

RESOLUTION NO. 19-328

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

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

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

WHEREAS, Tentative Tract Map No. 4934 (Tract 4934) lies wholly within the boundaries of CSA 34; and

WHEREAS, to comply with a condition of approval of Tract 4934, a developer/landowner has requested the formation of CSA 34, proposed Zone F (CSA 34F), also known as The Vistas; and

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

WHEREAS, the County of Fresno (County) provides storm drainage and road maintenance, lighting, open space and public right-of-way landscape maintenance and water and sewer services in 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 F of County Service Area No. 34 (CSA 34F); and

WHEREAS, the facilities and services proposed to be provided by the County in CSA 34F 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 4934, including the funding of special reserve funds created and funded as a
3 condition of approval for Tract 4934, 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 4934 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 4934 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 4934, 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 34F 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 34F 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 34F; and

21 WHEREAS, Government Code section 25215.6 authorizes the County to impose benefit
22 assessment in CSA 34F 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 34F 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

28 ///

1 WHEREAS, Government Code section 25215.3 authorizes the County to impose a benefit
2 assessment in CSA 34F 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 34F, which is shown by a blue boundary line on the map attached to
5 this resolution as Exhibit A-1, is the territory where benefit assessments to pay for the costs the
6 Storm Drainage and Road Maintenance, the Lighting and Public Right-of-Way Landscape
7 Maintenance, and 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 34F in its entirety, the boundaries of
10 which are described in exhibit A, has been designated as "The Vistas 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 8 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 8 and exhibit H-2 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 the Vistas Lighting and Public Right-
2 of-Way Landscape Maintenance District, which is coextensive with CSA 34F, (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 8 and exhibit H-2 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 34F 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 The Vistas Lighting and Public Right-of-Way Landscape
27 Maintenance District (which is coextensive with CSA 34F) 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 34F for the costs of the Storm Drainage and Road Maintenance
2 in CSA 34F.

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 34F, 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 34F, 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 8.** 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 34F.
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

7
8 

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

10 **ATTEST:**

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

13 By Susan Bishop
14 Deputy

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

EXHIBIT A

TRACT No. 4934

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH $88^{\circ}41'31''$ EAST, A DISTANCE OF 548.84 FEET; THENCE SOUTH $50^{\circ}33'31''$ WEST, A DISTANCE OF 242.99 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $87^{\circ}34'42''$ EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF $112^{\circ}06'52''$ AN ARC LENGTH OF 97.84 FEET; THENCE, SOUTH $34^{\circ}59'44''$ WEST, A DISTANCE OF 132.93 FEET; THENCE, NORTH $55^{\circ}00'16''$ WEST, A DISTANCE OF 49.92 FEET; THENCE, NORTH $88^{\circ}41'40''$ WEST, A DISTANCE OF 280.00 FEET; THENCE, NORTH $01^{\circ}18'20''$ EAST, A DISTANCE OF 171.00 FEET; THENCE, SOUTH $88^{\circ}41'40''$ EAST; A DISTANCE OF 26.18 FEET; THENCE, NORTH $46^{\circ}18'20''$ EAST, A DISTANCE OF 21.77 FEET; THENCE, NORTH $01^{\circ}18'15''$ EAST, A DISTANCE OF 106.49 FEET; THENCE, SOUTH $88^{\circ}41'31''$ EAST, A DISTANCE OF 25.15 FEET TO THE POINT OF **BEGINNING**.



