

**CITY OF PLACERVILLE**

**ENGINEER'S REPORT**

***1982 ACT, BENEFIT ASSESSMENT DISTRICT***

***ASSESSMENT DISTRICT NO. 06-01***

**ZONE 1A**

**FOR:**

*The Ridge at Orchard Hill Unit No. 1,*

*53-Lot Subdivision*

**REQUESTED BY:**

Orchard Hill Estates, LLC  
5110 Hillsdale 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**

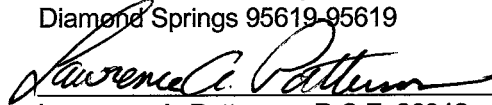
**(Pursuant to the Benefit Assessment Act of 1982)**

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 95619-95619

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. of the Government Code (Benefit Assessment Act of 1982).

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

**Maintenance of the streets and storm drains and operation and maintenance of the street lamps within Zone 1A of the Benefit Assessment District for the "Ridge at Orchard Hill."**

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 Zone 1A 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; and,

Whereas, Zone 1A represents a separate zone layered upon Zone 1 of the Benefit Assessment District for "The Ridge at Orchard Hill"; and,

Whereas, the maintenance of the improvements within Zone 1A benefits only those properties within the boundaries of Zone 1A; and,

Whereas, the assessments for the properties within Zone 1A are in addition to the assessments apportioned to these properties under the Engineers Report for Zone 1, prepared by Lawrence A. Patterson, RCE 26342, pursuant to the provisions of the above identified Resolution of Initiating Proceedings;

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 Assessment 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 Zone 1A of said Benefit Assessment District:

Maintenance of Streets	\$ 5,272.64
Maintenance Street Lights	1,250.00
Street Sweeping	489.64
Service/Electric	<u>759.10</u>
Total Annual Maintenance/Service Cost Estimate	<u>7,771.38</u>
Plus Incidental Costs (see Part B)	2,288.55
Less Contributions	<u>( 0.00)</u>
TOTAL ANNUAL ASSESSMENT	<u>\$10,059.93</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 1<sup>st</sup> to December 31<sup>st</sup> 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. Zone 1A of the District shall be assessed in the manner provided in the Benefit Assessment 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 Zone 1A of the Benefit Assessment District.
- PART D** - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel within Zone 1A.
- PART E** - A list of the names and addresses of the owners of real property within Zone 1A of the Benefit 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 March 30, 2006, entitled "The Ridge at Orchard Hill, Phase 2B", and approved by the City of Placerville on June 27, 2006. 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 Facilities Maintenance	\$ 5,272.64
Street Lights Operation and Maintenance	1,250.00
Street Sweeping	489.64
Storm Drain Maintenance*	<u>0.00</u>

Subtotal 7,012.28

Servicing Street Light Electrical 759.10

SUBTOTAL MAINTENANCE & SERVICING \$ 7,771.38

Incidental:

Engineer's Report Preparation, Legal & Planning Fee	1,859.62
Annual Inspection and Processing Fees	137.77
Notice and Hearing Fees	140.32
County Tax Collection Fees	<u>150.84</u>

SUBTOTAL INCIDENTAL 2,288.55

TOTAL COSTS FY 2006/2007 10,059.93

LESS: CONTRIBUTION: (0.00)

NET ESTIMATED COSTS FY 2006/2007 \$10,059.93

\*Storm drain maintenance costs are included in the assessment amount established in Zone 1 of this Benefit Assessment District.

**PART C**  
**ASSESSMENT ROLL**

SPECIAL ASSESSMENT NUMBER	(Fiscal Year 2006-2007) AMOUNT OF ASSESSMENT	PROPERTY DESCRIPTION (ASSESSOR'S PARCEL NUMBER)
1	\$189.81	323-660-01
2	189.81	323-660-02
3	189.81	323-660-03
4	189.81	323-660-04
5	189.81	323-660-05
6	189.81	323-660-06
7	189.81	323-660-07
8	189.81	323-660-08
9	189.81	323-660-09
10	189.81	323-660-10
11	189.81	323-660-11
12	189.81	323-660-12
13	189.81	323-660-13
14	189.81	323-660-14
15	189.81	323-660-15
16	189.81	323-660-16
17	189.81	323-660-17
18	189.81	323-660-18
19	189.81	323-660-19
20	189.81	323-660-20
21	189.81	323-660-21
22	189.81	323-660-22
23	189.81	323-660-23
24	189.81	323-660-24
25	189.81	323-660-25
26	189.81	323-660-26



