

CITY OF PLACERVILLE

ENGINEER'S REPORT

1982 ACT, BENEFIT ASSESSMENT DISTRICT

ASSESSMENT DISTRICT NO. 06-01

ZONE 1

FOR:

The Ridge at Orchard Hill

A Planned Development

REQUESTED BY:

Orchard Hill Estates, LLC
5110 Hillside Circle, Suite 200
El Dorado Hills, CA 95762

Phone (916) 941-9240

PREPARED BY:

*LAWRENCE A. PATTERSON
PATTERSON DEVELOPMENT
6610 Merchandise Way
Diamond Springs, CA 95619-9450*

Phone (530) 626-3746 Fax (530) 626-8972

October 6, 2006

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ENGINEER'S REPORT

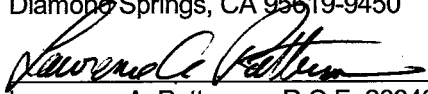
ASSESSMENT DISTRICT NO. 06-01

(Pursuant to the Benefit Assessment Act of 1982)

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: October 6, 2006

Lawrence A. Patterson
Patterson Development
6610 Merchandise Way
Diamond Springs, CA 95619-9450

By: 
Lawrence A. Patterson, R.C.E. 26342

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 10th day of October, 2006.

Susan Zito, City Clerk
City of Placerville,
El Dorado County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Placerville, California, on the 10th day of October, 2006.

Susan Zito, City Clerk
City of Placerville,
El Dorado County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of El Dorado, on the _____ day of _____, 2006.

Susan Zito, City Clerk
City of Placerville,
El Dorado County, California

By: _____

ENGINEER'S REPORT

ASSESSMENT DISTRICT 06-01

(Pursuant to the Benefit Assessment Act of 1982)

Lawrence A. Patterson, Engineer of Work for Assessment District No. 06-01, City of Placerville, El Dorado County, State of California, makes this report, as directed by the City of Placerville, City Council, pursuant to Section 54710 et seq. Government Benefit Assessment).

The improvements, which are the subject of this report, are briefly described as follows:

Maintenance of the Streets and Storm Drains within the boundaries of the project, and operation and maintenance of the street lamps within the District boundaries.

WHEREAS, on September 12, 2006, the City Council of the City of Placerville, (herein Council), El Dorado County, State of California, pursuant to the provisions of the Benefit Assessment Act of 1982 (Section 54710 and following, Government Code), adopted it's Resolution of Initiating Proceedings for the purpose of streets, storm drainage, and street light maintenance within the proposed district more particularly described in said Resolution of Initiating Proceedings; and

WHEREAS, said Resolution of Initiating Proceedings designated the land to be benefited by said maintenance, and to be specially assessed to pay the costs and expenses of said maintenance, as "Assessment District No. 06-01, City of Placerville, El Dorado County, California" (herein District); and

WHEREAS, said Resolution of Initiating Proceedings which is made a part hereof, directed the Engineer to make and file a report containing a general description of works or appliances already installed, an estimate of the cost to maintain the improvements and incidental expenses in connection with the maintenance of the improvements, including a diagram showing the exterior boundaries of any zones within the District and proposed assessment of the total amount of the cost and expenses of the proposed maintenance upon the several subdivisions of land within the District in proportion to the estimated benefits to be received to which said Resolution of Initiating Proceedings, reference is hereby made for further particulars. The proposed District shall include the land shown on the map designated, "Assessment Diagram, Assessment District No. 06-01, City of Placerville, El Dorado County, California", said map has been approved and is on file with the City Clerk.

NOW, THEREFORE, the undersigned, as the Engineer of said District as appointed by the City Council, by virtue of the power vested in me pursuant to the Benefit Act of 1982 (herein "Act") and the Resolution of Initiating Proceedings, hereby makes the following report and assessment to cover the cost of maintaining the improvements and the incidental expenses in connection therewith, all of which are to be paid by assessments upon the property within said District:

Maintenance of Street Facilities	\$ 1,636.35
Maintenance of Street Lights	500.00
Street Sweeping	1,256.43
Drainage Facilities Replacement	1,201.38
Drainage Facilities Maintenance	6,764.00
Service/Electric	<u>303.64</u>
Total Annual Maintenance/Service Cost Estimate	<u>11,661.80</u>
Plus Incidental Costs (see Part B)	<u>5,872.53</u>
Less Contributions	<u>(0.00)</u>
TOTAL ANNUAL ASSESSMENT	<u>\$17,534.33</u>

The annual assessments starting with the assessments for the 2007/2008 Fiscal Year and each year thereafter shall be adjusted for inflation. The annual adjustment for inflation shall not exceed the percentage increase in the California Department of Transportation Price Index for Selected Highway Construction Items or the San Francisco-Oakland-San Jose Consumer Price Index-All Urban Consumers, whichever is higher for the period of January 1st to December 31st of the previous calendar year.

