

Villa Ticino West Unit 1 & 2

Area of Benefit

Prepared For:

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February, 2023

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1. Introduction

Villa Ticino West Unit 1 and 2 are proposed subdivisions that will consist of single-family residential users with 100 lots for unit 1 and 119 lots for unit 2. Construction includes the development of Meadow Villa Park and storm drainage basin. The project area is located within the city of Manteca, CA and is bounded to the east by Airport Way, north by Louise Avenue, and west by French Camp Outlet Canal. The purpose of this Area of Benefit is to provide guidance and procedure for cost allocation associated with the project that will benefit from the Basin/Park improvements.

The Basin will serve the entire Villa Ticino West development including the high-density residential and commercial parcels adjacent to the property. Refer to reference 1: Villa Ticino West Unit 1 & 2 Basin & Storm Drain Areas of Benefit for the overall boundary map and Table 1 For the listing of parcels.

Beneficiaries are to pay their fair share for the Improvements and associated fees for the said improvements.

2. Improvement Costs

All improvements contained in this reimbursement agreement are essential for the following:

- I. Basin/Park and Storm Drain, refer to Reference 2 “Area of Benefit Improvement Costs (Villa Ticino West 1 & 2 Basin)” and Reference 4 “Area of Benefit Improvement Costs (Villa Ticino West 1 & 2 Park Landscape/Irrigation)” for the list of improvements and costs. Improvement costs are based on contract costs dated Jan 26, 2022, Marques General Engineering “Subcontract (Villa Ticino West Grading & Improvements of Unit 1 & 2).

The basin designed to accommodate all the beneficiary’s stormwater and have a controlled to discharge safely to French Camp Outlet Canal. The basin will have a pump station which will function as a storage and collection chamber. It will lift and distribute the stormwater from the basin to the storm drain force main pipeline and convey storm water through a city approved infiltration system (Contech Vortechs 3000 vault) before discharging to the FCOC.

A landscape irrigation well and meter is to be installed at the Basin/Park to provide irrigation water to the park landscaping.

- II. Villa Ticino West Utility Upsizing improvements refer to Reference 7 “Area of Benefit Improvement Costs (Villa Ticino West Unit 1 & 2 Utility Upsizing)” for the list of the improvements and costs.

3. Methodology

I. Basin/Park & Storm drain

Villa Ticino West Unit 1 & 2 Basin/Park resides on the middle of unit 1 & 2 which is to be developed by Jen California 23 LLC. The Parcel is located southwest of the intersection of Airport Way and Louise Avenue. The park/basin will consist of 3 areas: the upland park, accounting for 0.95 acres, and 0.04 acres for the pump station and 5.85 acres for the basin. The basin will be improved with an outfall structure, pump station, primary treatment structure, and a storm drain force main pipeline that will discharge to French Camp Outlet Canal.

The Basin/Park is adjacent to several other parcels which inherit the prior mentioned benefits, refer to Reference 1 “Villa Ticino West Unit 1 & 2 Basin & Storm Drain Areas of Benefit”. To summarize, the benefiting parcels are as follows:

Table 1

| Site # | APN / Description | Total Acreage (AOB) | Address |
|--------|--|--|-------------------|
| 1 | 198-160-270 (HDR) | 12.40 | 2298 W Louise Ave |
| 2 | 198-160-280 (COM) | 18.70 | 995 N Airport Way |
| 3 | LOT 1 44-M&P-8 (Total) <ul style="list-style-type: none"> LDR Basin / Park | 29.43 <ul style="list-style-type: none"> 22.19 -7.24 (R) | |
| 4 | LOT 2 44-M&P-8 (LDR) | 24.77 | |
| 5 | LOT 3 44-M&P-8 (LDR) | 22.33 | |
| 6 | LOT 2 44-M&P-59B | 16.59 | |
| 7 | LOT 3 44-M&P-59B | 11.96 | |
| 8 | LOT 1 44-M&P-59B <ul style="list-style-type: none"> LDR Basin / Park | 42.43 <ul style="list-style-type: none"> 35.55 -6.88 (R) | |
| 9 | LOT 5 44-M&P-59C | 20.17 | |
| 10 | LOT 4 44-M&P-59C | 22.08 | |

** (R) represents parcel acreage removed from area of benefit.

The storm drainage basin and all relevant appurtenances are designed to fully accommodate all the surrounding parcels; therefore, all parcels are to be allocated by a single methodology, see [Reference 1](#) “Villa Ticino West Unit 1 & 2 Basin & Storm Drain Areas of Benefit”. The sizing of the basin and storm drain outfall appurtenances are calculated by the total stormwater runoff; therefore, the costs will be allocated based on each parcel’s stormwater runoff contribution. This contribution is represented by the “Cx_A” column, see [Reference 3](#) “Area of Benefit Allocation (Villa Ticino West 1 & 2 Basin)” and [Reference 5](#) “Area of Benefit Allocation (Villa Ticino West 1 & 2 Basin Landscape/Irrigation)”. The commercial property APN 198-160-280 is not subject to park fee, therefore reimbursement for park improvements is not applicable to reimbursement for said parcel.