27	189.81	323-660-27
28	189.81	323-660-28
29	189.81	323-660-29
30	189.81	323-660-30
31	189.81	323-660-31
32	189.81	323-660-32
33	189.81	323-660-33
34	189.81	323-660-34
35	189.81	323-660-35
36	189.81	323-660-36
37	189.81	323-660-37
38	189.81	323-660-38
39	189.81	323-660-39
40	189.81	323-660-40
41	189.81	323-660-41
42	189.81	323-660-42
43	189.81	323-660-43
44	189.81	323-660-44
45	189.81	323-660-45
46	189.81	323-660-46
47	189.81	323-660-47
48	189.81	323-660-48
49	189.81	323-660-49
50	189.81	323-660-50
51	189.81	323-660-51
52	189.81	323-660-52
53	189.81	323-660-53
TOTAL ASSESSMENT	\$10,059.93	

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

**The amount assessed for each parcel in Zone 1A equals:**

*"Total assessment apportioned to each parcel based on the total number of "Equivalent Dwelling Units" in Zone 1A, as follows:"*

<u>Assessor's Parcel No.</u>	<u>Description</u>	<u>% of Allocation</u>	<u>E.D.U.'s</u>
323-660-01 through 323-660-53 / 53-Lot Subdivision		100% per Unit	53

**PART E**  
**PROPERTY OWNER LIST**

SPECIAL ASSESSMENT 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 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
20	323-660-20	Orchard Hill Estates LLC	5110 Hillsdale 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 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
45	323-660-45	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
46	323-660-46	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
47	323-660-47	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
48	323-660-48	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
49	323-660-49	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
50	323-660-50	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
51	323-660-51	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
52	323-660-52	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762
53	323-660-53	Orchard Hill Estates LLC	5110 Hillsdale Circle Suite 300 El Dorado Hills, CA 95762

**Exhibit A**

**APPORTIONMENT CALCULATIONS**  
**Engineer's Estimate of Street Facilities & Street Light Maintenance & Service Need and Cost**  
**Benefit Assessment District / Assessment No. 06-01**  
**The Ridge at Orchard Hill - 53-Lot Subdivision - Zone 1A**  
**City of Placerville, CA**  
**Dated: October 6, 2006**

<b>Description</b>	<b>Quantity</b>	<b>Measure Units</b>	<b>Unit Price</b>	<b>30 years</b>	<b>10 years</b>	<b>7 years</b>	<b>1 year</b>	<b>Total Amount</b>
Crack Seal/Patching - single application	55,915	SF	\$0.10		\$5,591.50			\$5,591.50
Slurry Seal - single application	55,915	SF	0.15			8,387.25		8,387.25
Signs-replacement	4	EA	300.00		1,200.00			1,200.00
Sidewalk P.C.C.	7,225	SF	0.25	1,806.25				1,806.25
Sidewalk Repair (10%)	723	SF	5.00	3,615.00				3,615.00
Curb & Gutter	3,260	LF	0.50	1,630.00				1,630.00
Curb & Gutter Repair (10%)	326	LF	25.00	8,150.00				8,150.00
2" Overlay - single application	55,915	SF	1.20	67,098.00				67,098.00
4' wide Grinding Along Curb & Gutter	13,040	SF	1.50	19,560.00			1,250.00	19,560.00
Street Lights (Bulb & Replacement etc.)	5	EA	250.00				1,250.00	1,250.00
Street Sweeping	1	LS	489.64				489.64	489.64
Servicing/Street Light Electrical	5	EA	151.82				759.10	759.10
<b>Estimated Total Street Facilities &amp; Street Light Cost</b>				<b>\$101,859.25</b>	<b>\$6,791.50</b>	<b>\$8,387.25</b>	<b>\$2,498.74</b>	<b>\$119,536.74</b>
<b>Estimated Annual Street Facilities &amp; Street Light Cost</b>				<b>\$3,395.31</b>	<b>\$679.15</b>	<b>\$1,198.18</b>	<b>\$2,498.74</b>	<b>\$7,771.38</b>
<b>Estimated Annual Street Facilities Maintenance Cost per E.D.U., 53 E.D.U.'s</b>				<b>\$64.06</b>	<b>\$12.81</b>	<b>\$22.61</b>	<b>\$47.15</b>	<b>\$146.63</b>