I do hereby assess and apportion said total amount of the costs and expenses of said improvements upon the several subdivisions of land liable therefore and benefited thereby and hereinafter numbered to correspond with the numbers hereinafter designated as Assessment Parcel Numbers upon the attached diagram, upon each, severally and respectively, in accordance with the benefits and as more particularly set forth in the Assessment Roll included as part of this report.

As required by the Act, a diagram is hereto attached showing the District and also the Boundaries and dimensions of the respective subdivisions of land within said District, as the same existed at the time of passage of said Resolution of Initiating Proceedings, each of which subdivisions having been given a separate number upon said diagram. 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.

Notice is hereby given that the revenue to pay for the maintenance of these improvements comes from the collection of special assessments on the lands that benefit from the improvements. The District shall be assessed in the manner provided in the Benefits Act of 1982. The assessment is established after a public hearing and the monies are collected as a separately stated item on the County Tax bill.

In each year, the City must take similar procedure, receiving an engineer's report and conducting a public hearing. There is no provision for defeating the annual assessment by a majority protest vote. After the annual hearing, the City Council would adopt the resolution confirming the assessment for the district. The hearing must be complete and information transmitted to the County Auditor prior to August 10th of each year. The County Auditor is then responsible for ensuring that the assessment is incorporated into the annual tax statements, collecting the monies and the transferring the funds to the City Finance Department.

This report consists of six parts, as follows:

- PART A** - Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- PART B** - An estimate of the cost of the maintenance and future rehabilitation or replacement of improvements.
- PART C** - An assessment of the estimated cost of the amount identified in part B on each benefited parcel of land within the assessment district.
- PART D** - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.
- PART E** - A list of the names and addresses of the owners of real property within the assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Part C by assessment number.
- PART F** - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully Submitted,


Lawrence A. Patterson, R.C.E. 26342

Dated: October 6, 2006

PART A

PLANS AND SPECIFICATIONS

The facilities to be maintained are those constructed in accordance with the Plans and Specifications prepared by Patterson Development, dated November 22, 2004, entitled "The Ridge at Orchard Hill, Phase 1, and approved by the City of Placerville on December 22, 2004.

These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

PART B

ANNUAL ESTIMATED COSTS

Here set forth the cost estimate for the ensuing fiscal year in as much detail as is feasible, including such incidental items as legal, administrative and engineering costs:

ESTIMATED COSTS:

Maintenance & Servicing:

Street Maintenance	\$ 1,636.35
Street Light Maintenance	500.00
Street Sweeping	1,256.43
Storm Drain Replacement	1,201.38
Storm Drain Maintenance	<u>6,764.00</u>

Subtotal 11,358.16

Servicing Street Lights Electrical 303.64

SUBTOTAL MAINTENANCE & SERVICING \$11,661.80

Incidental:

Engineer's Report Preparation, Legal & Planning Fees	4,771.85
Annual Inspection and Processing Fees	353.52
Notice and Hearing Fees	360.07
El Dorado County Tax Collection Fees	<u>387.09</u>

SUBTOTAL INCIDENTAL 5,872.53

TOTAL COSTS FY 2006 17,534.33

LESS: CONTRIBUTION: (0.00)

NET ESTIMATED COSTS FY 2006/2007 \$17,534.33

PART C

ASSESSMENT ROLL

PARCEL NUMBER	FISCAL YEAR 2006-2007 ASSESSMENT AMOUNT	PROPERTY DESCRIPTION (ASSESSORS PARCEL NUMBER)
1	\$ 128.93	323-660-01
2	128.93	323-660-02
3	128.93	323-660-03
4	128.93	323-660-04
5	128.93	323-660-05
6	128.93	323-660-06
7	128.93	323-660-07
8	128.93	323-660-08
9	128.93	323-660-09
10	128.93	323-660-10
11	128.93	323-660-11
12	128.93	323-660-12
13	128.93	323-660-13
14	128.93	323-660-14
15	128.93	323-660-15
16	128.93	323-660-16
17	128.93	323-660-17
18	128.93	323-660-18
19	128.93	323-660-19
20	128.93	323-660-20
21	128.93	323-660-21
22	128.93	323-660-22
23	128.93	323-660-23
24	128.93	323-660-24
25	128.93	323-660-25
26	128.93	323-660-26
27	128.93	323-660-27