II. Utility Upsizing.

Villa Ticino West 1 & 2 utility upsizing will encompass sanitary sewer improvements along Moscato Drive to Geneva Way. This includes the installation of various sizes of sewer pipes and manholes. A strategic cost allocation approach, based on wastewater average accumulated flow (GPD), has been incorporated to ensure a fair distribution of costs. For further details, please refer to Reference 6: “Villa Ticino West Unit 1 & 2 Utility Upsizing Areas of Benefit”. To summarize, the benefiting parcels are as follows:

Table 2

| Site # | APN / Description | Lots | Flow/Lot (GPD) | Ave. Accu Flow (GPD) | Address |
|------------------|-------------------------------|------|----------------|----------------------|-------------------|
| HDR only | | | | | |
| 1 | 198-160-270 (HDR) | 1 | 46,984 | 46,984 | 2298 W Louise Ave |
| Segment 1 | | | | | |
| 1 | 198-160-270 (HDR) | 1 | 46,984 | 46,984 | 2298 W Louise Ave |
| 2 | 198-160-280 (COM) | - | - | - | 995 N Airport Way |
| 3 | UNIT 1 - LOT 1 44-M&P-8 (LDR) | 3 | 160 | 480 | |
| 4 | UNIT 2 - LOT 2 44-M&P-8 (LDR) | 56 | 160 | 8,960 | |
| 5 | UNIT 6 - LOT 3 44-M&P-8 (LDR) | 28 | 160 | 4,480 | |
| Segment 2 | | | | | |
| 1 | 198-160-270 (HDR) | 1 | 46,984 | 46,984 | 2298 W Louise Ave |
| 2 | 198-160-280 (COM) | - | - | - | 995 N Airport Way |
| 3 | UNIT 1 - LOT 1 44-M&P-8 (LDR) | 100 | 160 | 16,000 | |
| 4 | UNIT 2 - LOT 2 44-M&P-8 (LDR) | 119 | 160 | 19,040 | |
| 5 | UNIT 6 - LOT 3 44-M&P-8 (LDR) | 118 | 160 | 18,880 | |

The sanitary sewer improvements are designed to fully accommodate all the areas of benefit; therefore, all parcels are to be allocated by a single methodology. The proposed methodology provides a structured approach to upsize the sanitary sewer at Villa Ticino West Unit 1 & 2, ensuring efficient cost allocation based on wastewater average accumulated flow from each parcel that contribute to each segment of sanitary sewer improvements. This contribution is represented by the “GPD” column, see Reference 8 “Area of Benefit Allocation Cost (Villa Ticino West Unit 1 & 2 Utility Upsizing)”.

4. Cost Adjustment

The assessments provided herein shall be adjusted on January 1st of each year, based upon the change in the 20-City U.S. Average Engineering News Record Construction Index (ENR-Index). The adjusted cost shall be calculated by the City of Manteca Community Development Department using the formula:

- New adjusted assessment is equal to the initial assessment multiplied by ENR-Index for January 1st of the year the assessment is paid, divided by the ENR-Index for January 2023. The adjusted cost shall be rounded to the nearest dollar (\$1.00).

5. Distribution

Payments are required upon the issuance of any government permit or approval to a benefiting parcel, which results in actual connection to, benefit from, or usage of the facilities specified in this Area of Benefit. The following are list of how much to be collected from each property table entitled:

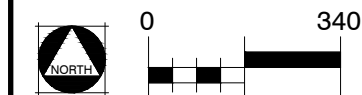
- I. Reference 3 “Area of Benefit Allocation (Villa Ticino West 1 & 2 Basin)”
- II. Reference 5 “Area of Benefit Allocation (Villa Ticino West 1 & 2 Park Landscape/Irrigation)”
- III. Reference 8 “Area of Benefit Allocation Cost (Villa Ticino West Unit 1 & 2 Utility Upsizing)”

In all cases, these amounts are in February, 2023 dollars and must be adjusted in accordance with Section 4 Cost Adjustment.










6. Appendix

a) *Runoff Coefficients "C" Per City of Manteca Storm Drain Master Plan 2013*

| Land Use Type | Runoff Coefficient (C) | Minimum Overland Flow Time (Minutes) |
|---|------------------------|--------------------------------------|
| Residential ⁽¹⁾ | | |
| Very Low Density Residential (VLDR) | 0.30 | 25 |
| Low Density Residential (LDR) | 0.30 | 25 |
| Medium Density Residential (MDR) | 0.50 | 20 |
| High Density Residential | 0.65 | 15 |
| Business and Commercial ⁽¹⁾ | | |
| Business Professional (BP) | 0.90 | 15 |
| Commercial Mixed Use (CMU) | | |
| General Commercial (GC) | | |
| Neighborhood Commercial (NC) | | |
| Industrial ⁽¹⁾ | | |
| Heavy Industrial (HI) | 0.70 | 15 |
| Light Industrial (LI) | | |
| Business Industrial Park | | |
| Other ⁽¹⁾ | | |
| Parks | 0.10 | 30 |
| Schools | 0.25 | 28 |
| Agriculture | 0.30 | 25 |
| ⁽¹⁾ In lieu of using this table, composite coefficients may be determined for land uses within a development by using the typical coefficients in Table 3-2. | | |



LEGEND

| DESCRIPTION | PLAN | DESCRIPTION | PLAN |
|------------------------|---|---------------------------|---|
| SITE # |  | STORM DRAIN BUBBLER |  |
| A.O.B BOUNDARY |  | IRRIGATION WELL STRUCTURE |  |
| STORM DRAIN |  | PUMP STATION |  |
| STORM DRAIN FORCE MAIN |  | CONTECH VORTECHS 3000 |  |
| 48" MANHOLE |  | | |