**Exhibit B**

**APPORTIONMENT CALCULATIONS**  
**Engineer's Estimate of Annual Maintenance Costs**  
**Benefit Assessment District / Assessment No. 06-01**  
**The Ridge at Orchard Hill - 53-Lot Subdivision - Zone 1A**  
**City of Placerville, CA**  
**Dated: October 6, 2006**

Description	Annual Revenue	Defined Useful Life	Expenditures
Street Facilities Maintenance:	\$5,272.64	1 year	\$0.00
		7 years	8,387.25
		10 years	6,791.50
		30 years	101,859.25
Street Light Maintenance:	1,250.00	1 year	\$1,250.00
Street Sweeping:	489.64	1 year	489.64
Street Light / Electric:	759.10	1 year	759.10
Incidentals:	2,288.55	1 year	2,288.55
<b>Total Annual Revenue:</b>	<b><u>\$10,059.93</u></b>	<b>1st year cost:</b>	<b><u>\$4,787.29</u></b>
<b>Total Estimated E.D.U.'s</b>	53		
<b>Estimated Annual Cost per E.D.U.</b>	\$189.81		

Year	Annual Revenue	Expenditures			Fund Balance
		1 year	7 year	10 year	
1	\$10,059.93	\$4,787.29			\$5,272.64
2	10,059.93	4,787.29			10,545.28
3	10,059.93	4,787.29			15,817.92
4	10,059.93	4,787.29			21,090.56
5	10,059.93	4,787.29			26,363.20
6	10,059.93	4,787.29			31,635.84
7	10,059.93	4,787.29	8,387.25		28,521.23
8	10,059.93	4,787.29			33,793.87
9	10,059.93	4,787.29			39,066.51
10	10,059.93	4,787.29		6,791.50	37,547.65
11	10,059.93	4,787.29			42,820.29
12	10,059.93	4,787.29			48,092.93
13	10,059.93	4,787.29			53,365.57
14	10,059.93	4,787.29	8,387.25		50,250.96
15	10,059.93	4,787.29			55,523.60
16	10,059.93	4,787.29			60,796.24
17	10,059.93	4,787.29			66,068.88
18	10,059.93	4,787.29			71,341.52
19	10,059.93	4,787.29			76,614.16
20	10,059.93	4,787.29		6,791.50	75,095.30
21	10,059.93	4,787.29	8,387.25		71,980.69
22	10,059.93	4,787.29			77,253.33
23	10,059.93	4,787.29			82,525.97
24	10,059.93	4,787.29			87,798.61
25	10,059.93	4,787.29			93,071.25
26	10,059.93	4,787.29			98,343.89
27	10,059.93	4,787.29			103,616.53
28	10,059.93	4,787.29	8,387.25		100,501.92
29	10,059.93	4,787.29			105,774.56
30	10,059.93	4,787.29		6,791.50	101,859.25
					2,396.45
<b>Subtotals</b>	<b>301,797.90</b>	<b>143,618.70</b>	<b>33,549.00</b>	<b>20,374.50</b>	<b>101,859.25</b>

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

**EXHIBIT B (CONTINUED)**

**APPORTIONMENT CALCULATIONS**  
**Engineer's Estimate of Annual Maintenance Costs**  
**Benefit Assessment District / Assessment No. 06-01**  
**The Ridge at Orchard Hill - 53-Lot Subdivision - Zone 1A**  
**City of Placerville, CA**  
**Dated: October 6, 2006**