28	128.93	323-660-28
29	128.93	323-660-29
30	128.93	323-660-30
31	128.93	323-660-31
32	128.93	323-660-32
33	128.93	323-660-33
34	128.93	323-660-34
35	128.93	323-660-35
36	128.93	323-660-36
37	128.93	323-660-37
38	128.93	323-660-38
39	128.93	323-660-39
40	128.93	323-660-40
41	128.93	323-660-41
42	128.93	323-660-42
43	128.93	323-660-43
44	128.93	323-660-44
45	128.93	323-660-45
46	128.93	323-660-46
47	128.93	323-660-47
48	128.93	323-660-48
49	128.93	323-660-49
50	128.93	323-660-50
51	128.93	323-660-51
52	128.93	323-660-52
53	128.93	323-660-53
54	1,031.43	323-220-06
55	8,122.47	323-220-07
56	1,547.14	323-220-08
TOTAL ASSESSMENT	\$17,534.33	

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

The manner in which the Engineer has apportioned the annual assessment to each parcel in the assessment district is as follows:

ZONE 1 will receive the sole benefit from the improvements, maintenance, and lighting provided by the Benefit Assessment District; therefore, each parcel will be assessed a share of all the costs and expenses as shown on attached Part B.

The amount assessed for each parcel equals:

Total assessment apportioned to each parcel in Zone 1 is based on the total number of "Equivalent Dwelling Units" as identified for each parcel under the Planned Development Overlay(PDO 03-01) for the "Ridge at Orchard Hill" approved by the Placerville City Council on June 13, 2006, as follows:

<u>Assessor's Parcel No.</u>	<u>Description</u>	<u>% of Allocation</u>	<u>E.D.U.'s</u>
323-220-06	5-Lot Subdivision	100%	5
	4 Townhouse Lots	75%	<u>3</u>
SUBTOTAL			<u>8</u>
323-220-07	84 Townhouse Lots	75%	63
323-220-08	12-Lot Subdivision	100%	12
323-660-01 – 323-660-53	53-Lot Subdivision	100%	<u>53</u>
TOTAL			<u>136</u>

As the parcels identified above in Zone 1 are re-divided consistent with the Planned Development Overlay the assessments will be re-apportioned to the resulting lots on an EDU basis. In the event that the actual number of lots created are less than the entitlements allowed under the approved Planned Development Overlay, the total assessment identified in Part "C" herein shall control, and shall be apportioned to the actual number of lots created.

PART E

PROPERTY OWNER LIST

Parcel Number	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME	OWNER'S ADDRESS
1	323-660-01	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
2	323-660-02	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
3	323-660-03	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
4	323-660-04	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
5	323-660-05	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
6	323-660-06	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
7	323-660-07	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
8	323-660-08	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
9	323-660-09	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
10	323-660-10	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
11	323-660-11	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
12	323-660-12	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
13	323-660-13	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
14	323-660-14	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
15	323-660-15	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
16	323-660-16	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
17	323-660-17	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
18	323-660-18	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300

			El Dorado Hills, CA 95762
19	323-660-19	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
20	323-660-20	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
21	323-660-21	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
22	323-660-22	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
23	323-660-23	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
24	323-660-24	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
25	323-660-25	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
26	323-660-26	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
27	323-660-27	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
28	323-660-28	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
29	323-660-29	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
30	323-660-30	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
31	323-660-31	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
32	323-660-32	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
33	323-660-33	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
34	323-660-34	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
35	323-660-35	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
36	323-660-36	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
37	323-660-37	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
38	323-660-38	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
39	323-660-39	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
40	323-660-40	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300