VILLA TICINO WEST UNIT 1 & 2 BASIN & STORM DRAIN AREAS OF BENEFIT



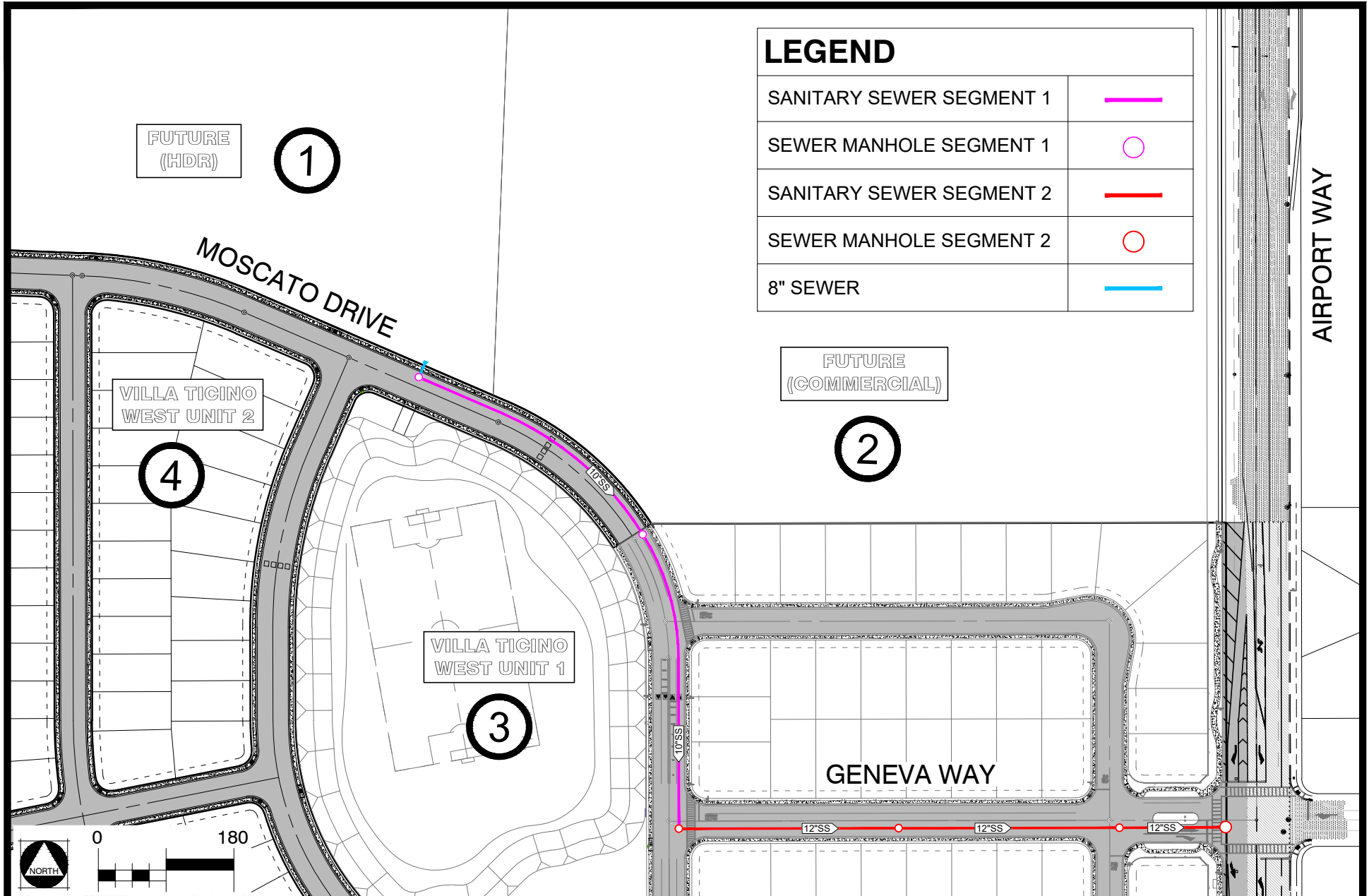
| AREA OF BENEFIT IMPROVEMENT COSTS | | | | Date: | 2/12/2024 |
|--|---|----|------------------------------------|-------------------------|-----------------------|
| Villa Ticino West Unit 1 & 2 Basin & Storm Drain | | | Jen California 23 Contracted Costs | | |
| # | Description | UM | Qty | Unit Price ENR 13175 | Improvement Cost |
| A.) Site Preparation | | | | | |
| 1 | Mobilization | LS | 1 | \$8,000.00 | \$8,000.00 |
| 2 | Site Clearing and Grubbing | AC | 7.24 | \$510.00 | \$3,692.40 |
| 3 | Rough Grade | CY | 31,000 | \$3.60 | \$111,600.00 |
| 4 | Finish Grade | LS | 1 | \$57,000.00 | \$57,000.00 |
| | | | | SUBTOTAL | \$180,292.40 |
| B.) Storm Drain & Outfall Improvements | | | | | |
| 1 | 12" Storm Drain | LF | 82 | \$54.00 | \$4,408.56 |
| 2 | 18" Storm Drain | LF | 1015 | \$120.00 | \$121,807.20 |
| 3 | 30" Storm Drain | LF | 30 | \$125.00 | \$3,750.00 |
| 4 | 36" Storm Drain | LF | 169 | \$135.00 | \$22,815.00 |
| 5 | 42" Storm Drain | LF | 165 | \$175.00 | \$28,876.23 |
| 6 | 12" Storm Drain Force Main | LF | 2030 | \$72.00 | \$146,147.04 |
| 7 | 48" Storm Drain Manhole | EA | 2 | \$5,500.00 | \$11,000.00 |
| 8 | 48" Storm Drain Bubbler | EA | 1 | \$6,500.00 | \$6,500.00 |
| 9 | 60" Storm Drain Bubbler | EA | 3 | \$9,500.00 | \$28,500.00 |
| 10 | Temporary Stub & Plug | EA | 1 | \$750.00 | \$750.00 |
| 11 | Storm Drain Pump Station | LS | 1 | \$560,000.00 | \$560,000.00 |
| 12 | Contech Vortechs 3000 | EA | 1 | \$67,500.00 | \$67,500.00 |
| 13 | Storm Drain Structure w/ Flap Gate, Grate, Level Sensor | LS | 1 | \$10,000.00 | \$10,000.00 |
| 14 | Basin Regrade, Additional Drain and Bubbler | LS | 1 | \$100,000.00 | \$100,000.00 |
| | | | | SUBTOTAL | \$1,112,054.03 |
| IMPROVEMENT TOTAL: | | | | | \$1,292,346.43 |