SUBDIVISION MAP OF
TRACT NO. 4934

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN APRIL 2017

FOR
WC MILLERTON DEVELOPERS, INC.
BY



CONSISTING OF FOUR SHEETS

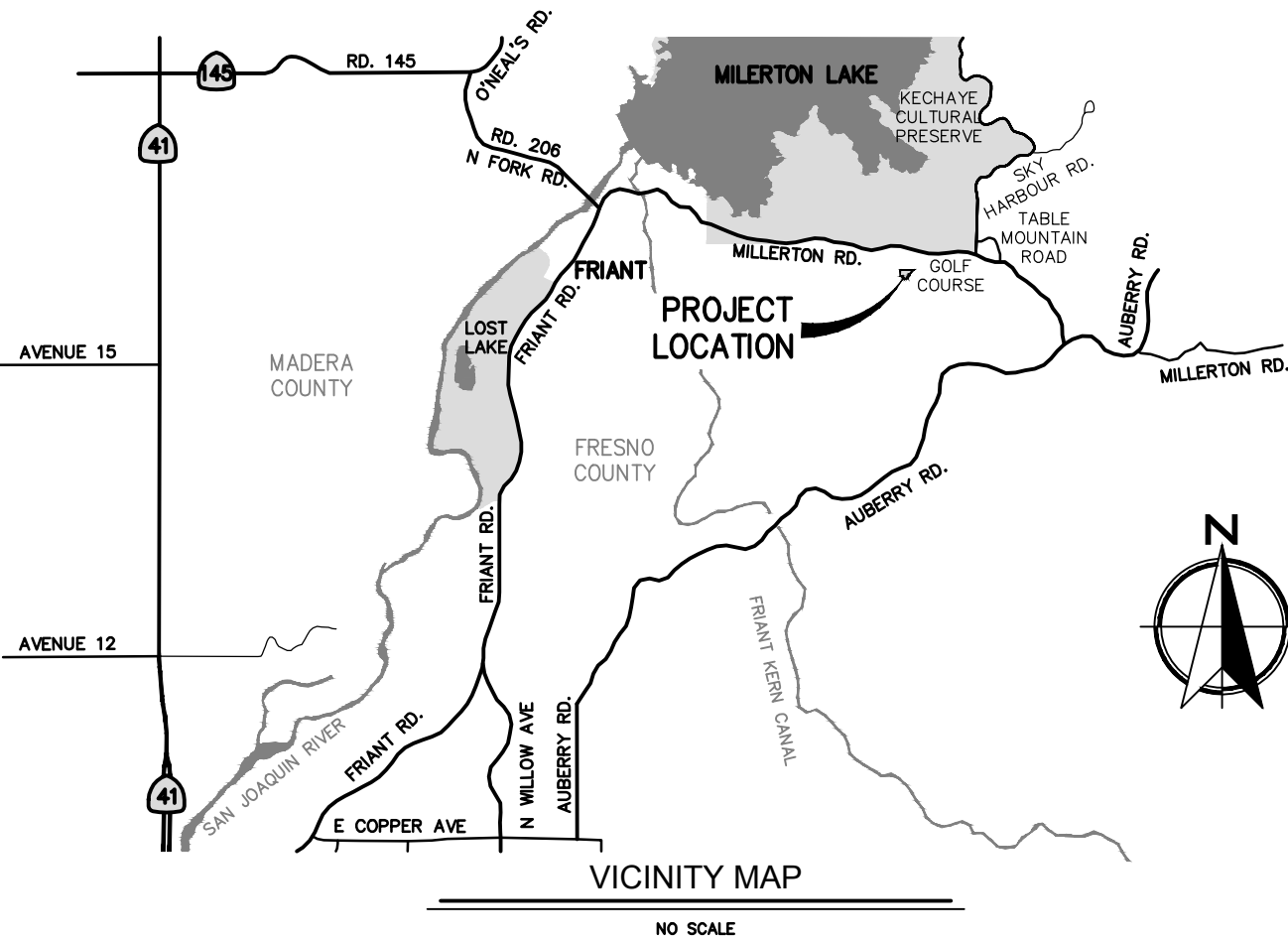
LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

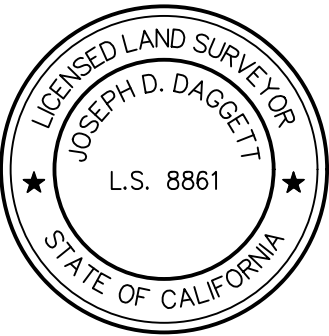
SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED FOR THIS PROPERTY AND IS ON FILE WITH THE COUNTY OF FRESNO. THE SOILS REPORT WAS PREPARED BY SEE'S CONSULTING AND TESTING AND IS REFERENCED AS JOB NO. 17_____.



SURVEYOR'S STATEMENT

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 ORDINANCES AT THE REQUEST OF WC MILLERTON DEVELOPERS, INC., ON JANUARY 28TH, 2019. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED. 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.



JOSEPH D. DAGGETT, LS 8861

DATE: _____

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED 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.