			El Dorado Hills, CA 95762
41	323-660-41	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
42	323-660-42	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
43	323-660-43	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
44	323-660-44	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
45	323-660-45	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
46	323-660-46	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
47	323-660-47	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
48	323-660-48	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
49	323-660-49	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
50	323-660-50	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
51	323-660-51	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
52	323-660-52	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
53	323-660-53	Orchard Hill Estates LLC	5110 Hillside Circle Suite 300 El Dorado Hills, CA 95762
54	323-220-06	Ionic Enterprises Inc.	3007 Douglas Blvd. #170 Roseville, CA 95661
55	323-220-07	Ionic Enterprises Inc.	3007 Douglas Blvd. #170 Roseville, CA 95661
56	323-220-08	Ionic Enterprises Inc.	3007 Douglas Blvd. #170 Roseville, CA 95661

Exhibit A

APPORTIONMENT CALCULATIONS
Engineer's Estimate of Street Facilities & Street Light Maintenance & Servicing Need and Cost
Benefit Assessment District / Assessment District No. 06-01
The Ridge at Orchard Hill - Parcel Map - Zone 1
City of Placerville, CA
Dated: October 6, 2006

Description	Measure		Unit Price	10 years	7 years	1 year	Total Amount
	Quantity	Units					
Crack Seal/Patching - single application	15956	SF	\$0.10	\$1,595.60			\$1,595.60
Slurry Seal - single application	15956	SF	0.15		\$2,393.40		2,393.40
Signs-replacement	3	EA	300.00	900.00			900.00
Sidewalk P.C.C.	3582	SF	0.25 \$	895.50			895.50
Sidewalk Repair (10%)	444	SF	5.00	2,220.00			2,220.00
Curb & Gutter	1009	LF	0.50	504.50			504.50
Curb & Gutter Repair (10%)	101	LF	25.00	2,525.00			2,525.00
2" Overlay - single application	15956	SF	1.20	19,147.20			19,147.20
4' wide Grinding Along Curb & Gutter	4036	SF	1.50	6,054.00			6,054.00
Street Lights	2	EA	250.00			\$500.00	500.00
Street Sweeping	1	LS	1,256.43			1,256.43	1,256.43
Servicing/Street Light Electrical	2	EA	151.82			303.64	303.64
Estimated Total Street Facilities Maintenance Cost				\$31,346.20	\$2,393.40	\$2,060.07	\$38,295.27
Estimated Annual Street Facilities Maintenance Cost				\$1,044.87	\$341.91	\$2,060.07	\$3,696.42
Estimated Annual Street Facilities Maintenance Cost per E.D.U., 136 E.D.U.'s				\$7.68	\$2.51	\$15.15	\$27.18

Exhibit B

APPORTIONMENT CALCULATIONS

Engineer's Estimate of Drainage Facilities Replacement Need and Cost

Benefit Assessment District / Assessment District No. 06-01

The Ridge at Orchard Hill - Parcel Map - Zone 1

City of Placerville, CA

Dated: October 6, 2006

Description	Quantity	Measure Units	Unit Price	Total Amount
<u>McIntosh Drive (previously known as Apricot Drive) and Open Space</u>				
24" HDPE	410	LF	\$55.00	\$22,550.00
30" HDPE	480	LF	65.00	31,200.00
36" OMP	4	EA	2,500.00	10,000.00
Std. 60" Drain Manhole	4	EA	3,500.00	14,000.00
Rock Lined Ditch	519	LF	15.00	7,785.00
Concrete Bench	1019	LF	5.00	5,095.00
Flared End Section	5	EA	850.00	4,250.00
Grass Lined Swale 2' x 14'	246	LF	5.00	1,230.00

Estimated Installation Cost

\$96,110.00

Defined useful life of Drainage System 80 years

Estimated Annual Capital Cost

\$1,201.38

Annualized Capital Cost, per E.D.U., 136 E.D.U.'s

\$8.83

Exhibit C

APPORTIONMENT CALCULATIONS
Engineer's Estimate of Drainage Facilities Maintenance Need and Cost
Benefit Assessment District / Assessment District No. 06-01
The Ridge at Orchard Hill - Parcel Map - Zone 1
City of Placerville, CA
Dated: October 6, 2006

McIntosh Drive (previously known as Apricot Drive)

Estimated Total Drainage Facilities Maintenance Cost

1. Maintenance includes the following tasks and estimated annual costs:
 - a. Clean existing drainage structures, i.e. pipe inlets, entrances, and drain man holes

13	each at	\$150.00	each =	\$1,950.00
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 - b. Inspect and clean drain lines for siltation:

890	LF at	2.00	per LF =	1,780.00
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 - c. Inspect and clean drainage ditches for trash, debris and siltation:

1784	LF at	1.00	per LF =	1,784.00
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 - d. Maintenance of the Detention Pond
Item 1) Clean silt

25 CY at	50.00	per CY	<u>1,250.00</u>
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Estimated Annual Maintenance Cost **\$6,764.00**

Estimated Annual Maintenance Cost, per E.D.U., 136 E.D.U.'s **\$49.74**

Exhibit D

APPORTIONMENT CALCULATIONS
Engineer's Estimate of Annual Maintenance Costs
Benefit Assessment District / Assessment District No. 06-01
The Ridge at Orchard Hill - Parcel Map - Zone 1
City of Placerville, CA
Dated: October 6, 2006

Description	Annual Revenue	Defined Useful Life	Expenditures
Street Facilities Maintenance:	\$1,636.35	1 year	\$0.00
		7 years	2,393.40
		10 years	2,495.60
		30 years	31,346.20
Drainage Replacement:	1,201.38	80 years	\$96,110.00
Street Light Maintenance:	500.00	1 year	\$500.00
Street Sweeping:	1,256.43	1 year	1,256.43
Drainage Maintenance:	6,764.00	1 year	6,764.00
Street Light / Electric:	303.64	1 year	303.64
Incidentals:	5,872.53	1 year	5,872.53
Total Annual Revenue:	<u>\$17,534.33</u>	1st year cost:	<u>\$14,696.60</u>
Total Estimated E.D.U.'s	136		
Estimated Annual Cost per E.D.U.	\$128.93		

Year	Annual Revenue	Expenditures				Fund Balance
	1 year	7 year	10 year	30 year	80 year	
1	\$17,534.33	\$14,696.60				\$2,837.73
2	17,534.33	14,696.60				5,675.46
3	17,534.33	14,696.60				8,513.19
4	17,534.33	14,696.60				11,350.92
5	17,534.33	14,696.60				14,188.65
6	17,534.33	14,696.60				17,026.38
7	17,534.33	14,696.60	2,393.40			17,470.71
8	17,534.33	14,696.60				20,308.44
9	17,534.33	14,696.60				23,146.17
10	17,534.33	14,696.60		2,495.60		23,488.30
11	17,534.33	14,696.60				26,326.03
12	17,534.33	14,696.60				29,163.76
13	17,534.33	14,696.60				32,001.49
14	17,534.33	14,696.60	2,393.40			32,445.82
15	17,534.33	14,696.60				35,283.55
16	17,534.33	14,696.60				38,121.28
17	17,534.33	14,696.60				40,959.01
18	17,534.33	14,696.60				43,796.74
19	17,534.33	14,696.60				46,634.47
20	17,534.33	14,696.60		2,495.60		46,976.60
21	17,534.33	14,696.60	2,393.40			47,420.93
22	17,534.33	14,696.60				50,258.66
23	17,534.33	14,696.60				53,096.39
24	17,534.33	14,696.60				55,934.12
25	17,534.33	14,696.60				58,771.85
26	17,534.33	14,696.60				61,609.58
27	17,534.33	14,696.60				64,447.31
28	17,534.33	14,696.60	2,393.40			64,891.64
29	17,534.33	14,696.60				67,729.37
30	17,534.33	14,696.60		2,495.60	31,346.20	36,725.30
Subtotals	526,029.90	440,898.00	9,573.60	7,486.80	31,346.20	0.00

NOTE: APPORTIONMENT TO BE RE-EVALUATED ANNUALLY AND INCREASED IN ACCORDANCE WITH PROVISIONS OF THIS ENGINEER'S REPORT.

Exhibit D (Continued)

APPORTIONMENT CALCULATIONS
Engineer's Estimate of Annual Maintenance Costs
Benefit Assessment District / Assessment District No. 06-01
The Ridge at Orchard Hill - Parcel Map - Zone 1
City of Placerville, CA
Dated: October 2, 2006