| C.) Community Development Department Fees | | | | | |
|--|---|----|-------|----------------|----------------|
| 1 | Engineering Plan Check Fee | % | 2.00% | \$1,292,346.43 | \$25,846.93 |
| 2 | City Construction Inspection Fee | % | 1.81% | \$1,292,346.43 | \$23,391.47 |
| SUBTOTAL | | | | | \$49,238.40 |
| D.) Engineering & Bonding Costs | | | | | |
| 1 | Design Engineering | % | 2.00% | \$1,292,346.43 | \$25,846.93 |
| 2 | Construction Staking | % | 3.00% | \$1,292,346.43 | \$38,770.39 |
| 3 | Bonding | % | 2.00% | \$1,292,346.43 | \$25,846.93 |
| 4 | Assessment Engineering | LS | 1 | \$3,300.00 | \$3,300.00 |
| SUBTOTAL | | | | | \$93,764.25 |
| E.) Construction Management & Administration Costs | | | | | |
| 1 | Jen California 23 Management & Administration Costs | % | 5.00% | \$1,292,346.43 | \$64,617.32 |
| SUBTOTAL | | | | | \$64,617.32 |
| F.) City Administration Costs | | | | | |
| 1 | City Administration Costs | % | 5.00% | \$1,292,346.43 | \$64,617.32 |
| SUBTOTAL | | | | | \$64,617.32 |
| F.) SJCOG Fees | | | | | |
| 1 | SJCOG Fees | AC | 7 | \$17,363.00 | \$125,708.12 |
| SUBTOTAL | | | | | \$125,708.12 |
| H.) Land Cost | | | | | |
| 1 | Northern Park Basin | AC | 7.24 | \$221,332.21 | \$1,602,445.19 |
| SUBTOTAL | | | | | \$1,602,445.19 |
| TOTAL FEES: | | | | | \$2,000,390.60 |
| REIMBURSEMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES): | | | | | \$3,292,737.03 |

| AREA OF BENEFIT ALLOCATION | | | | | | | | | | |
|--|-------------------|-------------------|-----------------------|--------------------------------|-------|--------|-------|--------------|----------------|------------------|
| Villa Ticino West 1 & 2 Basin - Allocated by Parcel Runoff | | | | | | | | | | |
| Site # | APN / DESCRIPTION | Address | Owner | Land Use Description | C | A acre | CxA | Percentage % | Allocation \$ | Reimbursement \$ |
| 1 | 198-160-270 | 2298 W Louise Ave | A Rossi Inc | Future (HDR) | 0.65 | 12.40 | 8.06 | 10.39% | \$342,082.71 | \$342,082.71 |
| 2 | 198-160-280 | 995 N Airport Way | A Rossi Inc | Future (Commercial) | 0.90 | 18.70 | 16.83 | 21.69% | \$714,299.25 | \$714,299.25 |
| 3 | LOT 1 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 1 (LDR) | 0.30 | 22.19 | 6.66 | 8.58% | \$282,536.55 | - |
| 4 | LOT 2 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 2 (LDR) | 0.30 | 24.77 | 7.43 | 9.58% | \$315,386.67 | - |
| 5 | LOT 3 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 6 (LDR) | 0.30 | 22.33 | 6.70 | 8.63% | \$284,319.11 | - |
| 6 | LOT 2 44-M&P-59B | | Jen California 23 LLC | Villa Ticino West Unit 7 (LDR) | 0.30 | 16.59 | 4.98 | 6.42% | \$211,233.95 | - |
| 7 | LOT 3 44-M&P-59B | | Jen California 23 LLC | Villa Ticino West Unit 5 (LDR) | 0.30 | 11.96 | 3.59 | 4.62% | \$152,281.98 | - |
| 8 | LOT 1 44-M&P-59B | | Jen California 23 LLC | Villa Ticino West Unit 3 (LDR) | 0.30 | 35.55 | 10.67 | 13.75% | \$452,644.18 | - |
| 9 | LOT 5 44-M&P-59C | | Jen California 23 LLC | Villa Ticino West Unit 8 (LDR) | 0.30 | 20.17 | 6.05 | 7.80% | \$256,816.68 | - |
| 10 | LOT 4 44-M&P-59C | | Jen California 23 LLC | Villa Ticino West Unit 4 (LDR) | 0.30 | 22.08 | 6.62 | 8.54% | \$281,135.96 | - |
| Totals: | | | | | 0.375 | 206.74 | 77.58 | 100.00% | \$3,292,737.03 | \$1,056,381.95 |

