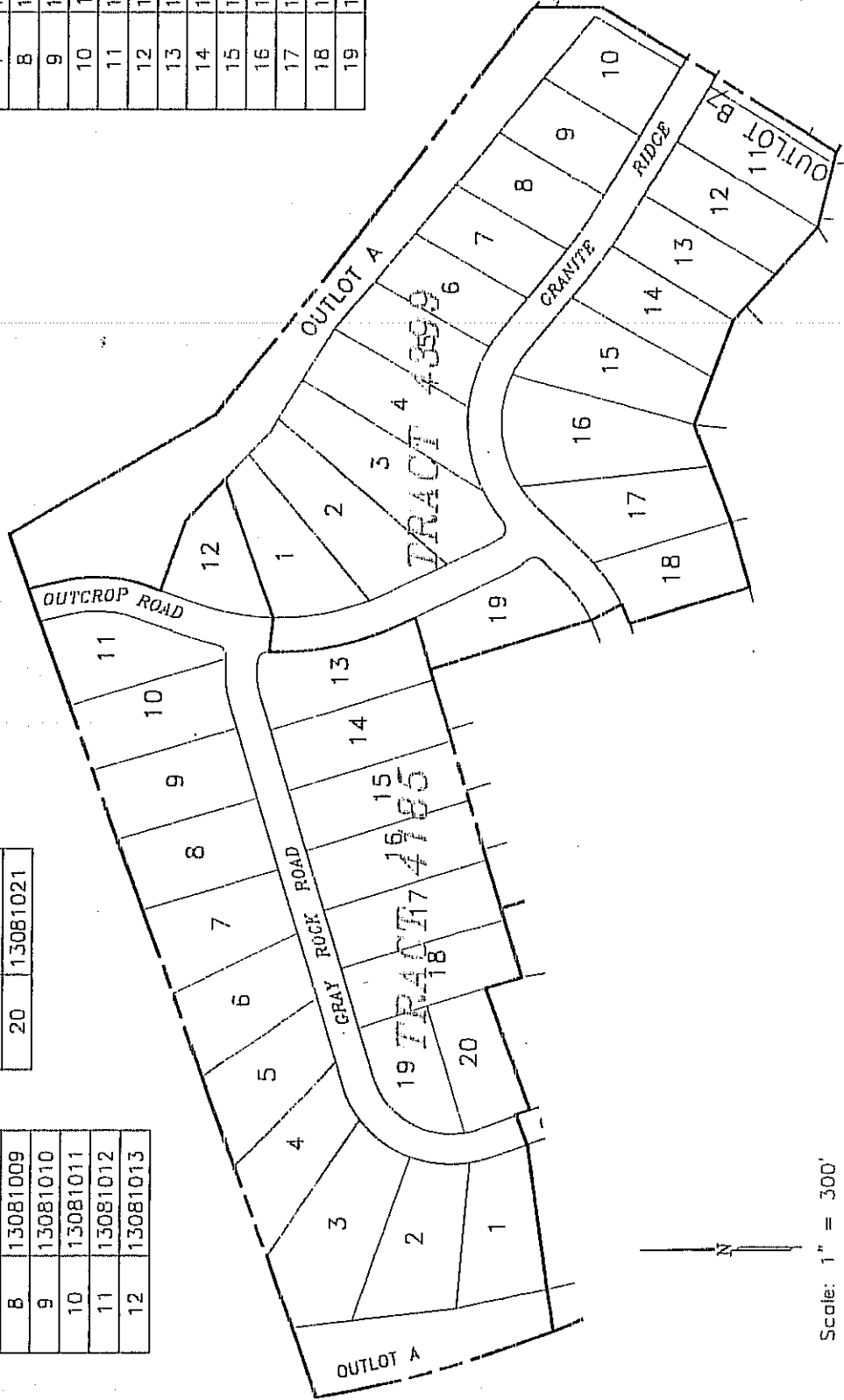
SHEET 2

OF 5 SHEETS

Tract 4185	
Lot No.	APN
1	13081002
2	13081003
3	13081004
4	13081005
5	13081006
6	13081007
7	13081008
8	13081009
9	13081010
10	13081011
11	13081012
12	13081013

Tract 4185	
Lot No.	APN
13	13081014
14	13081015
15	13081016
16	13081017
17	13081018
18	13081019
19	13081020
20	13081021

Tract 4399	
Lot No.	APN
1	13081022
2	13081023
3	13081024
4	13081025
5	13081026
6	13081027
7	13080404
8	13080403
9	13080402
10	13080401
11	13080340
12	13080339
13	13080338
14	13080337
15	13080336
16	13080335
17	13080334
18	13080333
19	13080209



Scale: 1" = 300'

EXHIBIT 'B'



