

RESOLUTION NO. 2003-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AUTHORIZING THE EXECUTION OF AN ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN REIMBURSEMENT AGREEMENT FOR THE CONSTRUCTION OF PORTIONS OF ELK GROVE BOULEVARD ASSOCIATED WITH THE EAST PARK UNIT NO. 1A, CLARKE FARMS UNITS NO. 1 & 3, AND FIELDSTONE UNIT NO. 2 SUBDIVISIONS

WHEREAS, Chapter 16.82 of the Sacramento County Code and Chapter 16.82 of the Elk Grove Municipal Code provide for the establishment of development fees and special funds; and

WHEREAS, Chapter 16.82.160 of the Sacramento County Code and Chapter 16.82.160 of the Elk Grove Municipal Code authorize the County of Sacramento, a political subdivision of the State of California (the "COUNTY") and the City of Elk Grove, a municipal corporation (the "CITY") to enter into reimbursement agreements for the design and/or construction of any roadway facilities, or portions thereof, designated in the Elk Grove / West Vineyard Public Facilities Financing Plan upon application of the property owner; and

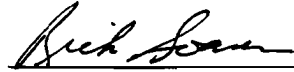
WHEREAS, Lennar Communities, US Home Corporation, and Western Pacific Housing-Fieldstone, LLC, property owners within the Elk Grove / West Vineyard Public Facilities Financing Plan area, have constructed portions of Elk Grove Boulevard between Waterman Road and Bradshaw Road and applied for reimbursement for said improvements, associated with the East Park Unit No. 1A, Clarke Farms Units No. 1 & 3, and Fieldstone Unit No. 2 subdivisions, and

WHEREAS, the COUNTY and the CITY desire to reimburse Lennar Communities, US Home Corporation, and Western Pacific Housing-Fieldstone, LLC for said improvements.

BE IT RESOLVED AND ORDERED as follows:

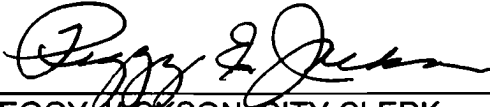
1. The above recitals are true and correct and the City Council so finds and determines.
2. The City Council does hereby authorize the Mayor to execute an Agreement, in the form attached hereto, on behalf of the CITY with the County of Sacramento, a political subdivision of the State of California, and Lennar Communities, a Delaware Corporation, US Home Corporation, a wholly owned subsidiary of Lennar Communities, a Delaware Corporation, and Western Pacific Housing-Fieldstone, LLC, a Delaware Limited Liability Company, for an Elk Grove / West Vineyard Public Facilities Financing Plan Reimbursement Agreement, and to do and perform everything necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Elk Grove on this 2nd day of April 2003.



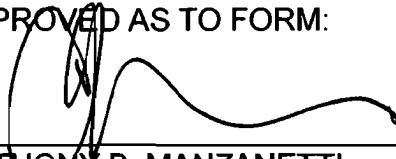
RICK SOARES, MAYOR of the
CITY OF ELK GROVE

ATTEST:



PEGGY JACKSON, CITY CLERK

APPROVED AS TO FORM:



ANTHONY B. MANZANETTI,
CITY ATTORNEY

AYES: Soares, Briggs, Cooper, Scherman, Leary
NOES: None
ABSTAIN: None
ABSENT: None

ATTACHMENT 2
AGREEMENT

**COUNTY OF SACRAMENTO
CITY OF ELK GROVE**

**ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING
PLAN**

**REIMBURSEMENT AGREEMENT FOR
THE CONSTRUCTION OF PORTIONS OF ELK GROVE BOULEVARD
ASSOCIATED WITH THE EAST PARK UNIT NO. 1A,
CLARKE FARMS UNITS NO. 1 & 3, AND FIELDSTONE UNIT NO. 2 SUBDIVISIONS**

This agreement is made and entered into this ____ day of _____, 2003, by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California, hereinafter referred to as "COUNTY"; the CITY OF ELK GROVE, a municipal corporation, hereinafter referred to as "CITY"; and LENNAR COMMUNITIES, a Delaware corporation, US HOME CORPORATION, a wholly owned subsidiary of Lennar Communities, a Delaware Corporation, and WESTERN PACIFIC HOUSING-FIELDSTONE, LLC, a Delaware Limited Liability Company, hereinafter collectively referred to as the "PROPERTY OWNERS".