| AREA OF BENEFIT IMPROVEMENT COSTS | | | | Date: | 2/12/2024 |
|--|---|----|---------|------------------------------------|------------------|
| Villa Ticino West Unit 1 & 2 Park Landscape/Irrigation | | | | Jen California 23 Contracted Costs | |
| # | Description | UM | Qty | Unit Price ENR 13175 | Improvement Cost |
| A.) Grading & Park Improvements | | | | | |
| 1 | Turf Pop-up Rotor Irrigation | SF | 255,184 | \$0.823 | \$210,079.94 |
| 2 | Hydro Seed | SF | 255,184 | \$0.150 | \$38,277.60 |
| 3 | Clear Weeds & Spray | SF | 255,184 | \$0.04 | \$10,207.36 |
| 4 | Rough Grade (Regrade after Pipe Installation) | SF | 255,184 | \$0.35 | \$89,314.40 |
| 5 | Soil Amendments | SF | 255,184 | \$0.190 | \$48,484.96 |
| 6 | Additional Soil Amendments | EA | 1 | \$7,000.00 | \$7,000.00 |
| 7 | Fine Grade (Finish Grading & Prep. For Hydroseed) | SF | 255,184 | \$0.120 | \$30,622.08 |
| 8 | 90 Day Maintenance | EA | 3 | \$8,700.00 | \$26,100.00 |
| SUBTOTAL | | | | | \$460,086.34 |
| B.) Irrigation Well Improvements | | | | | |
| 1 | Irrigation Well | EA | 1 | \$325,000.00 | \$325,000.00 |
| 2 | PG&E Phase transformer and equipment | EA | 2 | \$21,944.75 | \$43,889.50 |
| SUBTOTAL | | | | | \$368,889.50 |
| IMPROVEMENT TOTAL: | | | | | \$828,975.84 |
| C.) Community Development Department Fees | | | | | |
| 1 | Engineering Plan Check Fee | % | 2.00% | \$828,975.84 | \$16,579.52 |
| 2 | City Construction Inspection Fee | % | 1.81% | \$828,975.84 | \$15,004.46 |
| 3 | 2" Irrigation Well Meter Fees | LS | 1 | \$44,662.00 | \$44,662.00 |
| 4 | Park & Rec Plan Check Fees | | | | |
| a.) | Plan Check 0 - \$500,000 | LS | 0 | \$1,138.00 | \$0.00 |
| b.) | Plan Check \$500,000 - \$1,000,000 | LS | 1 | \$2,065.00 | \$2,065.00 |
| c.) | Plan Check \$1,000,000 & Greater | LS | 0 | \$3,969.00 | \$0.00 |
| 5 | Park & Rec Inspection Fees | | | | |
| a.) | Inspection 0 - \$500,000 | LS | 0 | \$669.00 | \$0.00 |
| b.) | Inspection \$500,000 - \$1,000,000 | LS | 1 | \$1,072.00 | \$1,072.00 |
| c.) | Inspection \$1,000,000 & Greater | LS | 0 | \$1,774.00 | \$0.00 |
| SUBTOTAL | | | | | \$79,382.98 |
| D.) Engineering & Bonding Costs | | | | | |
| 1 | Design Engineering | % | 2.00% | \$828,975.84 | \$16,579.52 |
| 2 | Construction Staking | % | 3.00% | \$828,975.84 | \$24,869.28 |
| 3 | Bonding | % | 2.00% | \$828,975.84 | \$16,579.52 |
| 4 | Assessment Engineering | LS | 1 | \$3,300.00 | \$3,300.00 |
| SUBTOTAL | | | | | \$61,328.31 |
| E.) Construction Management & Administration Costs | | | | | |
| 1 | Jen California 23 Management & Administration Costs | % | 5.00% | \$828,975.84 | \$41,448.79 |
| SUBTOTAL | | | | | \$41,448.79 |
| F.) City Administration Costs | | | | | |
| 1 | City Administration Costs | % | 5.00% | \$828,975.84 | \$41,448.79 |
| SUBTOTAL | | | | | \$41,448.79 |
| TOTAL FEES: | | | | | \$223,608.87 |
| REIMBURSEMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES): | | | | | \$1,052,584.72 |

| AREA OF BENEFIT ALLOCATION | | | | | | | | | | |
|--|-------------------|-------------------|-----------------------|--------------------------------|------|--------|-------|--------------|----------------|------------------|
| Villa Ticino West 1 & 2 Park Landscape/Irrigation - Allocated by Parcel Runoff | | | | | | | | | | |
| Site # | APN / DESCRIPTION | Address | Owner | Land Use Description | C | A acre | CxA | Percentage % | Allocation \$ | Reimbursement \$ |
| 1 | 198-160-270 | 2298 W Louise Ave | A Rossi Inc | Future (HDR) | 0.65 | 12.40 | 8.06 | 10.39% | \$109,353.11 | \$109,353.11 |
| 2 | 198-160-280 | 995 N Airport Way | A Rossi Inc | Future (Commercial) | 0.90 | 18.70 | 16.83 | 21.69% | \$228,339.06 | \$228,339.06 |
| 3 | LOT 1 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 1 (LDR) | 0.30 | 22.19 | 6.66 | 8.58% | \$90,318.07 | - |
| 4 | LOT 2 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 2 (LDR) | 0.30 | 24.77 | 7.43 | 9.58% | \$100,819.22 | - |
| 5 | LOT 3 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 6 (LDR) | 0.30 | 22.33 | 6.70 | 8.63% | \$90,887.90 | - |
| 6 | LOT 2 44-M&P-59B | | Jen California 23 LLC | Villa Ticino West Unit 7 (LDR) | 0.30 | 16.59 | 4.98 | 6.42% | \$67,524.87 | - |
| 7 | LOT 3 44-M&P-59B | | Jen California 23 LLC | Villa Ticino West Unit 5 (LDR) | 0.30 | 11.96 | 3.59 | 4.62% | \$48,679.77 | - |
| 8 | LOT 1 44-M&P-59B | | Jen California 23 LLC | Villa Ticino West Unit 3 (LDR) | 0.30 | 35.55 | 10.67 | 13.75% | \$144,696.14 | - |
| 9 | LOT 5 44-M&P-59C | | Jen California 23 LLC | Villa Ticino West Unit 8 (LDR) | 0.30 | 20.17 | 6.05 | 7.80% | \$82,096.24 | - |
| 10 | LOT 4 44-M&P-59C | | Jen California 23 LLC | Villa Ticino West Unit 4 (LDR) | 0.30 | 22.08 | 6.62 | 8.54% | \$89,870.35 | - |
| Totals: | | | | | 0.38 | 206.74 | 77.58 | 100.00% | \$1,052,584.72 | \$337,692.17 |



VILLA TICINO WEST UNIT 1 & 2 UTILITY UPSIZING AREA OF BENEFIT

MCR ENGINEERING
www.mcreng.com

MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239-6229
FAX : (209) 239-8839