Year	Annual Revenue	Expenditures				Fund Balance
		1 year	7 year	10 year	30 year	
31	10,059.93	4,787.29				7,669.09
32	10,059.93	4,787.29				12,941.73
33	10,059.93	4,787.29				18,214.37
34	10,059.93	4,787.29				23,487.01
35	10,059.93	4,787.29	8,387.25			20,372.40
36	10,059.93	4,787.29				25,645.04
37	10,059.93	4,787.29				30,917.68
38	10,059.93	4,787.29				36,190.32
39	10,059.93	4,787.29				41,462.96
40	10,059.93	4,787.29		6,791.50		39,944.10
41	10,059.93	4,787.29				45,216.74
42	10,059.93	4,787.29	8,387.25			42,102.13
43	10,059.93	4,787.29				47,374.77
44	10,059.93	4,787.29				52,647.41
45	10,059.93	4,787.29				57,920.05
46	10,059.93	4,787.29				63,192.69
47	10,059.93	4,787.29				68,465.33
48	10,059.93	4,787.29				73,737.97
49	10,059.93	4,787.29	8,387.25			70,623.36
50	10,059.93	4,787.29		6,791.50		69,104.50
51	10,059.93	4,787.29				74,377.14
52	10,059.93	4,787.29				79,649.78
53	10,059.93	4,787.29				84,922.42
54	10,059.93	4,787.29				90,195.06
55	10,059.93	4,787.29				95,467.70
56	10,059.93	4,787.29	8,387.25			92,353.09
57	10,059.93	4,787.29				97,625.73
58	10,059.93	4,787.29				102,898.37
59	10,059.93	4,787.29				108,171.01
60	10,059.93	4,787.29		6,791.50	101,859.25	4,792.90
61	10,059.93	4,787.29				10,065.54
62	10,059.93	4,787.29				15,338.18
63	10,059.93	4,787.29	8,387.25			12,223.57
64	10,059.93	4,787.29				17,496.21
65	10,059.93	4,787.29				22,768.85
66	10,059.93	4,787.29				28,041.49
67	10,059.93	4,787.29				33,314.13
68	10,059.93	4,787.29				38,586.77
69	10,059.93	4,787.29				43,859.41
70	10,059.93	4,787.29	8,387.25	6,791.50		33,953.30
71	10,059.93	4,787.29				39,225.94
72	10,059.93	4,787.29				44,498.58
73	10,059.93	4,787.29				49,771.22
74	10,059.93	4,787.29				55,043.86
75	10,059.93	4,787.29				60,316.50
76	10,059.93	4,787.29				65,589.14
77	10,059.93	4,787.29	8,387.25			62,474.53
78	10,059.93	4,787.29				67,747.17
79	10,059.93	4,787.29				73,019.81
80	10,059.93	4,787.29		6,791.50		71,500.95
<b>Total</b>	<b>\$804,794.40</b>	<b>\$382,983.20</b>	<b>\$92,259.75</b>	<b>\$54,332.00</b>	<b>\$203,718.50</b>	



EXHIBIT C

APPORTIONMENT CALCULATIONS

Annual Maintenance Costs  
Benefit Assessment District / Assessment No. 06-01  
The Ridge at Orchard Hill – 53-Lot Subdivision – Zone 1A  
City of Placerville, CA  
Dated: October 6, 2006

**Summary**

The total estimated annual cost for:

Street Facilities Maintenance is \$5,272.64,  
Street Light Maintenance is \$1,250.00,  
Street Sweeping is \$ 489.64,  
Street Light / Electric is \$759.10,  
and Incidental Costs of \$2,288.55

The sum of these annual costs is (present dollars) is \$10,059.93.

There are an estimated 53 equivalent dwelling units (E.D.U.'s).

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

Street Facilities Maintenance is \$99.48,  
Street Light Maintenance \$23.59,  
Street Sweeping \$9.24,  
Street Light / Electric \$14.32,  
Incidental Costs \$43.18

The sum total of these costs is \$189.81

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.

