

SCHEDULE B

GRIFFIN PARK UNIT NO. 7, ANTONE RAYMUS PARKWAY, TINNIN ROAD, TRAFFIC SIGNAL AND IMPROVEMENTS AT SOUTH MAIN STREET AND WOODWARD AVENUE

SECTION I

PUBLIC FACILITIES IMPLEMENTATION PLAN (P.F.I.P.)

- A) Developer shall pay or receive credit, as the case may be, for the Public Facilities Implementation Plan fees in existence at the time building permits are issued for those units within the existing Public Facilities Implementation Plan boundaries.
- B) The condition (a) as stated above shall take precedence over all conditions stated in the Development Agreement for Griffin Park, and its amendments, should conflict arise.

SECTION II

P. F. I. P. CREDITS AND REIMBURSEMENTS

1) TRANSPORTATION SYSTEM

- A) City shall reimburse Developer its cost to install portions of the City's Transportation System, as shown on the Improvement Plans designated Offsite Civil Improvements for Antone Raymus Parkway signed by the City Engineer on May 8, 2023, Offsite Civil Improvements for South Main Street by Northstar Engineering Group signed by the City Engineer on August 28, 2024, Griffin Park – Phase B Off-Site Streetscape – Landscape Plans Antone Raymus Parkway prepared by KLA Landscape Architecture signed by the Public Works Representative on April 9, 2023. Said credits or reimbursements shall be in accordance with the Griffin Park Development Agreement entered into on August 6, 2020 between Developer and the City. In accordance with said agreement, all P.F.I.P. fees collected from the Griffin Park Subdivision shall remain available for credit or reimbursement only for development within the Griffin Park subdivision.

In the event the cost of installing said improvements in a unit exceeds the fees paid for Building Permits in that unit, the Developer can be reimbursed the P.F.I.P. Transportation Fees, for an amount up to, but not exceeding, the cost of installing said improvements. Reimbursements will be made at the request of the Developer and will only be dispersed when the Griffin Park P.F.I.P. Transportation fees has a balance in excess of the cost of the installed improvement, less credits received, for which reimbursement is being requested.

After all building permits are issued and all fees have been paid in the Griffin Park Subdivision, if the cost of the installed improvements exceeds the value of the total fees collected, the remainder shall be reimbursed after the following has occurred:

- i) Building permits have been pulled on all available lots.
- ii) Council accepts said improvements establishing the reimbursement priority (See Section III of this Schedule regarding establishment of reimbursement priorities);
- iii) The City receives sufficient P.F.I.P. Transportation System Fee revenue from development occurring within the same P.F.I.P. Transportation Financing Zone to make the reimbursement;
- iv) Council approves said reimbursement.

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Reimbursement shall be given for the installation of the following P.F.I.P. Transportation System improvements.

The final reimbursement amounts for Griffin Park Unit Nos. 5, 6 and 7 are shown in Table 4.

Table 1. Transportation System P.F.I.P. Reimbursement for Right-of-Way Acquisition and Private Improvements for South Main Street – credits/reimbursement to Griffin Park Unit Nos. 5 and 6

ITEM	QUANTITY	UNIT	UNIT COST	COST
Right-of-Way Acquisition	6,774	SF	\$6.00	\$40,644.00
Right-of-Way Acquisition Overhead	4	APN	\$4,568.26	\$18,273.04
Private Improvements	1	LS	\$6,277.73	\$6,277.73
			Subtotal	\$65,194.77
			2% Mobilization of Construction Items	\$125.55
			Total Transportation System P.F.I.P. Costs	\$65,320.32

Table 2. Transportation System P.F.I.P. Reimbursement for the Public Improvements for S. Main Street – credits/reimbursement to Griffin Park Unit No. 7

ITEM	QUANTITY	UNIT	UNIT COST	COST
7" AC/9" AB	47,919	SF	\$8.08	\$387,101.56
Striping and Pavement Markings	1	LS	\$82,439.56	\$42,044.17
6" Curb and Gutter	681	LF	\$29.00	\$19,748.21
8" Median Curb	2,060	LF	\$47.64	\$98,140.36
6" Sidewalk	4,205	SF	\$10.36	\$43,550.04
ADA Ramps	4	EA	\$4,505.18	\$18,020.71
Stamped Concrete in Median	1,947	SF	\$16.05	\$31,255.05
Irrigation Sleeves	95	LF	\$119.10	\$11,314.73
Streetlight	3	EA	\$17,917.14	\$53,751.42
Roadway Excavation	1,414	CY	\$41.94	\$59,309.88
Traffic Control	1	LS	\$241,518.90	\$161,817.66
Traffic Signal Modification	1	EA	\$669,044.64	\$669,044.64
Decorative Concrete Median	22	SF	\$16.05	\$353.16
Upgrade Existing Electrolier	5	EA	\$1,139.24	\$5,696.20
Landscape and Irrigation	2,525	SF	\$11.96	\$30,204.10
Traffic Signal	1	EA	\$671,840.00	\$671,840.00
SS Lateral	4	EA	\$2,382.05	\$9,528.19
1" Water Service	4	EA	\$2,433.83	\$9,735.32
Raise Existing Water Valve to Grade	6	EA	\$750.00	\$4,500.00
Remove Fence - Block/Iron	1	LS	\$3,914.84	\$3,914.84
Remove Fence - Chain Link	1	LS	\$1,152.70	\$1,152.70
Remove Fence - Wood	1	LS	\$692.35	\$692.35
Remove Tree	1	LS	\$54,901.02	\$54,901.02
Replace Private Driveway	1	LS	\$20,713.46	\$20,713.46