| AREA OF BENEFIT IMPROVEMENT COSTS | | | | Date: 2/12/2024 | |
|---|---|----|-------|------------------------------------|------------------|
| Villa Ticino West Unit 1 & 2 - Utility Upsizing | | | | Jen California 23 Contracted Costs | |
| # | Description | UM | Qty | Unit Price ENR 13175 | Improvement Cost |
| HDR only | | | | | |
| A.) Sanitary Sewer | | | | | |
| 1 | 8" Sewer (PVC) | LF | 22 | \$68.00 | \$1,496.00 |
| 2 | Temporaty Stub & Plug | EA | 1 | \$500.00 | \$500.00 |
| | | | | SUBTOTAL | \$1,996.00 |
| IMPROVEMENT TOTAL: | | | | | \$1,996.00 |
| B.) Community Development Department Fees | | | | | |
| 1 | Engineering Plan Check Fee | % | 2.00% | \$1,996.00 | \$39.92 |
| 2 | City Construction Inspection Fee | % | 1.81% | \$1,996.00 | \$36.13 |
| | | | | SUBTOTAL | \$76.05 |
| C.) Engineering & Bonding Costs | | | | | |
| 1 | Design Engineering | % | 2.00% | \$1,996.00 | \$39.92 |
| 2 | Construction Staking | % | 3.00% | \$1,996.00 | \$59.88 |
| 3 | Bonding | % | 2.00% | \$1,996.00 | \$39.92 |
| 4 | Assessment Engineering | % | 2.00% | \$1,996.00 | \$39.92 |
| | | | | SUBTOTAL | \$179.64 |
| D.) Construction Management & Administration Costs | | | | | |
| 1 | Jen California 23 Management & Administration Costs | % | 5.00% | \$1,996.00 | \$99.80 |
| | | | | SUBTOTAL | \$99.80 |
| E.) City Administration Costs | | | | | |
| 1 | City Administration Costs | % | 5.00% | \$1,996.00 | \$99.80 |
| | | | | SUBTOTAL | \$99.80 |
| TOTAL FEES: | | | | | \$455.29 |
| REIMBURSMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES): | | | | | \$2,451.29 |

| | | | | | | |
|---|---|----|-------|-------------|--|--------------------|
| SEGMENT 1 | | | | | | |
| A.) Sanitary Sewer | | | | | | |
| 1 | 10" Sewer (PVC) | LF | 770 | \$72.00 | \$55,440.00 | |
| 2 | Lamphole | EA | 1 | \$1,500.00 | \$1,500.00 | |
| 3 | 48" Sewer Manhole | EA | 2 | \$6,950.00 | \$13,900.00 | |
| | | | | | SUBTOTAL | \$70,840.00 |
| | | | | | IMPROVEMENT TOTAL: | \$70,840.00 |
| B.) Community Development Department Fees | | | | | | |
| 1 | Engineering Plan Check Fee | % | 2.00% | \$70,840.00 | \$1,416.80 | |
| 2 | City Construction Inspection Fee | % | 1.81% | \$70,840.00 | \$1,282.20 | |
| | | | | | SUBTOTAL | \$2,699.00 |
| C.) Engineering & Bonding Costs | | | | | | |
| 1 | Design Engineering | % | 2.00% | \$70,840.00 | \$1,416.80 | |
| 2 | Construction Staking | % | 3.00% | \$70,840.00 | \$2,125.20 | |
| 3 | Bonding | % | 2.00% | \$70,840.00 | \$1,416.80 | |
| 4 | Assessment Engineering | % | 2.00% | \$70,840.00 | \$1,416.80 | |
| | | | | | SUBTOTAL | \$6,375.60 |
| D.) Construction Management & Administration Costs | | | | | | |
| 1 | Jen California 23 Management & Administration Costs | % | 5.00% | \$70,840.00 | \$3,542.00 | |
| | | | | | SUBTOTAL | \$3,542.00 |
| E.) City Administration Costs | | | | | | |
| 1 | City Administration Costs | % | 5.00% | \$70,840.00 | \$3,542.00 | |
| | | | | | SUBTOTAL | \$3,542.00 |
| | | | | | TOTAL FEES: | \$16,158.60 |
| | | | | | REIMBURSMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES): | \$86,998.60 |

| # | Description | UM | Qty | Unit Price ENR 13175 | Improvement Cost |
|---|---|----|-------|-------------------------|------------------|
| SEGMENT 2 | | | | | |
| A) Sanitary Sewer | | | | | |
| 1 | 12" Sewer (PVC) | LF | 726 | \$100.00 | \$72,600.00 |
| 2 | 48" Sewer Manhole | EA | 3 | \$6,950.00 | \$20,850.00 |
| 3 | 60" Eccentric Manhole - Outside drop with cleanout | EA | 1 | \$25,000.00 | \$25,000.00 |
| SUBTOTAL | | | | | \$118,450.00 |
| IMPROVEMENT TOTAL: | | | | | \$118,450.00 |
| B.) Community Development Department Fees | | | | | |
| 1 | Engineering Plan Check Fee | % | 2.00% | \$118,450.00 | \$2,369.00 |
| 2 | City Construction Inspection Fee | % | 1.81% | \$118,450.00 | \$2,143.95 |
| SUBTOTAL | | | | | \$4,512.95 |
| C.) Engineering & Bonding Costs | | | | | |
| 1 | Design Engineering | % | 2.00% | \$118,450.00 | \$2,369.00 |
| 2 | Construction Staking | % | 3.00% | \$118,450.00 | \$3,553.50 |
| 3 | Bonding | % | 2.00% | \$118,450.00 | \$2,369.00 |
| 4 | Assessment Engineering | % | 2.00% | \$118,450.00 | \$2,369.00 |
| SUBTOTAL | | | | | \$10,660.50 |
| D.) Construction Management & Administration Costs | | | | | |
| 1 | Jen California 23 Management & Administration Costs | % | 5.00% | \$118,450.00 | \$5,922.50 |
| SUBTOTAL | | | | | \$5,922.50 |
| E.) City Administration Costs | | | | | |
| 1 | City Administration Costs | % | 5.00% | \$118,450.00 | \$5,922.50 |
| SUBTOTAL | | | | | \$5,922.50 |
| TOTAL FEES: | | | | | \$27,018.45 |
| REIMBURSEMENT IMPROVEMENTS TOTAL COST (IMPROVEMENTS + FEES): | | | | | \$145,468.45 |