WITNESSETH:

WHEREAS, Chapter 16.82 of the Sacramento County Code and Chapter 16.82 of the Elk Grove Municipal Code established development fees and special funds within the Elk Grove/West Vineyard Public Facilities Financing Plan (the "FINANCING PLAN") Area; and

WHEREAS, Chapter 16.82.160 of the Sacramento County Code and Chapter 16.82.160 of the Elk Grove Municipal Code authorize the COUNTY and CITY to enter into reimbursement agreements for the construction of any roadway facilities, or portions thereof, designated in the FINANCING PLAN upon application of the PROPERTY OWNERS; and

WHEREAS, PROPERTY OWNERS, have constructed and applied for reimbursement of portions of Elk Grove Boulevard, as detailed in PROJECT SCOPE, in compliance with the CITY's Improvement Standards; and

WHEREAS, as detailed in PROJECT SCOPE, portions of the Elk Grove Boulevard constructed are scheduled to be funded in fiscal year 1999/2000 and the other portion is scheduled to be funded in fiscal year 2003/2004 in the FINANCING PLAN.

NOW, THEREFORE, in consideration of the mutual promises contained herein, COUNTY, CITY, and PROPERTY OWNERS hereby agree as follows:

I. PROJECT SCOPE

Subject to the terms of this Agreement, COUNTY and CITY agree to provide reimbursement of funds to PROPERTY OWNERS for the construction of portions of Elk Grove Boulevard (the "PROJECTS") associated with the East Park Unit No. 1A, Clarke Farms Units No. 1 & 3, and Fieldstone Unit No. 2 subdivisions, at the location shown on Exhibit "A", attached hereto and incorporated herein by this reference. The PROJECTS are detailed as follows:

- (A) Project S22 (a portion of), roadway construction at the Elk Grove Boulevard easterly roundabout, which is scheduled to be funded in fiscal year 1999/2000 in the Financing Plan.
- (B) Project S24 (a portion of), landscaping of the Elk Grove Boulevard easterly roundabout, which is scheduled to be funded in fiscal year 1999/2000 in the Financing Plan.
- (C) Project S25 (a portion of), roadway construction of the Elk Grove Boulevard between Waterman Road and Bradshaw Road, which is scheduled to be funded in fiscal year 2003/2004 in the Financing Plan.

II. REIMBURSEMENT

For the construction of the PROJECTS, COUNTY and CITY agree to reimburse PROPERTY OWNERS the amounts not to exceed what is summarized in Exhibit "B",

attached hereto and incorporated herein by this reference, unless said amounts are increased pursuant to Paragraph IV of this Agreement, subject to the following conditions:

- (A) The design and construction of the PROJECTS shall be done in accordance with the applicable sections of California law, including but not limited to the California Public Contracts Code and Labor Code.
- (B) The construction of the PROJECTS must be accepted by the Construction Management Division of the CITY's Public Works Agency prior to reimbursement being made.
- (C) Reimbursements shall be made on the basis of the unit quantities and prices contained in Exhibit "B-1" through Exhibit "B-8" of this Agreement, and shall not exceed the amounts per line item contained in Exhibit "B-1" through Exhibit "B-8".
- (D) Subject to the conditions set forth in this Section, reimbursements for funding scheduled in fiscal year 1999/2000 shall be made within sixty (60) days following execution of this Agreement and reimbursements for funding scheduled in fiscal year 2003/2004 shall be made no earlier than June 1, 2004 and no later than June 30, 2004. If reimbursements are not made after all conditions set forth in this Section are met, the balance due will earn interest at the COUNTY Treasury Pool Rate until paid.

