

RESOLUTION NO. 19-324

1
2 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO DECLARING
3 ITS INTENTION TO LEVY AN ASSESSMENT UNDER THE UNIFORM STANDBY CHARGE
4 PROCEDURES ACT FOR LOCAL WATER AND SEWER UTILITY SYSTEM READY-TO-SERVE
5 OPERATIONS AND MAINTENANCE, UNDER CHAPTER 2 OF THE LANDSCAPING AND LIGHTING
6 ACT OF 1972 FOR STREET LIGHTING AND PUBLIC RIGHT-OF-WAY LANDSCAPE
7 MAINTENANCE, AND UNDER THE BENEFIT ASSESSMENT ACT OF 1982 FOR STORM DRAINAGE
8 AND ROAD MAINTENANCE, ALL FOR COUNTY SERVICE AREA 34, PROPOSED ZONE G
9 (GRANVILLE), APPOINTING AND DESIGNATING AN ASSESSMENT ENGINEER, AND DIRECTING
10 THE PREPARATION AND FILING OF AN ENGINEER'S REPORT

11 WHEREAS, Fresno County Ordinance Code sections 17.72.355 through 17.72.367 provide that
12 prior to the recordation of the final map of a subdivision containing any improved local public or private
13 roads, the subdivider shall have provided for their maintenance by a County Service Area or other
14 method acceptable to the Director of Public Works and Planning (Director), and that public sewers and
15 a community water supply system shall be provided to any divided parcels of thirty-six thousand square
16 feet or less that require the use of water and sewer systems; and

17 WHEREAS, the Board of Supervisors (Board) formed County Service Area No. 34 (CSA 34) in
18 1986 to provide a wide variety of governmental services for the community of Millerton New Town; and

19 WHEREAS, Tentative Tract Map No. 6189 (Tract 6189) lies wholly within the boundaries of
20 CSA 34; and

21 WHEREAS, to comply with a condition of approval of Tract 6189, a developer/landowner has
22 requested the formation of CSA 34, proposed Zone G (CSA 34G), also known as Granville; and

23 WHEREAS, for the reasons stated above, the formation of CSA 34G is proposed under Article 8
24 of the County Service Area Law and to that end the Board is also, by separate resolution today,
25 declaring its intention to form CSA 34G; and

26 WHEREAS, the County of Fresno (County) provides storm drainage and road maintenance,
27 lighting, open space and public right-of-way landscape maintenance and water and sewer services in
28 County Service Area No. 34 through zones established under Article 8 of the County Service Area Law
(Government Code, sections 25217 through 25217.3), to include proposed Zone G of County Service
Area No. 34 (CSA 34G); and

WHEREAS, the facilities and services proposed to be provided by the County in CSA 34G include:
(1) storm drainage and road maintenance, including street paving, striping, signage maintenance, repair

1 and reconditioning to maintain all of the in-tract and off-site streets constructed pursuant to the
2 development of Tract 6189, including the funding of special reserve funds created and funded as a
3 condition of approval for Tract 6189, and including inspection of street pavement to identify sections in
4 need of immediate repair, inspection of all street signage installed pursuant to the development of Tract
5 6189 and replacement as needed of any damaged or degraded street signs and poles, inspection and
6 reconditioning of all street striping, and all related insurance and administrative costs (collectively, Storm
7 Drainage and Road Maintenance); (2) paying for operations and maintenance of a street lighting system
8 owned by PG&E, providing street safety lighting along all of the Tract 6189 streets, to maintain the visual
9 presentation of those streets, and all work and expenses associated with the maintenance of the public
10 right-of-way landscaping, installed pursuant to the development of Tract 6189, to preserve the visual
11 presentation of the community (collectively, Lighting and Public Right-of-Way Landscape Maintenance);
12 and (3) maintaining water distribution piping system facilities and sewer collection piping and pumping
13 facilities in ready-to-serve status (collectively, Water and Sewer Facilities); and

14 WHEREAS, under Government Code, section 25217.1, subdivision (d), before the formation of
15 CSA 34G may be approved by the Board, user fees and benefit assessments to pay for the services
16 described above must be approved by owners of benefitted and specially benefitted properties as
17 required by Proposition 218 (California Constitution, Article XIII D, sections 4 and 6); and

18 WHEREAS, for the reasons stated above, the formation for CSA 34G is proposed under Article
19 8 of the County Service Area Law and to that end the Board is also, by separate resolution today,
20 declaring initiation of the proceedings to form CSA 34G; and

21 WHEREAS, Government Code, section 25215.6 authorizes the County to impose benefit
22 assessment in CSA 34G under the Uniform Standby Charge Procedures Act (Government Code, section
23 54984 through 54984.9) to pay for the costs of Water and Sewer Facilities; and