| AREA OF BENEFIT ALLOCATION | | | | | | | | |
|--|----------------|-------------------|-----------------------|--------------------------------|-------------------|--------------|---------------|------------------|
| Improvement cost - Allocated by Average Accumulated Flow (GPD) | | | | | | | | |
| Site # | APN | Address | Owner | Land Use Description | Ave Accu Flow GPD | Percentage % | Allocation \$ | Reimbursement \$ |
| 1 | 198-160-270 | 2298 W Louise Ave | A Rossi Inc | Future (HDR) | 46,984 | 100.00% | \$2,451.29 | \$2,451.29 |
| 2 | 198-160-280 | 995 N Airport Way | A Rossi Inc | Future (Commercial) | - | - | - | - |
| 3 | LOT 1 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 1 (LDR) | - | - | - | - |
| 4 | LOT 2 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 2 (LDR) | - | - | - | - |
| 5 | LOT 3 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 6 (LDR) | - | - | - | - |
| Totals: | | | | | 46,984 | 100.00% | \$2,451.29 | \$2,451.29 |

| Improvement cost Segment 1 - Allocated by Average Accumulated Flow (GPD) | | | | | | | | |
|--|----------------|-------------------|-----------------------|--------------------------------|-------------------|--------------|---------------|------------------|
| Site # | APN | Address | Owner | Land Use Description | Ave Accu Flow GPD | Percentage % | Allocation \$ | Reimbursement \$ |
| 1 | 198-160-270 | 2298 W Louise Ave | A Rossi Inc | Future (HDR) | 46,984 | 77.14% | \$67,114.51 | \$67,114.51 |
| 2 | 198-160-280 | 995 N Airport Way | A Rossi Inc | Future (Commercial) | - | - | - | - |
| 3 | LOT 1 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 1 (LDR) | 480 | 0.79% | \$685.66 | - |
| 4 | LOT 2 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 2 (LDR) | 8,960 | 14.71% | \$941.47 | - |
| 5 | LOT 3 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 6 (LDR) | 4,480 | 7.36% | \$6,399.48 | - |
| Totals: | | | | | 60,904 | 100.00% | \$86,998.60 | \$67,114.51 |

| Improvement cost Segment 2 - Allocated by Average Accumulated Flow (GPD) | | | | | | | | |
|--|----------------|-------------------|-----------------------|--------------------------------|-------------------|--------------|---------------|------------------|
| Site # | APN | Address | Owner | Land Use Description | Ave Accu Flow GPD | Percentage % | Allocation \$ | Reimbursement \$ |
| 1 | 198-160-270 | 2298 W Louise Ave | A Rossi Inc | Future (HDR) | 46,984 | 46.56% | \$67,734.57 | \$67,734.57 |
| 2 | 198-160-280 | 995 N Airport Way | A Rossi Inc | Future (Commercial) | - | - | - | - |
| 3 | LOT 1 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 1 (LDR) | 16,000 | 15.86% | \$23,066.43 | - |
| 4 | LOT 2 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 2 (LDR) | 19,040 | 18.87% | \$5,135.95 | - |
| 5 | LOT 3 44-M&P-8 | | Jen California 23 LLC | Villa Ticino West Unit 6 (LDR) | 18,880 | 18.71% | \$27,218.39 | - |
| Totals: | | | | | 100,904 | 100.00% | \$145,468.45 | \$67,734.57 |

REIMBURSEMENT COST SUMMARY

| Basin & Storm Drain Improvements | |
|--|-----------------------------|
| Description | Sub Total Improvement Costs |
| A.) Site Preparation | \$180,292.40 |
| B.) Storm Drain & Outfall Improvements | \$1,112,054.03 |
| | |
| | |
| | |
| | |
| | |
| | |
| Improvements Total Before Fees | \$1,292,346.43 |
| | |
| FEES | Sub Total Fees |
| C.) Community Development Department Fees | \$49,238.40 |
| D.) Engineering & Bonding Costs | \$93,764.25 |
| E.) Construction Management & Administration Costs | \$64,617.32 |
| F.) City Administration Costs | \$64,617.32 |
| F.) SJCOG Fees | \$125,708.12 |
| H.) Land Cost | \$1,602,445.19 |
| Total Fees Associated with Reimbursement Application | \$2,000,390.60 |

| Park Improvements (Landscape/Irrigation) | |
|--|-----------------------------|
| Description | Sub Total Improvement Costs |
| A.) Grading & Park Improvements | \$460,086.34 |
| B.) Irrigation Well Improvements | \$368,889.50 |
| | |
| | |
| | |
| | |
| | |
| | |
| Improvements Total Before Fees | \$828,975.84 |
| | |
| FEES | Sub Total Fees |
| C.) Community Development Department Fees | \$79,382.98 |
| D.) Engineering & Bonding Costs | \$61,328.31 |
| E.) Construction Management & Administration Costs | \$41,448.79 |
| F.) City Administration Costs | \$41,448.79 |
| | |
| | |
| Total Fees Associated with Reimbursement Application | \$223,608.87 |

| Villa Ticino West Unit 1 & 2 - Utility Upsizing | |
|--|-----------------------------|
| Description | Sub Total Improvement Costs |
| A.) Sanitary Sewer | \$1,996.00 |
| Improvements Total Before Fees | \$1,996.00 |
| SEGMENT 1 | |
| A.) Sanitary Sewer | \$70,840.00 |
| Improvements Total Before Fees | \$70,840.00 |
| SEGMENT 2 | |
| A) Sanitary Sewer | \$118,450.00 |
| Improvements Total Before Fees | \$118,450.00 |
| | |
| FEES | Sub Total Fees |
| A.) Sanitary Sewer | \$455.29 |
| SEGMENT 1 | |
| A.) Sanitary Sewer | \$16,158.60 |
| SEGMENT 2 | |
| A) Sanitary Sewer | \$27,018.45 |
| | |
| Total Fees Associated with Reimbursement Application | \$43,632.34 |