III. LIMITATIONS

(A) Neither the General Funds of the COUNTY or CITY, nor any other fund of COUNTY or CITY, except the Elk Grove/West Vineyard East Elk Grove Roadway Fund ("FUND") designated by this Agreement, shall be liable for payment of any obligations arising from this Agreement. The credit or taxing power of the COUNTY and CITY is not pledged for the payment of any obligations arising from this Agreement. PROPERTY OWNERS shall not compel the exercise of COUNTY'S or CITY'S taxing power or police power, or the forfeiture of any COUNTY or CITY property to satisfy any obligations arising from this Agreement. The obligations arising from this Agreement are not a debt of the COUNTY or CITY, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only

from the revenues of the Elk Grove/West Vineyard East Elk Grove Roadway Fund arising from the fees or charges transferred to the FUND.

(B) No reimbursements shall be made for any cost not summarized in Exhibit "B" except for any additional cost agreed by the parties pursuant to Paragraph IV.

(C) COUNTY, CITY and PROPERTY OWNERS enter into no contract or agreement with any general contractor by entering into this Agreement nor is any general contractor a third party beneficiary of this agreement and COUNTY and CITY shall have no obligation to pay any general contractor for any work that such general contractor may do pursuant to the plans and specifications for the PROJECTS.

(D) PROPERTY OWNERS, by execution of this Agreement, specifically agree to assume the defense of, indemnify and hold harmless COUNTY, CITY, their officers, employees, and agents from and against all actions, damages, claims, losses or expenses of every type and description to which they may be subjected or put, by reason of, or resulting from, the construction, installation, operation or existence of said PROJECTS during the term of this agreement.

(E) This Agreement shall be deemed to have been executed and to be performed within the State of California and shall be construed and governed by the internal laws of the State of California. Any legal proceedings arising out of or relating to this Agreement shall be brought in Sacramento County, California.

IV. AMENDMENTS

Amendments or modifications to this Agreement shall be in writing and executed by all parties.

V. TERMINATION UPON REIMBURSEMENT

This Agreement shall terminate when the COUNTY and CITY have fully reimbursed PROPERTY OWNERS. PROPERTY OWNERS shall then provide COUNTY with a receipt acknowledging full payment.

VI. MISCELLANEOUS PROVISIONS

(A) Reimbursement payments, correspondence, demands, notice, or other communication between parties shall be sufficiently given if dispatched by postage prepaid first class as follows:

COUNTY: COUNTY OF SACRAMENTO
Department of County Engineering and Administration
Attn: Susan Goetz, Senior Civil Engineer
827 - 7th Street, Room 304
Sacramento, CA 95814

CITY: CITY OF ELK GROVE
Public Works Department
Attn: Public Works Director
8400 Laguna Palms Way
Elk Grove, CA 95758

PROPERTY OWNERS: LENNAR COMMUNITIES
Attn: Ron Perkins
2240 Douglas Boulevard, Suite 200
Roseville, CA 95661

US HOME COOPERATION
Attn: William E. Cramer
2366 Gold Meadow Way, Suite 100
Gold River, CA 95670

WESTERN PACIFIC HOUSING-FIELDSTONE, LLC
Attn: Jim Baggaly
1210 Central Boulevard
Brentwood, CA 94513

If a change of address occurs, or the rights herein are assigned, the transferee shall give notice to the other parties of any such change.

(B) This Agreement, Exhibit "A", Exhibit "B", and Exhibit "B-1" through Exhibit "B-8" constitute the entire Agreement and understanding between the COUNTY, CITY and PROPERTY OWNERS concerning the subject matter hereof.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed as of the day and year first written above.

COUNTY: COUNTY OF SACRAMENTO, a political subdivision of the State of California

By: _____
Warren H. Harada, Administrator
Public Works Agency

APPROVED AS TO FORM:

Holly Gilchrist
Holly Gilchrist
Deputy County Counsel

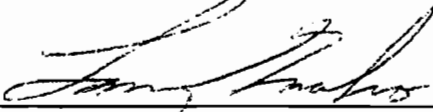
CITY: CITY OF ELK GROVE, a municipal corporation

By: _____
Richard Soares, Mayor of Elk Grove

APPROVED AS TO FORM:

Anthony Manzanetti
City Attorney

PROPERTY OWNERS: LENNAR COMMUNITIES, a Delaware corporation

By: 

Name: Larry Cusack

Title: VP

US HOME CORPORATION, a wholly owned subsidiary
of Lennar Communities, a Delaware corporation

By: 

Name: Mark Kercharval

Title: Div. President

Western Pacific Housing-Fieldstone, LLC,
a Delaware Limited Liability Company
By: LAMCO Housing, Inc., a California Corporation
Its: Managing Member

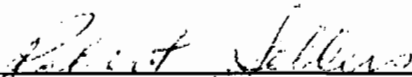
By: 
Name: Robert Selders
Title: Vice-President

EXHIBIT A
PROJECT LOCATION

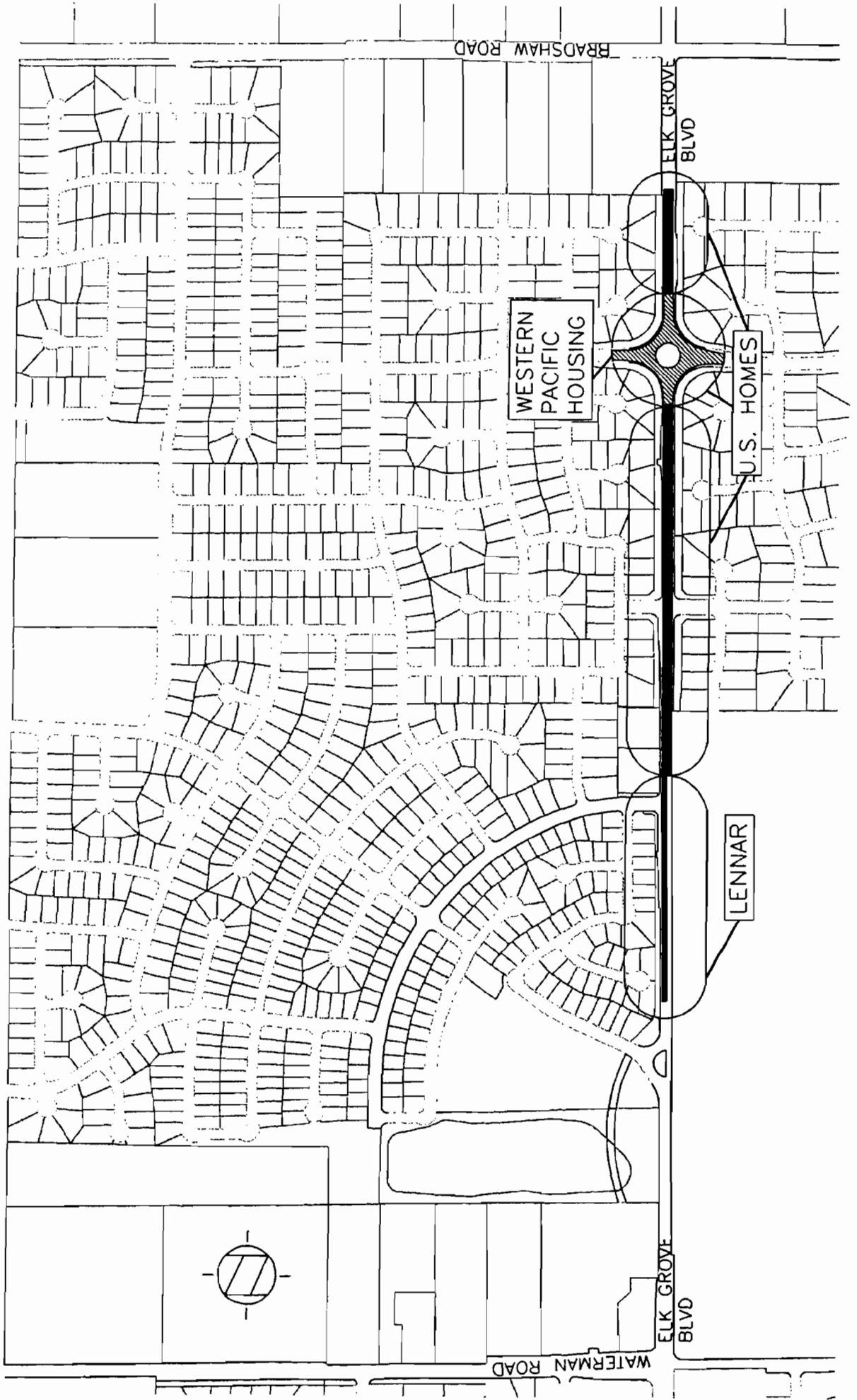


EXHIBIT "B"