Year	Annual Revenue	1 year	7 year	Expenditures 10 year	30 year	80 year	Fund Balance
31	17,534.33	14,696.60					39,563.03
32	17,534.33	14,696.60					42,400.76
33	17,534.33	14,696.60					45,238.49
34	17,534.33	14,696.60					48,076.22
35	17,534.33	14,696.60	2,393.40				48,520.55
36	17,534.33	14,696.60					51,358.28
37	17,534.33	14,696.60					54,196.01
38	17,534.33	14,696.60					57,033.74
39	17,534.33	14,696.60					59,871.47
40	17,534.33	14,696.60		2,495.60			60,213.60
41	17,534.33	14,696.60					63,051.33
42	17,534.33	14,696.60	2,393.40				63,495.66
43	17,534.33	14,696.60					66,333.39
44	17,534.33	14,696.60					69,171.12
45	17,534.33	14,696.60					72,008.85
46	17,534.33	14,696.60					74,846.58
47	17,534.33	14,696.60					77,684.31
48	17,534.33	14,696.60					80,522.04
49	17,534.33	14,696.60	2,393.40				80,966.37
50	17,534.33	14,696.60		2,495.60			81,308.50
51	17,534.33	14,696.60					84,146.23
52	17,534.33	14,696.60					86,983.96
53	17,534.33	14,696.60					89,821.69
54	17,534.33	14,696.60					92,659.42
55	17,534.33	14,696.60					95,497.15
56	17,534.33	14,696.60	2,393.40				95,941.48
57	17,534.33	14,696.60					98,779.21
58	17,534.33	14,696.60					101,616.94
59	17,534.33	14,696.60					104,454.67
60	17,534.33	14,696.60		2,495.60	31,346.20		73,450.60
61	17,534.33	14,696.60					76,288.33
62	17,534.33	14,696.60					79,126.06
63	17,534.33	14,696.60	2,393.40				79,570.39
64	17,534.33	14,696.60					82,408.12
65	17,534.33	14,696.60					85,245.85
66	17,534.33	14,696.60					88,083.58
67	17,534.33	14,696.60					90,921.31
68	17,534.33	14,696.60					93,759.04
69	17,534.33	14,696.60					96,596.77
70	17,534.33	14,696.60	2,393.40	2,495.60			94,545.50
71	17,534.33	14,696.60					97,383.23
72	17,534.33	14,696.60					100,220.96
73	17,534.33	14,696.60					103,058.69
74	17,534.33	14,696.60					105,896.42
75	17,534.33	14,696.60					108,734.15
76	17,534.33	14,696.60					111,571.88
77	17,534.33	14,696.60	2,393.40				112,016.21
78	17,534.33	14,696.60					114,853.94
79	17,534.33	14,696.60					117,691.67
80	17,534.33	14,696.60		2,495.60		96,110.00	21,923.80
	\$1,402,746.40	\$1,175,728.00	\$26,327.40	\$19,964.80	\$62,692.40	\$96,110.00	\$21,923.80

EXHIBIT E

APPORTIONMENT CALCULATIONS

Annual Maintenance Costs
Benefit Assessment District
Assessment District No. 06-01
The Ridge at Orchard Hill – Parcel Map – Zone 1
City of Placerville, CA

Dated: October 6, 2006

Summary

The total estimated annual cost for:

Street Facilities Maintenance is \$1,636.35,
Street Light Maintenance is \$500.00,
Street Sweeping is \$1,256.43,
Street Light Electrical \$303.64, per Exhibit A;
Drainage Replacement is \$1,201.38, per Exhibit B;
Drainage Maintenance is \$6,764.00, per Exhibit C;
and Incidental Costs of \$5,872.53.

The sum of these annual costs is (present dollars) is \$17,534.33.

There are an estimated 136 equivalent dwelling units (E.D.U.'s).

Therefore, the annual cost for per equivalent dwelling unit for:

Street Facilities Maintenance is \$12.03,
Street Light Maintenance is \$3.68,
Street Sweeping is \$9.24,
Street Light Electrical is \$2.23, per Exhibit A;
Drainage Facilities Replacement is \$8.83, per Exhibit B;
Drainage Facilities Maintenance is \$49.74, per Exhibit C;
and Incidental Costs of \$43.18.