DEPARTMENT OF PUBLIC WORKS AND PLANNING

COUNTY SERVICE AREA NO. 35

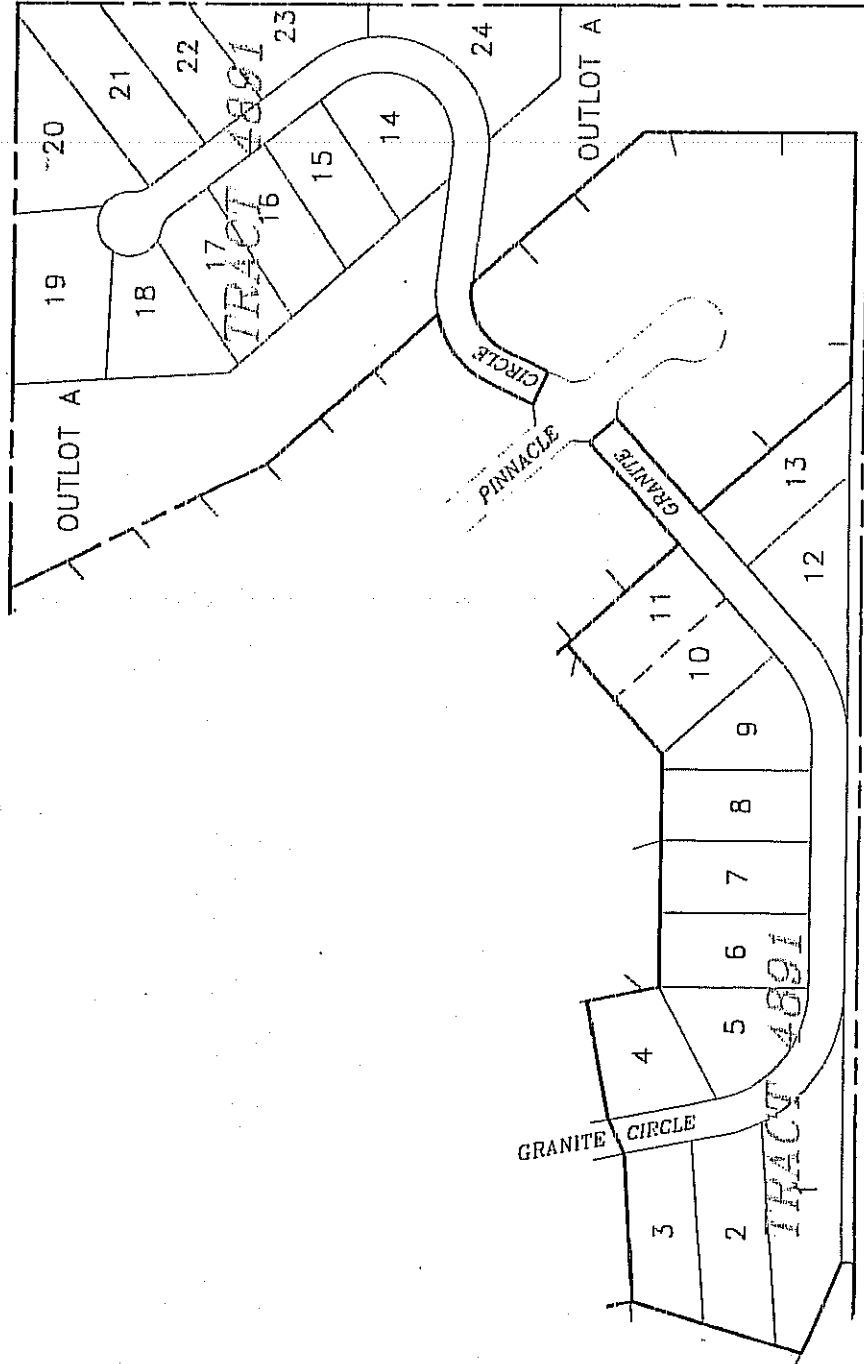
ZONE "O" Annexations 1 & 3 (Tract 4185, 4399)

DESIGNED P.S. DATE 5-3-10
 DRAWN D.K. DATE 5-3-10
 CHECKED R.S. DATE 5-3-10

SHEET 3

OF 5 SHEETS

Tract 4891	
Lot No.	APN
1	13093001
2	13093002
3	13093003
4	13093004
5	13093005
6	13093006
7	13093007
8	13093008
9	13093009
10	13093026
11	13093012
12	13093012
13	13093013
14	13093014
15	13093015
16	13093016
17	13093017
18	13093018
19	13093019
20	13093020
21	13093021
22	13093022
23	13093023
24	13093024



Scale: 1" = 300' **EXHIBIT 'B'**

DEPARTMENT OF PUBLIC WORKS AND PLANNING
 COUNTY SERVICE AREA NO. 35
 ZONE "O" Annexation 7 (Tract 4891)