24 WHEREAS, Government Code, section 25215.3 authorizes the County to impose a benefit
25 assessment in CSA 34G under Chapter 2 of the Landscaping and Lighting Act of 1972 (Streets and
26 Highways Code, Division 15, Part 2, beginning with section 22500) to pay for the costs of the Lighting
27 and Public Right-of-Way Landscape Maintenance ; and

1 WHEREAS, Government Code, section 25215.3 authorizes the County to impose a benefit
2 assessment in CSA 34G under the Benefit Assessment Act of 1982 (Government Code, sections 54703
3 through 54720) to pay for the costs of Storm Drainage and Road maintenance; and

4 WHEREAS, CSA 34G, which is shown on by a boundary line on the map attached to this
5 resolution as Exhibit A-1, is the territory where benefit assessments to pay for the costs the Storm
6 Drainage and Road Maintenance, the Lighting and Public Right-of-Way Landscape Maintenance, and
7 the Water and Sewer Facilities, are proposed for imposition;

8 WHEREAS, for purposes of the benefit assessment for Lighting and Public Right-of-Way
9 Landscape Maintenance, the area to be assessed, which is CSA 34G in its entirety, the boundaries of
10 which are described in exhibit A, has been designated as “Granville Lighting and Public Right-of-Way
11 Landscape Maintenance District”; and

12 WHEREAS, Kheng Vang, a registered professional engineer, is designated as the assessment
13 engineer (Assessment Engineer), and an Engineer’s Report under Article XIII D, section 4, of the
14 California Constitution and Government Code, section 54984.3 and 54717 is on file with the Clerk of the
15 Board;

16 WHEREAS, the proposed benefit assessment for the costs of the Water and Sewer Facilities is
17 based upon the Engineer’s Report, including but not limited to sections 6 and 7 and exhibit F of that
18 report, which includes (1) a description of the service proposed to be financed through the revenue
19 derived from the assessment, (2) a description by Assessor’s Parcel Number (APN) of each property
20 proposed to be assessed, (3) a description of the assessment and the method by which it will be imposed,
21 (4) a compilation of the amount of the assessment proposed for each parcel subject to the assessment,
22 (5) a statement of the methodology and rationale followed in determining the degree of benefit conferred
23 by the service for which the assessment is made, and (6) other factors required by Government Code,
24 section 54984.2; and

25 WHEREAS, the proposed benefit assessment for the costs of the Street Lighting and Public Right-
26 of-Way Landscape Maintenance is also based upon the Engineer’s Report, including but not limited to
27 section 7 and exhibit H-1 of that report, which includes (1) a specification of the service proposed to be
28 financed through the revenue derived from the assessment, (2) an estimate of the costs of the Lighting,

1 and Public Right-of-Way Landscape Maintenance, (3) a diagram of Granville Lighting and Public Right-
2 of-Way Landscape Maintenance District, which is coextensive with CSA 34G, (4) a description by
3 Assessor's Parcel Number (APN) of each property proposed to be assessed, (5) a description of the
4 assessment and the method by which it will be imposed, (6) a compilation of the amount of the
5 assessment proposed for each parcel subject to the assessment, and (7) a statement of the methodology
6 and rationale followed in determining the degree of benefit conferred by the service for which the
7 assessment is made; and

8 WHEREAS, the proposed benefit assessment for the Storm Drainage and Road Maintenance is
9 also based upon the Engineer's Report, including but not limited to section 7 and exhibit H-1 of that
10 report, which includes (1) a description of the service proposed to be financed through the revenue
11 derived from the assessment, (2) a description by Assessor's Parcel Number (APN) of each property
12 proposed to be assessed, (3) a description of the assessment and the method by which it will be imposed,
13 (4) a compilation of the amount of the assessment proposed for each parcel subject to the assessment,
14 and (5) a statement of the methodology and rationale followed in determining the degree of benefit
15 conferred by the service for which the assessment is made; and

16 WHEREAS, Exhibit B to this resolution identifies all of the parcels that receive a special benefit
17 from the Water and Sewer Facilities, the Lighting and Public Right-of-Way Landscape Maintenance, and
18 the Storm Drainage and Road Maintenance services, upon which the benefit assessment is proposed for
19 imposition, and the amount of the assessment for each parcel;

20 NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF
21 FRESNO DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

22 **Section 1.** The above recitals are all true and correct.

23 **Section 2.** The Board hereby declares its intention to proceed under the Uniform Standby
24 Charge Procedures Act and to levy and collect a benefit assessment in CSA 34G for the costs of the
25 Water and Sewer Facilities, to proceed under Chapter 2 of the Landscaping and Lighting Act of 1972 and
26 to levy and collect a benefit assessment in the Granville Lighting and Public Right-of-Way Landscape
27 Maintenance District (which is coextensive with CSA 34G) for the costs of the Lighting and Public Right-
28 of-Way Landscape Maintenance, and to proceed under the Benefit Assessment Act of 1982 and to levy

1 and collect a benefit assessment in CSA 34G for the costs of the Storm Drainage and Road Maintenance
2 in CSA 34G.