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

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

DATE: _____

BOARD OF SUPERVISOR'S STATEMENT

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, BY RESOLUTION ADOPTED _____, 2019 APPROVED THE WITHIN MAP, AND ON BEHALF OF THE PUBLIC:

1. ACCEPTED THE OFFER OF DEDICATION FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS INDICATED ON THIS MAP, AND
2. ACCEPTED THE OFFER OF DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES ROCKY BRANCH CREEK AVENUE AND GOLDFINCH LANE AS INDICATED ON THIS MAP, AND
3. SITTING AS THE BOARD OF DIRECTORS FOR COUNTY SERVICE AREA NO. 34, ACCEPTED THE OFFER OF DEDICATION OF ALL RIGHTS TO GROUND WATER BENEATH THE SUBDIVISION, AND
4. ACCEPTED THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS INDICATED ON THIS MAP.

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS

BY: _____ DEPUTY _____ DATE _____

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE: \$ 22.00
FILED THIS _____ DAY OF _____, 2019,
AT _____ M IN VOLUME _____ OF PLATS, AT PAGE(S) _____,
FRESNO COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

PAUL DICTOS, C.P.A., FRESNO COUNTY RECORDER

BY: _____ DEPUTY COUNTY RECORDER _____

OWNER'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 FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS, AS INDICATED ON MAP, AND
2. OFFER FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES ROCKY BRANCH CREEK AVENUE AND GOLDFINCH LANE AS INDICATED ON THIS MAP, AND
3. OFFER FOR DEDICATION FOR PUBLIC USE ALL RIGHTS TO GROUND WATER BENEATH THE SUBDIVISION, SUBJECT TO DEVELOPMENT BY THE SUBDIVIDER OR HIS ASSIGNEE AND ONLY FOR LANDS TO BE SERVED BY THE COUNTY SERVICE AREA WITH ITS EXISTING BOUNDARIES, AND
4. OFFER THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN HEREON.
5. CERTIFY THAT OUTLOT "A" IS AN UNSUBDIVIDED REMAINDER FOR FUTURE DEVELOPMENT AND THAT RECORD TITLE INTEREST OF SAID OUTLOT "A" IS TO BE RESERVED BY THE OWNER(S).

WC MILLERTON DEVELOPERS, INC., A CALIFORNIA CORPORATION

BY: _____ DATE _____
JOSH PETERSON, PRESIDENT

U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL, AS BENEFICIARY

BY: _____ DATE _____
JASON SUBIA, SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

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 _____ }

ON _____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED JOSH PETERSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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
NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

COUNTY OF _____

NOTARY ACKNOWLEDGEMENT

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 _____ }

ON _____ BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED JASON SUBIA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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
NAME _____ SIGNATURE _____

MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

COUNTY OF _____

EXHIBIT A-1

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

LIST OF EXCEPTIONS PER TITLE REPORT NO. 1411014269A-DB PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED MARCH 18, 2019

1. ANY SPECIAL TAX WHICH IS NOW A LIEN AND THAT MAY BE LEVIED WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 2010-01, A NOTICE OF WHICH WAS RECORDED AS FOLLOWS:

INSTRUMENT ENTITLED: NOTICE OF SPECIAL TAX LIEN BY FRESNO COUNTY FIRE PROTECTION DISTRICT, RECORDED IN JULY 22, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0093596. EXCEPTION BLANKET IN NATURE, NOT PLOTTED PER EXCEPTION NO. 4 ON PTR.

NOTE: AMONG OTHER THINGS, THERE ARE PROVISIONS IN SAID NOTICE FOR A SPECIAL TAX TO BE LEVIED ANNUALLY, THE AMOUNTS OF WHICH ARE TO BE ADDED TO AND COLLECTED WITH THE PROPERTY TAXES. AND AS MODIFIED BY AN INSTRUMENT, EXECUTED BY FRESNO COUNTY FIRE PROTECTION DISTRICT, RECORDED MAY 18, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2011-0066725.

2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 5 ON PTR.

3. RIGHTS OF THE PUBLIC, COUNTY AND/OR CITY, IN AND TO THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF ANY PUBLIC HIGHWAY OR ROAD. EXCEPTION BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 6 ON PTR.

4. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTION IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.

RECORDED ON APRIL 1, 1988 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 88034750. EXCEPTION BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION 7 ON PTR.

CONTINUED ON THIS SHEET, SEE RIGHT

NOTE: "IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

5. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO COUNTY OF FRESNO ON BEHALF OF COUNTY SERVICE AREA 34 FOR FILL AND FENCE. RECORDED FEBRUARY 6, 1991 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 91015064, O.R.F.C. PER EXCEPTION NO. 8 ON PTR, NOT PLOTTED.