**SUMMARY OF REIMBURSEMENT FOR ELK GROVE BOULEVARD
PROJECTS S22, S24, AND S25 - ASSOCIATED WITH EAST PARK
UNIT NO. 1A, CLARKE FARMS UNITS NO. 1 & 3, AND FIELDSTONE
UNIT NO. 2 SUBDIVISIONS**

**Elk Grove/West Vineyard PFFP Development Fee Program
East Elk Grove Roadway**

Builder	Reimbursable within 60 days of the Agreement *	Reimbursable 6/30/2004	Total
Lennar			
Project S25		\$104,570.10	
Total		\$104,570.10	\$104,570.10
U.S. Homes			
Project S22	\$105,652.80		
Project S24	\$86,222.40		
Project S25		\$629,240.82	
Total	\$191,875.20	\$629,240.82	\$821,116.02
Western Pacific Housing			
Project S22	\$68,347.20		
Project S24	\$55,777.60		
Project S25		\$10,878.86	
Total	\$124,124.80	\$10,878.86	\$135,003.66
GRAND TOTAL	\$316,000.00	\$744,689.78	\$1,060,689.78

* Or within 60 days of the property owners providing evidence(s) of that the projects have been accepted by the City of Elk Grove, whichever comes later.

EXHIBIT "B-1"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION REIMBURSEMENT WORKSHEET

C.I.P BUDGET YEAR:	<u>2003/2004</u>	CHECKED BY:	_____
SUBMITTED BY:	<u>Wood-Rodgers Inc. (Lennar)</u>		_____
SUBDIV. / PROJ NAME	<u>East Park Unit No 1A</u>	REVISED:	<u>08/21/02</u>
ROADWAY PROJECT :	<u>Elk Grove Blvd. - Town Center to Bradshaw Rd.</u>	PRINTED:	<u>09/30/02</u>
LIMITS OF PROJECT :	<u>Sta 114+59.18 to Sta 123+36 63</u>	PROJECT ID:	<u>Project S25</u>

CONSTRUCTION COST:

DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1 Clearing & Grubbing	877.45	18	15,794	S. F.	\$ 0.10	\$ 1,579.41
2. Roadway Excavation	877.45	18	1,170	C Y.	\$ 18.00	\$ 21,058.80
3. Aggregate Base	877.45	18	15,794	S F.	\$ 1.70	\$ 26,849.97
4. Asphalt Concrete	877.45	18	15,794	S. F.	\$ 0.83	\$ 13,109.10
5 Signing & Striping				L.F.	\$ 2.94	\$ -
6 Storm Drainage	877.45		877	L.F.	\$ 15.00	\$ 13,161.75
7. Utility Pole Relocalon (50%)	877.45		877	L.F.	\$ 9.00	\$ 7,897.05
8. Median Curb				L.F.	\$ 10.00	\$ -
9. Landscaped Median				S.F.	\$ 3.00	\$ -
SUBTOTAL						\$ 83,656.08
ENGINEERING (25 %) (Note Below)						\$ 20,914.02
TOTAL ELIGIBLE REIMBURSEMENT TO LENNAR						\$ 104,570.10

25% ENGINEERING COST INCLUDES: INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY.