3 **Section 3.** Public protest hearings on each of the proposed assessments are hereby set for
4 **October 8, 2019 at 9:00 A.M., or as soon after as practicable, but in any case only after completion**
5 **of the public hearing on the proposed formation of CSA 34G, and only if there is no majority**
6 **protest in that formation proceeding**, in the Board Room of the Fresno County Board of Supervisors,
7 Room 301, Hall of Records, 2281 Tulare Street, Fresno, California, 93721, for hearing all objections and
8 protests to the proposed assessments as set forth in the Engineer’s Report (collectively, Public Hearings).
9 The Public Hearings shall be held under Section 53753 of the California Government Code,. The Public
10 Hearings may be continued from time to time by the Board without further notice by the Board.

11 **Section 4.** The Board hereby authorizes and directs the Director of Public Works and
12 Planning (Director) or his designees, to prepare, separately for each of the three proposed benefit
13 assessments, the assessment ballots and assessment ballot instructions, any materials for the change,
14 withdrawal, or substitution of assessment ballots, including substitute assessment ballots and substitute
15 assessment ballot instructions, any materials for co-owner assessment ballots and co-owner assessment
16 ballots, and any other forms and materials, as the Director or his designees deem necessary or
17 appropriate, with respect to the submission of assessment ballots by record property owners of the
18 property within CSA 34G, under Section 53753 of the California Government Code,.

19 **Section 5.** The Board hereby authorizes and directs the Director or his designee to prepare,
20 for each of the three assessments, a notice of the Public Hearing (Notices). The Notices shall contain:

- 21 A. The dates, times, and locations of the Public Hearings;
- 22 B. The total amount of each proposed benefit assessment chargeable to all of the affected
23 parcels;
- 24 C. The amounts of the proposed benefit assessments for each affected parcel;
- 25 D. The basis upon which the amount of the proposed benefit assessments were calculated;
- 26 E. A statement that the amounts of the assessments will change in successive years through
27 Fiscal Year 2024-25 as stated in Exhibit B and the Engineer’s Report, and then remain at the
28

1 same amounts in the following years until any or all of the assessments is reduced or
2 terminated, or there is a new proceeding to increase any or all of the assessments;

3 F. The reason for each of the assessments, namely the costs of the Water and Sewer Facilities,
4 the costs of the Lighting and Public Right-of-Way Landscape Maintenance, and the costs of
5 the Storm Drainage and Road Maintenance;

6 G. The address to which property owners may mail written protests against any or all of the
7 proposed benefit assessments;

8 H. The telephone number and address of an individual or office that interested persons may
9 contact to receive additional information about the proposed benefit assessments;

10 I. A separate assessment ballot for each of the proposed benefit assessments that includes the
11 address for receipt of the ballot and a place where the person returning the ballot may indicate
12 his or her name, a reasonable identification of the parcel, and his or her support or opposition
13 to the proposed benefit assessment;

14 J. Assessment ballot instructions as described in Section 4 of this resolution; and

15 K. For each of the three proposed benefit assessments, a statement that the proposed benefit
16 assessment shall not be imposed if the ballots submitted in opposition to the assessment
17 exceed the ballots submitted in favor of the assessment, with ballots weighted according to
18 the proportional financial obligation of the affected property.

19 The Director or his designee shall deliver the Notices to the Clerk of the Board no later than
20 August 22, 2019.

21 **Section 6.** The Board hereby authorizes and directs the Clerk of the Board (Clerk) to sign and
22 mail, no later than August 23, 2019, the Notices (which shall include assessment ballots and
23 assessment ballot instructions as described above in Section 4 of this resolution), to the record property
24 owners of the parcels to be assessed. On the face of the envelope in which each Notice is sent, there
25 shall appear, in no smaller than 16-point bold type, the words "OFFICIAL BALLOT ENCLOSED." Upon
26 the Clerk's completion of the mailing of the Notices, the Clerk is hereby directed to file with the Board
27 an affidavit setting forth the time and manner of the compliance with the requirements of this resolution
28 for mailing the Notices.

1 **Section 7.** The Board hereby authorizes and directs the Clerk to publish a notice of the filing
2 of the Engineer’s Report and of the date, time, and place of the Public Hearing under Government Code,
3 section 6066, which is once a week for two successive weeks, with at least five days between each
4 publication, and to post copies of that notice in three places within the territory of the proposed CSA 34G.
5 The publication required under this section is for compliance with the Benefit Assessment Act of 1982,
6 specifically Government Code, section 54716, subdivision (c).