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Remove No Parking Sign	1	LS	\$155.35	\$155.35
Replace Survey Monument	1	LS	\$1,035.67	\$1,035.67
PG&E Utility Relocation	1	LS	\$236,821.93	\$236,821.93
City Fiberoptic Installation	1	LS	\$78,555.78	\$78,555.78
2" Grind and Overlay	14,322	SF	\$2.74	\$39,307.20
Add 2" Grind and Overlay	30,520	SF	\$2.40	\$73,248.00
Adjust MH Frame and Covers	4	EA	\$3,404.00	\$13,616.00
			Subtotal	\$2,851,069.71
			2% Mobilization	\$57,021.39
			Total Transportation System P.F.I.P. Costs	\$2,908,091.10

In accordance with the adopted P.F.I.P. program, reimbursements for improvements shall be limited to the amount programed within the P.F.I.P. at the time the project is constructed, in the absence of public bids. Therefore, the reimbursement to Griffin Park Unit Nos. 7 for the S. Main Street Improvements shall be limited to \$2,757,956.90 for the right-of-way acquisition and private improvement installation along.

Table 3. Transportation System P.F.I.P. Reimbursement for Antone Raymus Parkway – credits/reimbursement to Griffin Park Unit No. 7

ITEM	QUANTITY	UNIT	UNIT COST	COST
5.5" AC/7" AB	58,327	SF	\$4.76	\$277,875.37
7" AC/8.5" AB	38,979	SF	\$6.94	\$270,475.59
4" Drive-over Curb and Gutter	300	LF	\$51.78	\$15,535.09
8" Median Curb	5,063	LF	\$30.03	\$152,064.73
8" Truck Apron	2,995	SF	\$11.39	\$34,120.24
Roadway Excavation	5,820	CY	\$6.73	\$39,179.50
Erosion Control	4	AC	\$2,848.10	\$10,196.20
Traffic Delineation	3	LS	\$52,819.31	\$158,457.94
Traffic Control	30	DAY	\$2,506.33	\$75,189.85
Landscape and Irrigation	13,328	SF	\$11.96	\$159,429.82
Reconstruct Survey Monument	2	EA	\$1,294.59	\$2,589.18
6" PCC Decorative Concrete Median	11,662	SF	\$16.05	\$187,209.25
Raise Existing Manhole to Grade	2	EA	\$950.00	\$1,900.00
Raise Existing Water Valve to Grade	3	EA	\$750.00	\$2,250.00
Rapid Flashing Beacons	12	EA	\$19,159.95	\$229,919.36
			Subtotal	\$1,616,392.12
			2% Mobilization	\$32,327.84
			Total Transportation System P.F.I.P. Costs	\$1,648,719.96

Table 4. Transportation System P.F.I.P. Reimbursement Summary

Griffin Park Unit Nos. 5 and 6	\$65,320.32
Griffin Park Unit No. 7	\$4,406,676.87
Total	\$4,471,997.19

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2) WATER DISTRIBUTION SYSTEM

A) City shall reimburse Developer its cost to install portions of the City's Water Distribution System, as shown on the Improvement Plans designated as Griffin Park Subdivision, Phase B Unit 7 Tract No. 4140 by Northstar Engineering Group, Inc. signed by the City Engineer on January 19, 2023, Offsite Civil Improvements for Antone Raymus Parkway signed by the City Engineer on May 8, 2023, Griffin Park – Phase B Off-Site Streetscape – Landscape Plans Antone Raymus Parkway prepared by KLA Landscape Architecture signed by the Public Works Representative on April 9, 2023, and Offsite Civil Improvements for Tinnin Road signed by the City Engineer on February 6, 2023. Said reimbursement shall be in the form of credit against P.F.I.P. Water Facilities Development Fees, for an amount up to, but not exceeding, the PFIP reimbursement amount in the City of Manteca 2013 Public Facilities Implementation Plan Update. The credit will be given when building permits are issued for construction of residences within the Griffin Park Unit 7 Subdivision. In the event the cost of installing said improvements exceeds the credited amount, the remainder shall be reimbursed after the following has occurred:

- i) Building permits have been pulled on all available lots.
- ii) Council accepts said improvements establishing the reimbursement priority (See Section III of this Schedule regarding establishment of reimbursement priorities);
- iii) The City receives sufficient P.F.I.P. Water Fee revenue from development occurring within the same P.F.I.P. Water Financing Zone to make the reimbursement;
- iv) Council approves said reimbursement.