DESIGNED R.S. _____ DATE 5-3-10
 DRAWN D.K. _____
 CHECKED R.S. _____

**EXHIBIT C - 1
PAVEMENT WORK PROGRAM**

<u>Year</u>	<u>Road - Reach</u>	<u>Expense</u>	<u>Income/Yr. (7)</u>	<u>Accum.</u>
2012	Granite Ridge (short sections)	\$15,280(1)	\$33,070	\$ 17,790
		1,400(3)		16,390
2013	Rock Shelf (all)	26,208(1)	33,070	23,252
		2,680(3)		20,572
	Gray Rock, Outcrop, Split Rock & Granite Ledge	13,880(5)		6,692
2014	Granite Circle (past Pinnacle)	21,878(1)	33,070	17,884
		2,282(3)		15,602
2015	Granite Rim (all)	10,000(1)	33,070	38672
		818(3)		37,854
2016	Granite Circle, Granite Oak, Pinnacle	22,210(5)	33,070	48,714
2017	Gray Rock & Granite Ridge (segments)	39,578(1)	33,070	42,206
		4,110(3)		38,096
2018		-	33,070	71,166
2019	Granite Ridge (prev. paved 2002)	53,656(1)	33,070	50,580
		5,380(3)		45,200
2020		-	33,070	78,270
2021	Gray Rock, Outcrop, Split Rock & Granite Ledge (prev. paved 2003)	49,552(1)	33,070	61,788
		5,074(3)		56,714
2022	Rock Shelf, Granite Circle & Granite Rim	15,995(5)	33,070(6)	73,789
2023		-	33,070	106,859
2024		-	33,070	139,929
2025		-	33,070	172,999
	2026 Granite Circle, Granite Oaks & Pinnacle (prev. paved 2008)	87,997(1)	33,070	118,072
		9,226(3)		108,846
2027	Granite Ridge, Gray Rock, Outcrop, Split Rock & Granite Ledge	33,025(5)	33,070	108,891
2028			33,070	141,961
2029	(Items 1,2,3 & 4) (Years 17,16,15 & 14)	93,028(2)	33,070	82,003
		9,104(4)		72,899
2030			33,070	105,969
2031			33,070	139,039
2032	Granite Circle, Granite Oaks & Pinnacle	22,210(5)	33,070	149,899
2033	(Items 5 & 6) (Years 16 & 14)	133,045(2)	33,070	49,924
		13,542(4)		36,382
2034			33,070	69,452
2035			33,070	102,522
2036	(Item 7) (Year 15)	77,216(2)	33,070	58,376
		7,910(4)		50,466
2037	Rock Shelf, Granite Circle & Granite Rim	15,995(5)	33,070	67,541
2038			33,070	100,611
2039			33,070	133,681
2040	(Item 8) (Year 15) (2)	137,152(2)	33,070	29,599
		14,380(4)		15,219
	Gray Rock & Granite Ridge	14,995(5)		224

- (1) "First cycle" roads paving - 14 years income.
- (2) "Second cycle" roads paving - 14 years income.
- (3) Re-dike cut side of roads (add to top of existing dike and backfill behind dike).
- (4) Re-dike fill side of roads (add to top of existing dike and backfill shoulder).
- (5) Slurry seal seventh year after overlay (approximate).
- (6) Inflation applied only to costs - assessment held constant from Year 2021 on.
- (7) Includes \$4,300 of Contingency Fund leaving \$98,136 unassigned (approximately 3.88% of annual costs contingency for other than the assessment flat line makeup after Year 10). The \$33,070 annual income allocation is comprised of \$24,000 overlay and \$4,770 slurry seal per Exhibit A line items plus \$4,300 of the contingency amount.

EXHIBIT C - 2
ASHPHALT OVERLAY & RE-DIKE COSTS ESTIMATE WORKUP

Prev. Pave Year	Road Section	Overlay Year	No.	Length Ft.	Width Ft.	Sq.Ft.	Tons		Cost
							1.3" Thick	\$/Ton (1) \$/LF (2)	
-	Granite Ridge	2012	#1	700	28	20,412	169.78	\$90	\$ 15,280
				700				2	1,400
-	Rock Shelf Lane	2013	#2	1,340	24	35,826	297.82	88	26,208
				1,340				2	2,680
-	Granite Rim, Granite Circle	2015	#3	1,550	24	44,137	366.41	87	31,878
				1,550				2	3,100
-	Gray Rock, Granite Ridge	2017	#4	2,055	24&28	54,844	454.92	87	39,578
				2,055				2	4,110
2002	Granite Ridge	2019	#5	2,690	28	75,329	623.91	86	53,656
				2,690				2	5,380
2003	Gray Rock, Outcrop, Split Rock & Granite Ledge	2021	#6	2,537	24	69,397	576.19	86	49,552
				2,537				2	5,074
2008	Granite Oaks, Granite Circle & Pinnacle	2026	#7	4,097	24	111,048	919.41	85	78,150
				4,097				2	8,194

									\$324,240
									=====

Basis of Unit Price - Asphalt Placement

There is no guarantee of production plant asphalt concrete prices until time of use with the following being based upon pricing at the time of report preparation.