7 **Section 8.** If the Board imposes any or all of the proposed benefit assessments, the resolution
8 imposing each of the assessments shall provide that the amounts of the assessments will change in
9 successive years through Fiscal Year 2024-25 as stated in Exhibit B to this resolution, and Exhibit G to
10 the Engineer’s Report, and then remain at the same amounts in the following years until either or both of
11 the assessments is reduced or terminated, or there is a new proceeding to increase any or all of the
12 assessments. If new, increased, or extended assessments are proposed, the Board will comply with the
13 notice, protest, and hearing procedures in Government Code, section 53753.

14 **Section 9.** The Board hereby finds and determines that it took all of the foregoing actions and
15 made all of the foregoing findings in full compliance with the law, including, without limitation, the Uniform
16 Standby Charge Procedures Act, the Benefit Assessment Act of 1982, the Landscaping and Lighting Act
17 of 1972, and Article XIII D of the State Constitution and any other law referred to in this resolution.

18 **Section 10.** The Director of Public Works and Planning and his designees, who may be any
19 employees of the County Department of Public Works and Planning that he appoints, are hereby
20 designated and authorized to tabulate the assessment ballots (including substitute assessment ballots
21 and co-owner assessment ballots) submitted, and not withdrawn, in support of or opposition to the
22 assessment referred to in this resolution. Each of those persons may, in their discretion appoint
23 assistants, including, but not limited to, any employees of the County Administrative Office, including
24 further any employees of the Office of the Clerk, to help tabulate the assessment ballots (including
25 substitute assessment ballots and co-owner assessment ballots). The Board hereby finds and determines
26 that each of the persons described in this Section 10 is an impartial person who does not have a vested
27 interest in the outcome of the assessment.

28 **Section 11.** This Resolution shall take effect immediately upon its adoption.

1 THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors
2 of the County of Fresno this 20th day of August, 2019, to-wit:

3 AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

4 NOES: None

5 ABSENT: None

6 ABSTAINED: None



Nathan Magsig, Chairman of the Board
of Supervisors of the County of Fresno

7
8
9
10 **ATTEST:**

Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California

11
12
13 By Susan Bishop
14 Deputy

15
16 G:\4360Resources\SPECIAL DISTRICTS\CSA - County Service Area\CSA 34G\FIN\Prop 218\ROI\Local\Local ROI.docx

TRACT NO. 6189

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN MAY, 2017 BY GARY G. GIANNETTA
 CONSISTING OF TWO SHEETS
 SHEET ONE OF TWO SHEETS

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
 COUNTY OF FRESNO }

ON _____, BEFORE ME, _____, WHO PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
 COUNTY OF FRESNO }

ON _____, BEFORE ME, _____, WHO PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

PREPARED BY:

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
 FRESNO, CA 93721
 (559) 264-3590

LEGAL DESCRIPTION:

PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS.

SUBDIVIDER'S STATEMENT

THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND;

1. OFFER FOR DEDICATION THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN ON THE MAP, AND;
2. OFFER FOR DEDICATION FOR PUBLIC USE THE STORM DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP.

_____, A CALIFORNIA LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS _____

BY: _____
 DARIUS ASSEMI, PRESIDENT

SURVEYOR'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DARIUS ASSEMI ON APRIL 1, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE COUNTY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

 GARY G. GIANNETTA R.C.E. 26996 DATE
 EXP. 3/31/19

COUNTY SURVEYORS STATEMENT:

I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

STEVE E. WHITE, DIRECTOR
 DEPARTMENT OF PUBLIC WORKS AND PLANNING

BY: _____ DATE
 KEVIN W. NEHRING P.L.S. 8200
 DEPUTY COUNTY SURVEYOR

BOARD OF SUPERVISOR'S STATEMENT:

I, HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, BY RESOLUTION ADOPTED _____, 2018 APPROVED THE WITHIN MAP, AND ON BEHALF OF THE PUBLIC:

1. ACCEPT THE OFFER OF DEDICATION FOR PUBLIC USE AUBERRY ROAD AS SHOWN ON THE MAP, AND;
2. ACCEPT THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN ON THE MAP, AND;
3. ACCEPT THE OFFER OF DEDICATION FOR PUBLIC USE THE STORM DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP.

 DATE BERNICE E. SEIDEL
 CLERK TO THE BOARD OF SUPERVISORS

BY: _____
 DEPUTY

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE: \$ _____
 FILED THIS _____ DAY OF _____, 2018 AT ____ M. IN VOLUME _____
 OF PLATS, AT PAGES ____ AND _____, AT THE REQUEST OF
 GARY G. GIANNETTA

FRESNO COUNTY RECORDS
 PAUL DICTOS, COUNTY RECORDER

BY: _____
 DEPUTY

EXHIBIT A

TRACT NO. 6189

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN MAY, 2017 BY GARY G. GIANNETTA
 CONSISTING OF TWO SHEETS
 SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE SOUTH LINE OF PARCEL 4 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS TAKEN AS BEARING NORTH 88°41'46" WEST, AS SHOWN ON SAID PARCEL MAP NO. 5988.