EXHIBIT "B-2"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION CREDIT WORKSHEET

C.I.P. BUDGET YEAR:	<u>1999/2000</u>	CHECKED BY:	_____
SUBMITTED BY:	<u>MacKay & Soms (U.S. Homes)</u>		_____
SUBDIV. / PROJ. NAME	<u>Clarke Farms (Roundabout #2)</u>	REVISED:	<u>08/20/02</u>
ROADWAY PROJECT :	<u>Elk Grove Blvd. - Town Green Roadway "Roundabout"</u>	PRINTED:	<u>09/30/02</u>
LIMITS OF PROJECT :	<u>Sta 138+58.12 to Sta 143+02.05</u>	PROJECT ID:	<u>Project S22</u>

CONSTRUCTION COST:						
DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1. Clearing & Grubbing				S. F.	\$0.10	\$ -
2. Roadway Excavation				C. Y.	\$18.00	\$ -
3. Aggregate Base				S. F.	\$1.70	\$ -
4. Asphalt Concrete				S. F.	\$0.92	\$ -
5. Signing & Striping				L.F.	\$1.47	\$ -
6. Storm Drainage				L.F.	\$30.00	\$ -
7. Utility Pole Relocation				L.F.	\$18.00	\$ -
8. Median Curb				L.F.	\$10.00	\$ -
SUBTOTAL						\$ -
ENGINEERING (25 %) (Note Below)						\$ -
TOTAL CONSTRUCTION COST						\$ -
TOTAL AVAILABLE FOR ROUNDABOUT #2 (50% of Project S22)						\$ 174,000.00
TOTAL ELIGIBLE REIMBURSEMENT TO U.S. HOMES (60.72% of Roundabout #2)						\$ 105,652.80

25% ENGINEERING COST INCLUDES: INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY.

EXHIBIT "B-3"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION REIMBURSEMENT WORKSHEET

C.I.P BUDGET YEAR: <u>2001/2002</u>		CHECKED BY _____	
SUBMITTED BY: <u>MacKay & Soms (U.S Homes)</u>		_____	
SUBDIV. / PROJ. NAME <u>Clarke Farms (Roundabout #2)</u>		REVISED: <u>08/21/02</u>	_____
ROADWAY PROJECT: <u>Elk Grove Blvd.-Town Green Roadway (landscaping)</u>		PRINTED: <u>09/30/02</u>	_____
LIMITS OF PROJECT: <u>Sta 138+58.12 to Sta 143+02 05</u>		PROJECT ID: <u>Project S24</u>	_____

CONSTRUCTION COST:						
DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1. Landscaping				S. F.	\$1.25	\$ -
SUBTOTAL						\$ -
ENGINEERING (25 %) (Note Below)						\$ -
TOTAL CONSTRUCTION COST						\$ -
TOTAL AVAILABLE FOR ROUNDABOUT #2 (50% of Project S24)						\$ 142,000.00
TOTAL ELIGIBLE REIMBURSEMENT TO U.S. HOMES (60.72% of Roundabout #2)						\$ 86,222.40

25% ENGINEERING COST INCLUDES INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY.

EXHIBIT "B-4"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION REIMBURSEMENT WORKSHEET

C.I.P. BUDGET YEAR:	2003/2004	CHECKED BY:	
SUBMITTED BY:	MacKay & Soms (U.S. Homes)	REVISED:	08/20/02
SUBDIV. / PROJ. NAME	Clarke Farms Unit No. 1	PRINTED:	09/30/02
ROADWAY PROJECT :	Elk Grove Blvd. - Town Center to Bradshaw Rd.	PROJECT ID:	Project S25
LIMITS OF PROJECT :	Sta 123+36.63 to Sta 134+62 00		