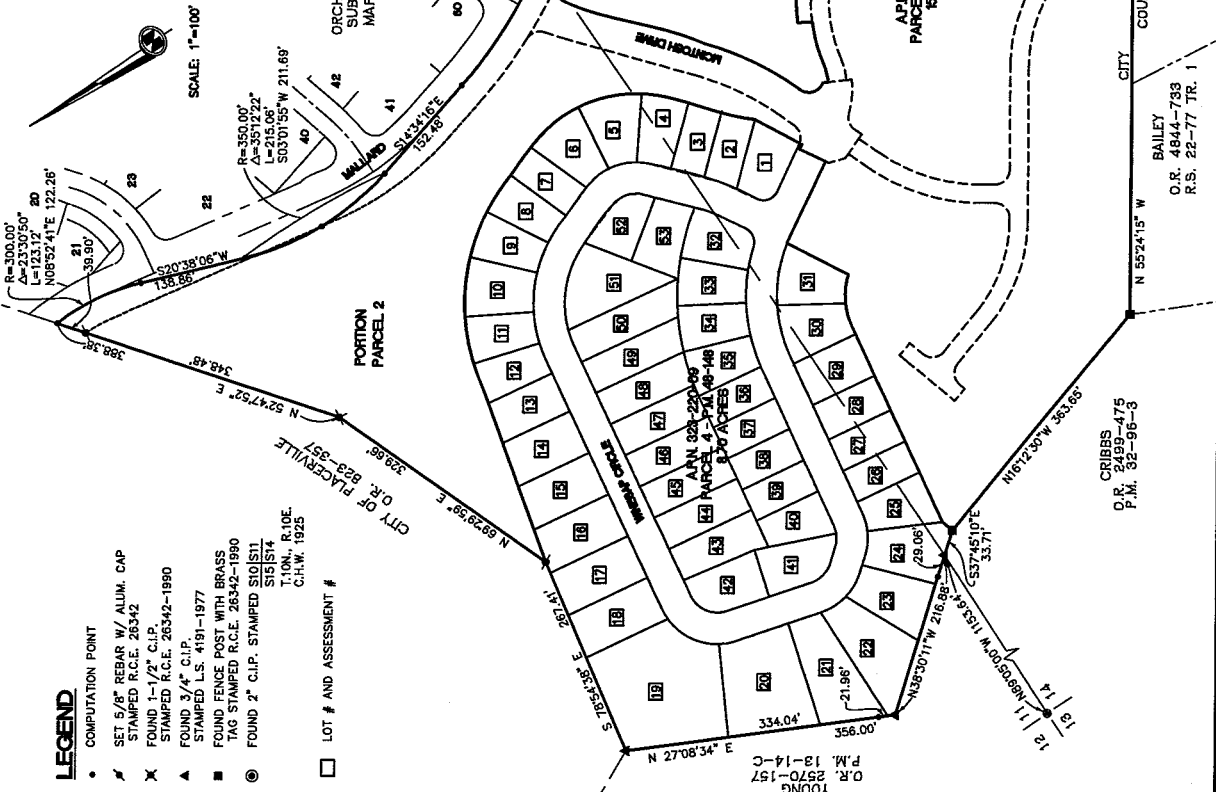
The sum total of these costs is \$128.93.

This would comprise the proposed assessment for the first year not accounting for inflation, insurance, and administrative charges.

The proposed assessment shall be adjusted annually in accordance with the provisions established within this Engineer's Report.

ASSESSMENT DIAGRAM ZONE 1

THE RIDGE AT ORCHARD HILL BENEFIT ASSESSMENT DISTRICT
PURSUANT TO THE PROVISIONS OF THE BENEFIT ASSESSMENT ACT OF 1982
BEING PORTIONS OF THE SOUTH ONE-HALF OF SECTION 11,
THE NORTH ONE-HALF OF SECTION 14,
TOWNSHIP 10 NORTH, RANGE 10 EAST, MDM, AND
BEING PARCELS 123 AND 4 OF PARCEL MAP 48-148
CITY OF PLACERVILLE COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER 2006 SCALE 1"=100'



LEGEND

- COMPUTATION POINT
- ▲ SET 5/8" REBAR W/ ALUM. CAP
- ★ STAMPED R.C.E. 26342
- ✕ FOUND 1-1/2" C.I.P.
- ▲ STAMPED R.C.E. 26342-1990
- ▲ FOUND 3/4" C.I.P.
- ▲ STAMPED L.S. 4191-1977
- ▲ FOUND FENCE POST WITH BRASS
- ▲ TAG STAMPED R.C.E. 26342-1990
- FOUND 2" C.I.P. STAMPED S10/S11
- S10/S14
- T.10N. R.10E
- C.H.W. 1925
- LOT # AND ASSESSMENT #

CITY OF PLACERVILLE
O.R. 823-357
N 52°47'52" E
348.48'

PORTION
PARCEL 2

ORCHARD HILL
SUBDIVISION
MAP H-107

WILLOU LANE

SECTION 11

SECTION 14

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