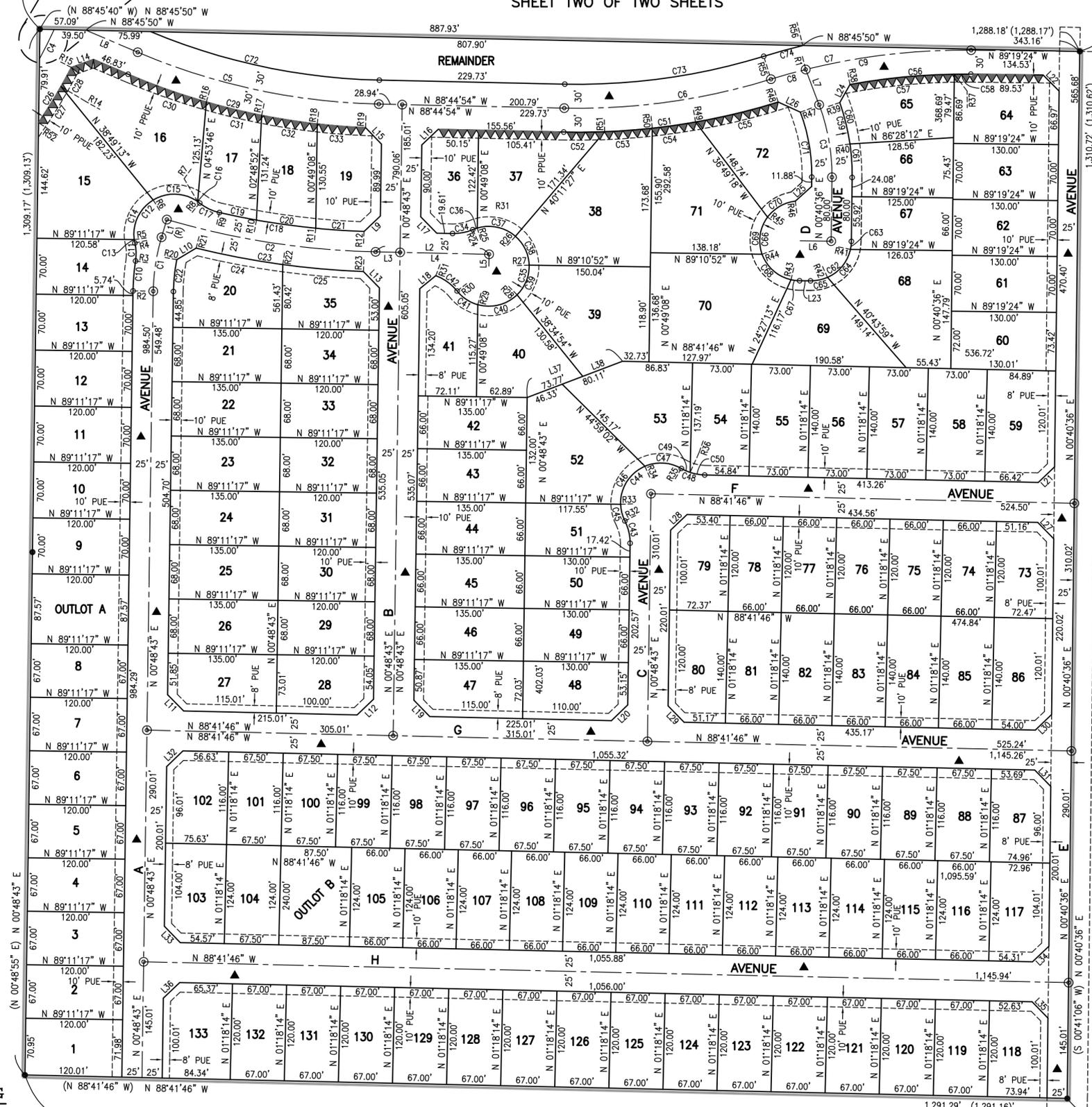
2 1/2" BRASS CAP, STAMPED "U.S.G.L.O. 1937", AS BEING THE NORTHWEST CORNER OF PARCEL 3 OF PARCEL MAP NO. 5988, AND AS BEING THE NORTHWEST CORNER OF SECTION 15, T 11 S, R 21 E, M.D.B.& M.

SCALE: 1"=50'

3/4" IRON PIPE, 12" UP, WITH BRASS TAG, STAMPED LS 2854, AS BEING THE NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 5988.