\$63/Ton @ plant + 8.85% tax ~ \$68.60/Ton purchase

Trucking @ \$86/hr x 3.0 hr for 23.5 Tons ~ \$11/Ton delivered

Placement \$5,500 per day/1,100 Tons/Day ~ \$5/Ton placement

Base placed price 1,100 Tons/Day ~ \$85/Ton

Lesser tonnage jobs to be paired w/other area jobs for lesser placement price/Ton

Overlay thickness to be 1.3" unless otherwise determined. For instance, use of petromat could be considered, even with attendant additional cost.

Basis of Unit Price - Re-dike (2)

60 LF/Ton for 3" x 11" placed section

\$68.60/Ton purchase; \$11/Ton delivered; \$10.40/Ton placement; \$0.50/LF backfill ~ \$2.00/LF

(1) Price varies with tonnage placed (\$85/Ton for 1,100 Tons)

(2) 60 LF per Ton (3" x 11" section)

Basis of Unit Price - Slurry Seal

\$0.20/SF

All cost amounts are in 2012 dollars.

EXHIBIT C - 1
PAVEMENT WORK PROGRAM

<u>Year</u>	<u>Road - Reach</u>	<u>Expense</u>	<u>Income/Yr. (7)</u>	<u>Accum.</u>
2012	Granite Ridge (short sections)	\$15,280 (1)	\$33,070	\$ 17,790
		1,400 (3)		16,390
2013	Rock Shelf (all)	26,208 (1)	33,070	23,252
		2,680 (3)		20,572
	Gray Rock, Outcrop, Split Rock & Granite Ledge	13,880 (5)		6,692
2014	Granite Circle (past Pinnacle)	21,878 (1)	33,070	17,884
		2,282 (3)		15,602
2015	Granite Rim (all)	10,000 (1)	33,070	38,672
		818 (3)		37,854
2016	Granite Circle, Granite Oak, Pinnacle	22,210 (5)	33,070	48,714
2017	Gray Rock & Granite Ridge (segments)	39,578 (1)	33,070	42,206
		4,110 (3)		38,096
2018		-	33,070	71,166
2019	Granite Ridge (prev. paved 2002)	53,656 (1)	33,070	50,580
		5,380 (3)		45,200
2020		-	33,070	78,270
2021	Gray Rock, Outcrop, Split Rock & Granite Ledge (prev. paved 2003)	49,552 (1)	33,070	61,788
		5,074 (3)		56,714
2022	Rock Shelf, Granite Circle & Granite Rim	15,995 (5)	33,070 (6)	73,789
2023		-	33,070	106,859
2024		-	33,070	139,929
2025		-	33,070	172,999
	2026 Granite Circle, Granite Oaks & Pinnacle (prev. paved 2008)	87,997 (1)	33,070	110,072
		9,226 (3)		108,846
2027	Granite Ridge, Gray Rock, Outcrop, Split Rock & Granite Ledge	33,025 (5)	33,070	108,891
2028			33,070	141,961
2029	(Items 1,2,3 & 4) (Years 17,16,15 & 14)	93,028 (2)	33,070	82,003
		9,104 (4)		72,899
2030			33,070	105,969
2031			33,070	139,039
2032	Granite Circle, Granite Oaks & Pinnacle	22,210 (5)	33,070	149,899
2033	(Items 5 & 6) (Years 16 & 14)	133,045 (2)	33,070	49,924
		13,542 (4)		36,382
2034			33,070	69,452
2035			33,070	102,522
2036	(Item 7) (Year 15)	77,216 (2)	33,070	58,376
		7,910 (4)		50,466
2037	Rock Shelf, Granite Circle & Granite Rim	15,995 (5)	33,070	67,541
2038			33,070	100,611
2039			33,070	133,681
2040	(Item 8) (Year 15) (2)	137,152 (2)	33,070	29,599
		14,380 (4)		15,219
	Gray Rock & Granite Ridge	14,995 (5)		224

- (1) "First cycle" roads paving - 14 years income.
- (2) "Second cycle" roads paving - 14 years income.
- (3) Re-dike cut side of roads (add to top of existing dike and backfill behind dike).
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- (2) 60 LF per Ton (3" x 11" section)

Basis of Unit Price - Slurry Seal

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