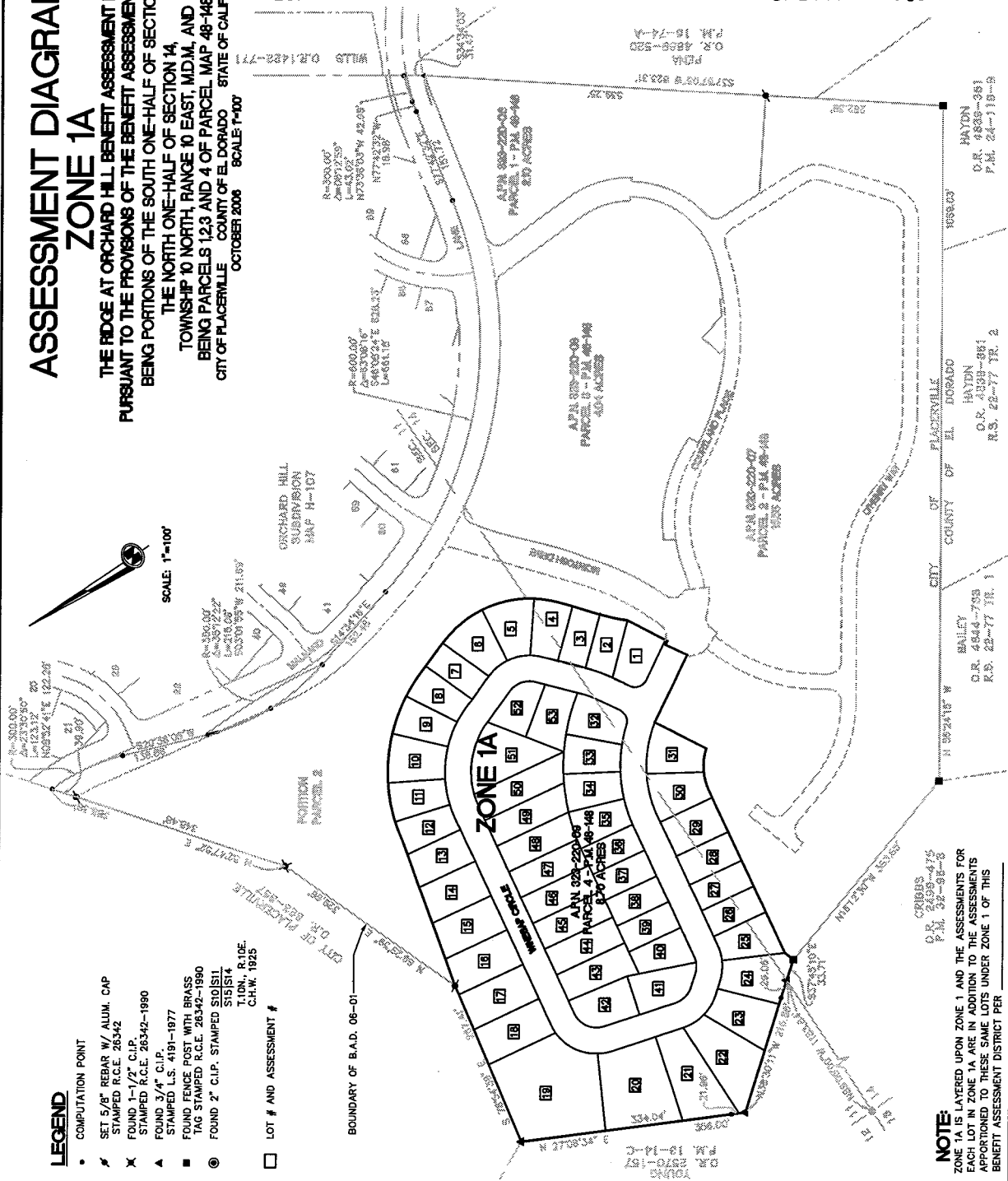
# ASSESSMENT DIAGRAM ZONE 1A

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 14,  
THE NORTH ONE-HALF OF SECTION 14,  
TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.M. AND  
BEING PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 48-148  
CITY OF PLACERVILLE COUNTY OF EL DORADO STATE OF CALIFORNIA  
OCTOBER 2008 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. 26342-1980
- ▲ FOUND 3/4" C.I.P.
- ▲ STAMPED L.S. 4191-1977
- ▲ FOUND FENCE POST WITH BRASS
- ▲ TAG STAMPED R.C.E. 26342-1980
- FOUND 2" C.I.P. STAMPED 51511
- STAMPED L.S. 515114
- T.ION, R.IOE.
- C.H.W. 1925
- LOT # AND ASSESSMENT #

BOUNDARY OF B.A.D. 06-01



**CITY ENGINEER'S CERTIFICATE.**  
RECORDED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY  
OF PLACERVILLE.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ROCK TIPRETT, P.E., T.E., R.C.E. 55199  
CITY ENGINEER  
CITY OF PLACERVILLE  
LICENSE EXPIRATION DATE: 6-30-08

## CITY CLERK'S CERTIFICATE.

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY  
OF PLACERVILLE ON THE LOTS, PIECES, AND PARCELS OF LAND  
SHOWN ON THIS ASSESSMENT DIAGRAM, SAID ASSESSMENT  
DIAGRAM WAS LEVIED ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_ SAID ASSESSMENT  
DIAGRAM AND THE ASSESSMENT ROLL WAS RECORDED IN THE  
OFFICE OF THE CITY ENGINEER OF THE CITY OF PLACERVILLE  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED  
IN THE OFFICE OF THE CITY ENGINEER FOR THE EXACT  
OF EACH ASSESSMENT THIS LEVIED AGAINST EACH  
PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

SUSAN ZITO, DEPUTY CITY CLERK  
CITY OF PLACERVILLE

## COUNTY RECORDER'S CERTIFICATE.

FILED THIS \_\_\_\_\_ DAY IN BOOK \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ OF MAPS OF  
ASSESSMENT AND COMMUNITY SERVICE DISTRICTS  
AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER  
OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.  
DOCUMENT NO. \_\_\_\_\_

WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, STATE OF CALIFORNIA

BY: DEPUTY