SCALE: 1" = 100'

CURVE	DELTA	RADIUS	LENGTH
C1	15°42'16"	250.00'	68.52'
C2	15°15'53"	985.00'	262.42'
C3	21°13'15"	250.00'	92.59'
C4	03°27'06"	680.00'	40.97'
C5	22°01'17"	800.00'	307.48'
C6	18°35'47"	800.00'	259.65'
C7	18°01'17"	800.00'	251.63'
C8	03°12'12"	800.00'	44.73'
C9	14°49'04"	800.00'	206.90'
C10	07°51'07"	275.00'	37.69'
C11	21°34'36"	60.00'	22.60'
C12	141°58'53"	50.00'	123.90'
C13	04°58'54"	50.00'	4.35'
C14	66°32'04"	50.00'	58.06'
C15	66°52'43"	50.00'	58.36'
C16	03°35'12"	50.00'	3.13'
C17	26°07'42"	60.00'	27.36'
C18	10°48'12"	960.00'	181.01'
C19	02°47'53"	960.00'	46.88'
C20	04°25'34"	960.00'	74.16'
C21	03°34'45"	960.00'	59.97'
C22	10°12'31"	225.00'	40.09'
C23	11°53'30"	1,010.00'	209.62'
C24	06°12'06"	1,010.00'	109.32'
C25	05°41'24"	1,010.00'	100.30'
C26	06°23'18"	720.00'	80.28'
C27	04°13'30"	720.00'	53.09'
C28	02°09'48"	720.00'	27.19'
C29	20°55'42"	830.00'	303.17'
C30	07°06'05"	830.00'	102.87'
C31	04°52'26"	830.00'	70.60'
C32	04°48'45"	830.00'	69.71'
C33	04°08'26"	830.00'	59.98'
C34	24°37'18"	60.00'	25.78'
C35	25°05'58"	50.00'	222.62'
C36	06°43'47"	50.00'	5.87'
C37	57°55'55"	50.00'	50.56'
C38	47°09'23"	50.00'	41.15'
C39	47°09'23"	50.00'	41.15'
C40	60°17'11"	50.00'	52.61'
C41	35°50'19"	50.00'	31.28'
C42	31°29'03"	60.00'	32.97'
C43	27°35'10"	60.00'	28.89'
C44	147°06'22"	50.00'	128.37'
C45	24°52'55"	50.00'	21.71'
C46	68°36'08"	50.00'	59.87'
C47	53°37'19"	50.00'	46.79'
C48	29°01'41"	60.00'	30.40'
C49	11°24'31"	60.00'	11.95'
C50	17°37'10"	60.00'	18.45'
C51	18°35'47"	830.00'	269.39'
C52	03°30'15"	830.00'	50.76'
C53	04°04'49"	830.00'	59.11'
C54	03°44'14"	830.00'	54.14'
C55	07°16'29"	830.00'	105.38'
C56	11°12'05"	770.00'	150.54'
C57	09°40'42"	770.00'	130.07'
C58	01°31'23"	770.00'	20.47'
C59	19°54'33"	275.00'	95.56'
C60	11°08'25"	275.00'	53.47'
C61	08°46'08"	275.00'	42.09'
C62	90°00'00"	50.00'	78.54'
C63	11°37'57"	50.00'	10.15'
C64	53°37'24"	50.00'	46.80'
C65	24°44'39"	50.00'	21.59'
C66	17°24'38"	50.00'	150.70'
C67	12°12'30"	50.00'	10.65'
C68	57°22'16"	50.00'	50.07'
C69	56°04'39"	50.00'	48.94'
C70	47°02'13"	50.00'	41.05'
C71	21°06'16"	225.00'	82.88'
C72	22°41'36"	770.00'	291.54'
C73	18°35'47"	770.00'	249.92'
C74	03°27'47"	830.00'	50.17'



LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊙ SET 2" BRASS CAP, STAMPED R.C.E. 26996, IN CONCRETE, FLUSH WITH PAVEMENT (COUNTY OF FRESNO TO PROVIDE)
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED RCE 26996, OR AS NOTED.
- () RECORD DATA AS PER PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES, PER AMENDING MAP OF TRACT NO. 5205, RECORDED IN VOLUME 76 OF PLATS, AT PAGES 46 THROUGH 70, FRESNO COUNTY RECORDS
- ▲ EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ▲▲▲▲ INDICATED RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- CALC CALCULATED FROM RECORD DATA
- F.C.R. FRESNO COUNTY RECORDS
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- (R) INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

1. SET 3/4" IRON PIPE, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS.
 2. OUTLOT A AND OUTLOT B TO BE DEEDED TO THE COUNTY OF FRESNO.
- PUBLIC UTILITY EASEMENT RECORDED MAY 18, 2018 AS DOC. NO. 2018-0059096, F.C.R. AND TEMPORARY EASEMENT RECORDED MAY 17, 2018 AS DOC. NO. 2018-0058406, F.C.R.