CONSTRUCTION COST :						
DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1. Clearing & Grubbing	1,125.37	48	54,018	S. F.	\$ 0.10	\$ 5,401.78
2. Roadway Excavation	1,125.37	48	4,001	C. Y.	\$ 18.00	\$ 72,023.68
3. Aggregate Base	1,125.37	Various	44,772	S. F.	\$ 1.70	\$ 76,113.06
4. Asphalt Concrete	1,125.37	Various	44,772	S. F.	\$ 0.83	\$ 37,161.08
5. Signing & Striping				L.F.	\$ 2.94	\$ -
6. Storm Drainage	1,125.37		1,125	L.F.	\$ 30.00	\$ 33,750.00
7. Utility Pole Relocation (50%)	1,125.37		1,125	L.F.	\$ 9.00	\$ 10,125.00
8. Median Curb			2,100	L.F.	\$ 10.00	\$ 21,000.00
9. Landscaped Median		11	8,120	S.F.	\$ 3.00	\$ 24,360.00
SUBTOTAL						\$ 279,934.60
ENGINEERING (25 %) (Note Below)						\$ 69,983.65
5 % CONTINGENCY FOR CONCRETE PAVING @ MEDIAN NOSE & CROSSOVER MEDIAN PAVERS						\$ 13,996.73
TOTAL ELIGIBLE REIMBURSEMENT TO U.S. HOMES						\$ 363,914.98

25% ENGINEERING COST INCLUDES: INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY.

EXHIBIT "B-5"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION REIMBURSEMENT WORKSHEET (2)

C.I.P. BUDGET YEAR:	<u>2003/2004</u>	CHECKED BY:	_____
SUBMITTED BY:	<u>MacKay & Soms (U.S. Homes)</u>	REVISOR:	_____
SUBDIV. / PROJ NAME	<u>Clarke Farms Unit No. 3</u>	REVISED:	<u>08/20/02</u>
ROADWAY PROJECT :	<u>Elk Grove Blvd - Town Center to Bradshaw Rd.</u>	PRINTED:	<u>09/30/02</u>
LIMITS OF PROJECT :	<u>Sta 134+62.34 to Sta 138+58.12 and Sta 143+02.05 to Sta 147+19.86</u>	PROJECT ID:	<u>Project S25</u>

CONSTRUCTION COST :						
DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1. Clearing & Grubbing	813.59	48	39,052	S. F.	\$ 0.10	\$ 3,905.23
2. Roadway Excavation	813.59	48	2,893	C. Y.	\$ 18.00	\$ 52,069.76
3. Aggregate Base	813.59	36	31,056	S. F.	\$ 1.70	\$ 52,794.74
4. Asphalt Concrete	813.59	36	31,056	S. F.	\$ 0.83	\$ 25,776.26
5. Signing & Striping				L.F.	\$ 2.94	\$ -
6. Storm Drainage	813.59		813.59	L.F.	\$ 30.00	\$ 24,407.70
7. Utility Pole Relocation (50%)	813.59		813.59	L.F.	\$ 9.00	\$ 7,322.31
8. Median Curb	813.59		1,627.18	L.F.	\$ 10.00	\$ 16,271.80
9. Landscaped Median		11	7,183	S.F.	\$ 3.00	\$ 21,549.00
SUBTOTAL						\$ 204,096.80
ENGINEERING (25 %) (Note Below)						\$ 51,024.20
5 % CONTINGENCY FOR CONCRETE PAVING @ MEDIAN NOSE & CROSSOVER MEDIAN PAVERS						\$ 10,204.84
TOTAL ELIGIBLE REIMBURSEMENT TO U.S. HOMES						\$ 265,325.84

25% ENGINEERING COST INCLUDES: INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY

EXHIBIT "B-6"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION CREDIT WORKSHEET

C.I.P. BUDGET YEAR:	<u>1999/2000</u>	CHECKED BY:	_____
SUBMITTED BY:	<u>MacKay & Sumps (Western Pacific Housing)</u>	REVISOR:	_____
SUBDIV. / PROJ. NAME	<u>Clarke Farms (Roundabout #2)</u>	PRINTED:	<u>09/30/02</u>
ROADWAY PROJECT :	<u>Elk Grove Blvd. - Town Green Roadway "Roundabout"</u>	PROJECT ID:	<u>Project S22</u>
LIMITS OF PROJECT :	<u>Sta 138+58.12 to Sta 143+02.05</u>		