| SITE INFORMATION | | | | | | ALLOCATION BEFORE FEES | | | FEES | | |
|------------------|---|--------|-------------------|-------------------|-------------------|----------------------------------|--|---|--------------------------------------|---|-----------------------|
| Site # | APN / DESCRIPTION | A acre | Ave Accu Flow GPD | Ave Accu Flow GPD | Ave Accu Flow GPD | Basin & Storm Drain Improvements | Park Improvements (Landscape/Irrigation) | Villa Ticino West Unit 1 & 2 - Utility Upsizing | Basin & Storm Drain Improvement Fees | Park Improvements (Landscape/Irrigation) Fees | Utility Upsizing Fees |
| 1 | 198-160-270 Future (HDR) | 12.4 | 46,984 | 46,984 | 46,984 | \$134,261.97 | \$86,122.36 | \$111,799.02 | \$207,820.74 | \$23,230.74 | \$25,501.36 |
| 2 | 198-160-280 Future (Commercial) | 18.7 | 0 | 0 | 0 | \$280,350.99 | \$179,831.19 | - | \$433,948.26 | \$48,507.87 | - |
| 3 | LOT 1 44-M&P-8 Villa Ticino West Unit 1 (LDR) | 22.19 | 0 | 480 | 16,000 | \$110,891.06 | \$71,131.09 | \$19,340.52 | \$171,645.49 | \$19,186.98 | \$4,411.57 |
| 4 | LOT 2 44-M&P-8 Villa Ticino West Unit 2 (LDR) | 24.77 | 0 | 8,960 | 19,040 | \$123,784.21 | \$79,401.40 | \$32,772.58 | \$191,602.47 | \$21,417.82 | \$7,475.43 |
| 5 | LOT 3 44-M&P-8 Villa Ticino West Unit 6 (LDR) | 22.33 | 0 | 4,480 | 18,880 | \$111,590.69 | \$71,579.87 | \$27,373.88 | \$172,728.42 | \$19,308.03 | \$6,243.98 |
| 6 | LOT 2 44-M&P-59B Villa Ticino West Unit 7 (LDR) | 16.59 | - | - | - | \$82,905.93 | \$53,180.03 | - | \$128,328.01 | \$14,344.84 | - |
| 7 | LOT 3 44-M&P-59B Villa Ticino West Unit 5 (LDR) | 11.96 | - | - | - | \$59,768.23 | \$38,338.34 | - | \$92,513.75 | \$10,341.43 | - |
| 8 | LOT 1 44-M&P-59B Villa Ticino West Unit 3 (LDR) | 35.55 | - | - | - | \$177,655.57 | \$113,957.20 | - | \$274,988.60 | \$30,738.94 | - |
| 9 | LOT 5 44-M&P-59C Villa Ticino West Unit 8 (LDR) | 20.17 | - | - | - | \$100,796.42 | \$64,655.88 | - | \$156,020.26 | \$17,440.35 | - |
| 10 | LOT 4 44-M&P-59C Villa Ticino West Unit 4 (LDR) | 22.08 | - | - | - | \$110,341.35 | \$70,778.48 | - | \$170,794.61 | \$19,091.87 | - |
| | TOTAL | 206.74 | 46,984 | 60,904 | 100,904 | \$1,292,346.43 | \$828,975.84 | \$191,286.00 | \$2,000,390.60 | \$223,608.87 | \$43,632.34 |

| SITE INFORMATION | | | | | | ALLOCATION + FEES | | | | REIMBURSEMENT |
|------------------|---|--------|------------------------------|-----------------------------|-----------------------------|---------------------------------|--|---|-------------------------|---------------------|
| Site # | APN / DESCRIPTION | A acre | Ave Accu Flow (HDR only) GPD | Ave Accu Flow Segment 1 GPD | Ave Accu Flow Segment 2 GPD | Basin & Storm Drain Improvement | Park Improvements (Landscape/Irrigation) | Villa Ticino West Unit 1 & 2 - Utility Upsizing | Total Allocation + Fees | Total Reimbursement |
| 1 | 198-160-270 Future (HDR) | 12.4 | 46,984 | 46,984 | 46,984 | \$342,082.71 | \$109,353.11 | \$137,300.38 | \$588,736.19 | \$588,736.19 |
| 2 | 198-160-280 Future (Commercial) | 18.7 | 0 | 0 | 0 | \$714,299.25 | \$228,339.06 | - | \$942,638.31 | \$942,638.31 |
| 3 | LOT 1 44-M&P-8 Villa Ticino West Unit 1 (LDR) | 22.19 | 0 | 480 | 16,000 | \$282,536.55 | \$90,318.07 | \$23,752.09 | \$396,606.71 | - |
| 4 | LOT 2 44-M&P-8 Villa Ticino West Unit 2 (LDR) | 24.77 | 0 | 8,960 | 19,040 | \$315,386.67 | \$100,819.22 | \$40,248.01 | \$456,453.90 | - |
| 5 | LOT 3 44-M&P-8 Villa Ticino West Unit 6 (LDR) | 22.33 | 0 | 4,480 | 18,880 | \$284,319.11 | \$90,887.90 | \$33,617.87 | \$408,824.88 | - |
| 6 | LOT 2 44-M&P-59B Villa Ticino West Unit 7 (LDR) | 16.59 | - | - | - | \$211,233.95 | \$67,524.87 | - | \$278,758.81 | - |
| 7 | LOT 3 44-M&P-59B Villa Ticino West Unit 5 (LDR) | 11.96 | - | - | - | \$152,281.98 | \$48,679.77 | - | \$200,961.75 | - |
| 8 | LOT 1 44-M&P-59B Villa Ticino West Unit 3 (LDR) | 35.55 | - | - | - | \$452,644.18 | \$144,696.14 | - | \$597,340.32 | - |
| 9 | LOT 5 44-M&P-59C Villa Ticino West Unit 8 (LDR) | 20.17 | - | - | - | \$256,816.68 | \$82,096.24 | - | \$338,912.92 | - |
| 10 | LOT 4 44-M&P-59C Villa Ticino West Unit 4 (LDR) | 22.08 | - | - | - | \$281,135.96 | \$89,870.35 | - | \$371,006.31 | - |
| | TOTAL | 206.74 | 46,984 | 60,904 | 100,904 | \$3,292,737.03 | \$1,052,584.72 | \$234,918.34 | \$4,580,240.08 | \$1,531,374.49 |