RADIAL	DIRECTION
R1	N 14°08'29" W
R2	N 89°11'17" W
R3	N 81°20'10" W
R4	S 77°05'14" W
R5	S 82°04'08" W
R6	N 31°23'48" W
R7	N 35°28'55" E
R8	N 39°04'07" E
R9	S 12°56'25" W
R10	S 10°08'32" W
R11	S 05°42'58" W
R12	S 02°08'13" W
R13	S 56°21'32" E
R14	S 60°35'02" E
R15	S 62°44'50" E
R16	S 16°10'18" W
R17	S 11°17'52" W
R18	S 06°29'07" W
R19	S 02°20'41" W
R20	N 78°58'46" W
R21	S 13°57'47" W
R22	S 07°45'41" W
R23	S 02°04'17" W
R24	S 23°22'12" E
R25	N 16°38'25" W
R26	N 41°17'30" E
R27	N 88°26'53" E
R28	S 44°23'44" E
R29	S 15°53'27" W
R30	S 51°43'46" W
R31	N 20°14'43" E
R32	N 63°13'33" E
R33	S 88°06'28" W
R34	N 23°17'24" W
R35	N 30°19'55" E
R36	S 18°55'24" W
R37	N 00°50'47" W
R38	N 10°31'29" W
R39	N 70°46'03" E
R40	N 81°54'28" E
R41	S 77°41'27" E
R42	S 24°04'03" E
R43	S 12°53'06" W
R44	S 70°15'22" W
R45	N 53°39'59" W
R46	N 06°37'46" W
R47	N 69°34'20" E
R48	S 17°20'41" E
R49	S 10°04'12" E
R50	S 06°19'58" E
R51	S 02°15'09" E
R52	S 10°04'12" E
R53	S 62°01'34" E
R54	S 62°28'38" E
R55	N 17°20'41" W
R56	N 13°52'54" W

LINE	BEARING	DISTANCE
L1	N 16°30'59" E	23.12'
L2	N 88°44'54" W	140.61'
L3	N 88°44'54" W	30.36'
L4	N 88°44'54" W	110.25'
L5	N 01°15'06" E	15.00'
L6	N 89°19'24" W	38.59'
L7	N 20°34'05" W	47.22'
L8	N 66°43'37" W	69.75'
L9	N 46°10'34" E	28.10'
L10	N 59°02'57" E	28.05'
L11	N 43°56'32" W	28.41'
L12	N 46°03'28" E	28.16'
L13	N 43°50'31" W	28.45'
L14	N 69°51'54" E	29.06'
L15	N 43°45'07" W	28.50'
L16	N 46°01'54" E	28.18'
L17	N 43°58'06" W	28.39'
L18	N 50°43'55" E	25.75'
L19	N 43°56'32" W	28.41'
L20	N 46°03'28" E	28.16'
L21	N 45°59'25" E	28.13'
L22	N 44°19'24" W	28.28'
L23	N 89°19'24" W	13.59'
L24	N 29°05'24" E	25.90'
L25	N 47°47'31" E	27.22'
L26	N 65°20'05" W	30.27'
L27	N 44°00'35" W	28.44'
L28	N 46°03'28" E	28.16'
L29	N 43°56'32" W	28.41'
L30	N 45°59'25" E	28.13'
L31	N 44°00'35" W	28.44'
L32	N 46°03'28" E	28.16'
L33	N 43°56'32" W	28.41'
L34	N 45°59'25" E	28.13'
L35	N 44°00'35" W	28.44'
L36	N 46°03'28" E	28.16'
L37	N 69°00'05" E	126.44'
L38	N 69°00'05" E	52.67'

PREPARED BY:
GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1119 "S" STREET
 FRESNO, CA 93721
 (559) 264-3590