6. CONDITION CONTAINED AND/OR REFERRED TO IN AN INSTRUMENT ENTITLED RESOLUTION NO. 2000-15 BY FRESNO COUNTY FIRE PROTECTION DISTRICT, RECORDED JULY 21, 2000 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2000-0086384. BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION 9 ON PTR.

7. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED SETTLEMENT AGREEMENT, EXECUTED BY CALIFORNIA DEPARTMENT OF FISH & GAME AND COUNTY OF FRESNO AND DEVELOPERS, RECORDED AUGUST 1, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-0146467. EXCEPTION BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 10 ON PTR.

8. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

GRANTED TO COUNTY OF FRESNO FOR PUBLIC UTILITY PURPOSES RECORDED MAY 12, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0060919, O.R.F.C. PER EXCEPTION NO. 11 ON PTR, EXCEPTION PLOTTED, SEE MAP.

CONTINUED ON THIS SHEET, SEE RIGHT

SUBDIVISION MAP OF
TRACT NO. 4934
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF FOUR SHEETS

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS

9. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED FINANCING, CAPITAL FUNDING AND PLAN IMPLEMENTATION AGREEMENT, EXECUTED BY FRESNO COUNTY FIRE PROTECTION DISTRICT, A CALIFORNIA SPECIAL DISTRICT AND JPJ, INCORPORATED, RECORDED MAY 25, 2010 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2010-0066707. EXCEPTION BLANKET IN NATURE, NOT PLOTTED. PER EXCEPTION NO. 12 ON PTR.

10. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT OF TEMPORARY EASEMENT AND SUBORDINATION(S) EXECUTED BY JPJ, INCORPORATED, RECORDED MAY 17, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0058406. PER EXCEPTION NO. 13 ON PTR, EXCEPTION PLOTTED, SEE MAP.

11. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

EASEMENT GRANTED TO JPJ, INCORPORATED, A CALIFORNIA CORPORATION FOR INSTALLATION AND CONSTRUCTION OF PUBLIC UTILITY PIPES. RECORDED MAY 17, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0058406. EXCEPTION AFFECTS SUBJECT PROPERTY, PLOTTED. PER EXCEPTION NO. 14 ON PTR.

12. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING:

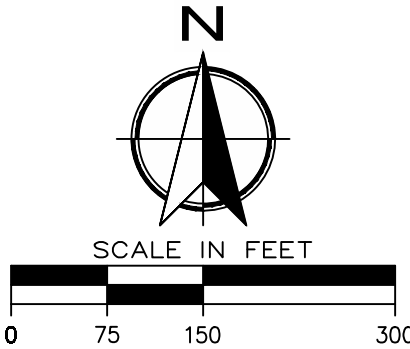
EASEMENT GRANTED TO COUNTY OF FRESNO FOR PUBLIC UTILITY PURPOSES. RECORDED MAY 18, 2018, O.R.F.C. AS DOCUMENT NO. 2018-0059096. EXCEPTION AFFECTS SUBJECT PROPERTY, PLOTTED. PER EXCEPTION NO. 15 ON PTR.

MONUMENTS LEGEND:

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- ⊙ SET 2" FRESNO COUNTY BRASS CENTERLINE MONUMENT, (TYPICAL), FLUSH, STAMPED "LS 8861" INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
- ✦ OFFSET STREET CENTERLINE MONUMENTS, SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861". INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.

LEGEND

- DISTINCT BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS



CENTER QUARTER CORNER OF SECTION 15, T. 11 S., R. 21 E., M.D.B.&M. FOUND 2.5" PIPE TAGGED LS 2854 PER T.F.-00506.

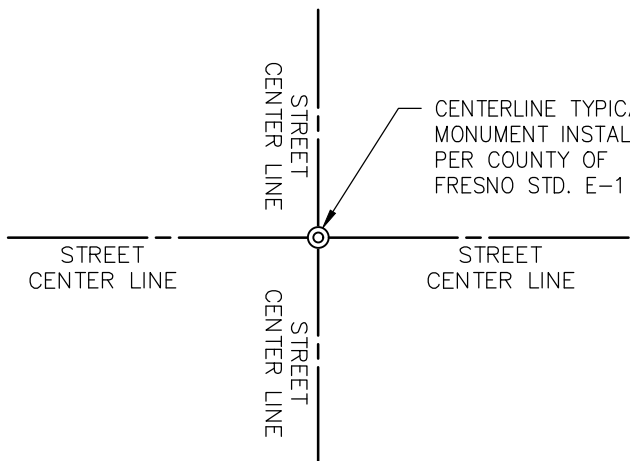
SUBDIVISION MAP OF
TRACT NO. 4934
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF FOUR SHEETS