CONSTRUCTION COST :						
DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1. Clearing & Grubbing				S. F.	\$0.10	\$ -
2. Roadway Excavation				C. Y.	\$18.00	\$ -
3. Aggregate Base				S. F.	\$1.70	\$ -
4. Asphalt Concrete				S. F.	\$0.92	\$ -
5. Signing & Striping				L.F.	\$1.47	\$ -
6. Storm Drainage				L.F.	\$30.00	\$ -
7. Utility Pole Relocation				L.F.	\$18.00	\$ -
8. Median Curb				L.F.	\$10.00	\$ -
SUBTOTAL						\$ -
ENGINEERING (25 %) (Note Below)						\$ -
TOTAL CONSTRUCTION COST						\$ -
TOTAL AVAILABLE FOR ROUNDABOUT #2 (50% of Project S22)						\$ 174,000.00
TOTAL ELIGIBLE REIMBURSEMENT TO WESTERN PACIFIC HOUSING (39.28% of Roundabout #2)						\$ 68,347.20

25% ENGINEERING COST INCLUDES: INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY.

EXHIBIT "B-7"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION REIMBURSEMENT WORKSHEET

C.I.P. BUDGET YEAR.	2001/2002	CHECKED BY:	
SUBMITTED BY:	MacKay & Soms (Western Pacific Housing)		
SUBDIV. / PROJ. NAME	Clarke Farms (Roundabout #2)	REVISED:	08/21/02
ROADWAY PROJECT .	Elk Grove Blvd -Town Green Roadway (landscaping)	PRINTED:	09/30/02
LIMITS OF PROJECT .	Sta 138+58.12 to Sta 143+02.05	PROJECT ID:	Project S24

CONSTRUCTION COST :						
DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1. Landscaping				S. F.	\$1.25	\$ -
SUBTOTAL						\$ -
ENGINEERING (25 %) (Note Below)						\$ -
TOTAL CONSTRUCTION COST						\$ -
TOTAL AVAILABLE FOR ROUNDABOUT #2 (50% of Project S24)						\$ 142,000.00
TOTAL ELIGIBLE REIMBURSEMENT TO WESTERN PACIFIC HOUSING (39.28% of Roundabout #2)						\$ 55,777.60

25% ENGINEERING COST INCLUDES: INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY.

EXHIBIT "B-8"

ELK GROVE / WEST VINEYARD PUBLIC FACILITIES FINANCING PLAN
EAST ELK GROVE ROADWAY CAPITAL IMPROVEMENT PROGRAM

CONSTRUCTION REIMBURSEMENT WORKSHEET

C.I.P. BUDGET YEAR:	<u>2003/2004</u>	CHECKED BY:	_____
SUBMITTED BY:	<u>MacKay & Soms (Western Pacific Housing)</u>		_____
SUBDIV. / PROJ. NAME	<u>Fieldstone Unit No. 2</u>	REVISED:	<u>08/21/00</u>
ROADWAY PROJECT:	<u>Elk Grove Blvd. - Town Center to Bradshaw Rd.</u>	PRINTED:	<u>09/30/02</u>
LIMITS OF PROJECT:	_____	PROJECT ID:	<u>Project S25</u>

CONSTRUCTION COST:

DESCRIPTION	LENGTH	WIDTH	QUANTITY	UNIT	UNIT PRICE	COST
1. Clearing & Grubbing				S. F.	\$0.10	\$ -
2. Roadway Excavation				C. Y.	\$18.00	\$ -
3. Aggregate Base				S. F.	\$1.70	\$ -
4. Asphalt Concrete				S. F.	\$0.83	\$ -
5. Signing & Striping				L.F.	\$2.94	\$ -
6. Storm Drainage				L.F.	\$30.00	\$ -
7. Utility Pole Relocation (50%)	967.01		967	L.F.	\$9.00	\$ 8,703.09
8. Median Curb				L.F.	\$10.00	\$ -
9. Landscaped Median		11		S.F.	\$3.00	\$ -
SUBTOTAL						\$ 8,703.09
ENGINEERING (25 %) (Note Below)						\$ 2,175.77
TOTAL ELIGIBLE REIMBURSEMENT TO WESTERN PACIFIC HOUSING						\$ 10,878.86

25% ENGINEERING COST INCLUDES: INSPECTION, MATERIALS TESTING, ENGINEERING DESIGN & CONSTRUCTION SURVEY.