EXHIBIT A-1

WATER, SEWER, STORM DRAINAGE, STREET, STREET LIGHTING,
LANDSCAPE UTILITY ASSESSMENTS

	CSA	APN/LOT#	NAME1	FY 2019-2020							FY 2020-2021						
				WATER	SEWER	STORM DRAINAGE	STREET	STREET LIGHTING	LANDSCAPE	FY ASSESSMENT TOTAL	WATER	SEWER	STORM DRAINAGE	STREET	STREET LIGHTING	LANDSCAPE	FY ASSESSMENT TOTAL
116	CSA 34G	LOT 116	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
117	CSA 34G	LOT 117	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
118	CSA 34G	LOT 118	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
119	CSA 34G	LOT 119	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
120	CSA 34G	LOT 120	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
121	CSA 34G	LOT 121	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
122	CSA 34G	LOT 122	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
123	CSA 34G	LOT 123	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
124	CSA 34G	LOT 124	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
125	CSA 34G	LOT 125	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
126	CSA 34G	LOT 126	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
127	CSA 34G	LOT 127	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
128	CSA 34G	LOT 128	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
129	CSA 34G	LOT 129	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
130	CSA 34G	LOT 130	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
131	CSA 34G	LOT 131	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
132	CSA 34G	LOT 132	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
133	CSA 34G	LOT 133	3B DEVELOPMENT INC	\$ 183.96	\$ 106.89	\$ 42.87	\$ 171.48	\$ 69.97	\$ 31.10	\$ 606.27	\$ 187.93	\$ 109.20	\$ 43.80	\$ 175.18	\$ 71.48	\$ 31.77	\$ 619.37
ANNUAL TOTALS =				\$ 24,466.68	\$ 14,216.37	\$ 5,701.71	\$ 22,806.84	\$ 9,306.01	\$ 4,136.30	\$ 80,633.91	\$ 24,995.16	\$ 14,523.44	\$ 5,824.87	\$ 23,299.47	\$ 9,507.02	\$ 4,225.64	\$ 82,375.60

EXHIBIT B - CSA 34 G (Tract 6189) LOCAL UTILITIES ASSESSMENT ROLL

WATER, SEWER, STORM DRAINAGE, STREET, STREET LIGHTING,
LANDSCAPE UTILITY ASSESSMENTS

	CSA	APN/LOT#	NAME1	FY 2021-2022							FY 2022-2023						
				WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL	WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL
116	CSA 34G	LOT 116	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
117	CSA 34G	LOT 117	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
118	CSA 34G	LOT 118	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
119	CSA 34G	LOT 119	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
120	CSA 34G	LOT 120	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
121	CSA 34G	LOT 121	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
122	CSA 34G	LOT 122	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
123	CSA 34G	LOT 123	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
124	CSA 34G	LOT 124	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
125	CSA 34G	LOT 125	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
126	CSA 34G	LOT 126	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
127	CSA 34G	LOT 127	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
128	CSA 34G	LOT 128	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
129	CSA 34G	LOT 129	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
130	CSA 34G	LOT 130	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
131	CSA 34G	LOT 131	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
132	CSA 34G	LOT 132	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
133	CSA 34G	LOT 133	3B DEVELOPMENT INC	\$ 191.99	\$ 111.56	\$ 44.74	\$ 178.97	\$ 73.03	\$ 32.46	\$ 632.74	\$ 196.14	\$ 113.97	\$ 45.71	\$ 182.83	\$ 74.60	\$ 33.16	\$ 646.41
ANNUAL TOTALS =				\$ 25,535.06	\$ 14,837.15	\$ 5,950.68	\$ 23,802.74	\$ 9,712.37	\$ 4,316.92	\$ 84,154.92	\$ 26,086.61	\$ 15,157.63	\$ 6,079.22	\$ 24,316.88	\$ 9,922.16	\$ 4,410.16	\$ 85,972.66

EXHIBIT B - CSA 34 G (Tract 6189) LOCAL UTILITIES ASSESSMENT ROLL

WATER, SEWER, STORM DRAINAGE, STREET, STREET LIGHTING,
LANDSCAPE UTILITY ASSESSMENTS

	CSA	APN/LOT#	NAME1	FY 2023-2024							FY 2024-2025						
				WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL	WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL
116	CSA 34G	LOT 116	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
117	CSA 34G	LOT 117	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
118	CSA 34G	LOT 118	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
119	CSA 34G	LOT 119	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
120	CSA 34G	LOT 120	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
121	CSA 34G	LOT 121	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
122	CSA 34G	LOT 122	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
123	CSA 34G	LOT 123	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
124	CSA 34G	LOT 124	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
125	CSA 34G	LOT 125	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
126	CSA 34G	LOT 126	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
127	CSA 34G	LOT 127	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
128	CSA 34G	LOT 128	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
129	CSA 34G	LOT 129	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
130	CSA 34G	LOT 130	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
131	CSA 34G	LOT 131	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
132	CSA 34G	LOT 132	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
133	CSA 34G	LOT 133	3B DEVELOPMENT INC	\$ 200.38	\$ 116.43	\$ 46.70	\$ 186.78	\$ 76.21	\$ 33.88	\$ 660.37	\$ 204.70	\$ 118.94	\$ 47.70	\$ 190.82	\$ 77.86	\$ 34.61	\$ 674.64
ANNUAL TOTALS =				\$ 26,650.08	\$ 15,485.04	\$ 6,210.53	\$ 24,842.12	\$ 10,136.48	\$ 4,505.42	\$ 87,829.67	\$ 27,225.73	\$ 15,819.51	\$ 6,344.68	\$ 25,378.71	\$ 10,355.43	\$ 4,602.74	\$ 89,726.79

EXHIBIT B - CSA 34 G (Tract 6189) LOCAL UTILITIES ASSESSMENT ROLL