Reimbursement shall be given for the installation of the following P.F.I.P. Water Distribution System improvements. The amount of the reimbursement is based on the PFIP reimbursement amount in the City of Manteca 2013 Public Facilities Implementation Plan Update.

Table 5. Water Distribution System, Financing Zone 12 P.F.I.P. Reimbursement

ITEM	QUANTITY	UNIT	UNIT COST	COST
12" Main Grid	5,915	LF	\$82.69	\$489,111.35
12" Interior Grid	1,410	LF	\$24.32	\$34,291.20

Total Water Distribution System P.F.I.P. Costs \$523,402.55

3) SEWER COLLECTION SYSTEM

A) City shall reimburse Developer its cost to install portions of the City's Sewer Collection System, as shown on the Improvement Plans designated Offsite Civil Improvements for Antone Raymus Parkway signed by the City Engineer on May 8, 2023, Offsite Civil Improvements for South Main Street by Northstar Engineering Group signed by the City Engineer on August 28, 2024, Griffin Park – Phase B Off-Site Streetscape – Landscape Plans Antone Raymus Parkway prepared by KLA Landscape Architecture signed by the Public Works Representative on April 9,

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2023. Said credits or reimbursements shall be in accordance with the Griffin Park Development Agreement entered into on August 6, 2020 between Developer and the City. In accordance with said agreement, all P.F.I.P. fees collected from the Griffin Park Subdivision shall remain available for credit or reimbursement only for development within the Griffin Park subdivision.

In the event the cost of installing said improvements in a unit exceeds the fees paid for Building Permits in that unit, the Developer can be reimbursed the P.F.I.P. Sewer Fees, for an amount up to, but not exceeding, the cost of installing said improvements. Reimbursements will be made at the request of the Developer and will only be dispersed when the Griffin Park P.F.I.P. Transportation fees has a balance in excess of the cost of the installed improvement, less credits received, for which reimbursement is being requested.

- B) After all building permits are issued and all fees have been paid in the Griffin Park Subdivision, if the cost of the installed improvements exceeds the value of the total fees collected, the remainder shall be reimbursed after the following has occurred:
- i) Building permits have been pulled on all available lots.
 - ii) Council accepts said improvements establishing the reimbursement priority (See Section III of this Schedule regarding establishment of reimbursement priorities);
 - iii) The City receives sufficient P.F.I.P. Sewer Fee revenue from development occurring within the same P.F.I.P. Sewer Financing Zone to make the reimbursement;
 - iv) Council approves said reimbursement.

Reimbursement shall be given for the installation of the following P.F.I.P. Sewer Collection System improvements.

Table 6. Sewer Collection System, Financing Zone 24 P.F.I.P. Reimbursement

ITEM	QUANTITY	UNIT	UNIT COST	COST
Tinnin Road				
Dewatering	1	LS	\$993,000.00	\$993,000.00
Earthwork	4,762	LF	\$20.00	\$95,240.00
15" Sewer Main	4,762	LF	\$280.00	\$1,333,360.00
48" Sewer Manhole	15	EA	\$4,500.00	\$67,500.00
Tinnin Road Subtotal				\$2,489,100.00
S. Main Street				
Dewatering	1,220	LF	\$272.00	\$331,840.00
24" Sewer Main	1,220	LF	\$640.00	\$780,800.00
48" Sewer Manhole	1	EA	\$4,500.00	\$4,500.00
60" Sewer Manhole	2	EA	\$14,750.00	\$29,500.00
S. Main Street Subtotal				\$1,146,640.00
Subtotal				\$3,635,740.00
8% Soft Costs				\$290,859.20
Total				\$3,926,599.20

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SECTION III

1) REIMBURSEMENT PRIORITY:

- A) Reimbursement priority shall be based upon the date of acceptance of the improvements by Council. When reimbursable P.F.I.P. improvements are accepted by Council, the Developer's name and the amount of the reimbursement will be added to the bottom of the list of reimbursements for the perspective Financing Zone. Developer will progress to the top of the list as each higher prioritized Subdivider is reimbursed in full.
- B) In the event Subdivider desires to exchange credits for cash reimbursement, the exchange must be approved by Council.