BASIS OF BEARINGS:

THE NORTH LINE OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 25 AT PAGES 44 & 45, F.C.R., IS TAKEN TO BE: **NORTH 88° 45' 40" WEST.**

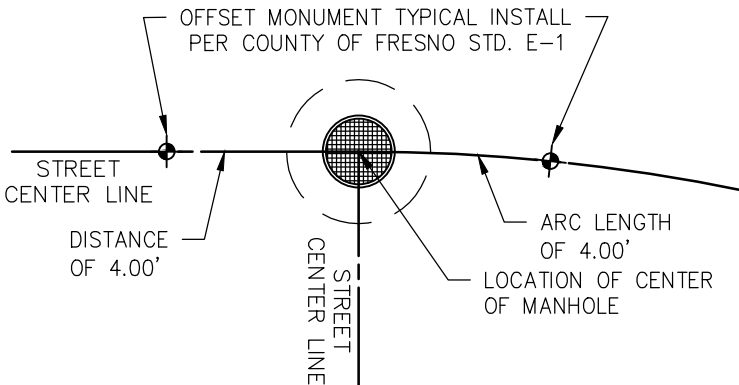
LEGEND

- (...) RECORD DATA PER RECORD OF SURVEY RECORDED IN BOOK 25 OF RECORD OF SURVEYS AT PAGES 44 AND 45, F.C.R.
- [...] RECORD DATA PER TRACT MAP NO. 4870, RECORDED IN VOLUME 81 OF PLATS AT PAGES 47-58, F.C.R.
- < ... > RECORD DATA PER PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF MAPS, PAGE 22 F.C.R.
- T.F. TIES ON FILE, FRESNO COUNTY RECORDS.
- F.C.R. FRESNO COUNTY RECORDS.
- DISTINCT BORDER INDICATES LIMITS OF THIS SUBDIVISION
- INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- SET 2" FRESNO COUNTY BRASS CENTERLINE MONUMENT, (TYPICAL), FLUSH, STAMPED "LS 8861" INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON THIS SHEET.
- OFFSET STREET CENTERLINE MONUMENTS, SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861". INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON THIS SHEET.



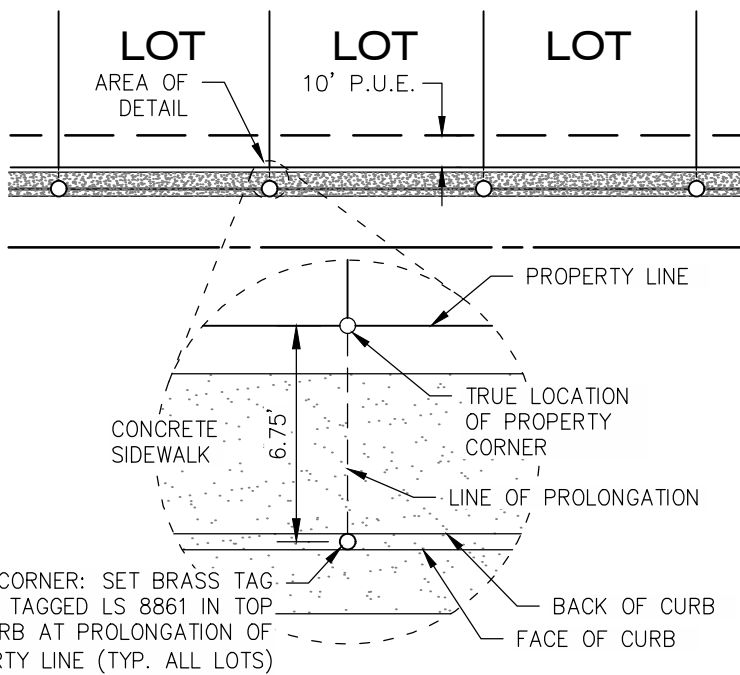
CENTERLINE MONUMENT DETAIL

NO SCALE. CENTERLINE MONUMENT INSTALLED IF NO CONFLICTS WITH UTILITIES



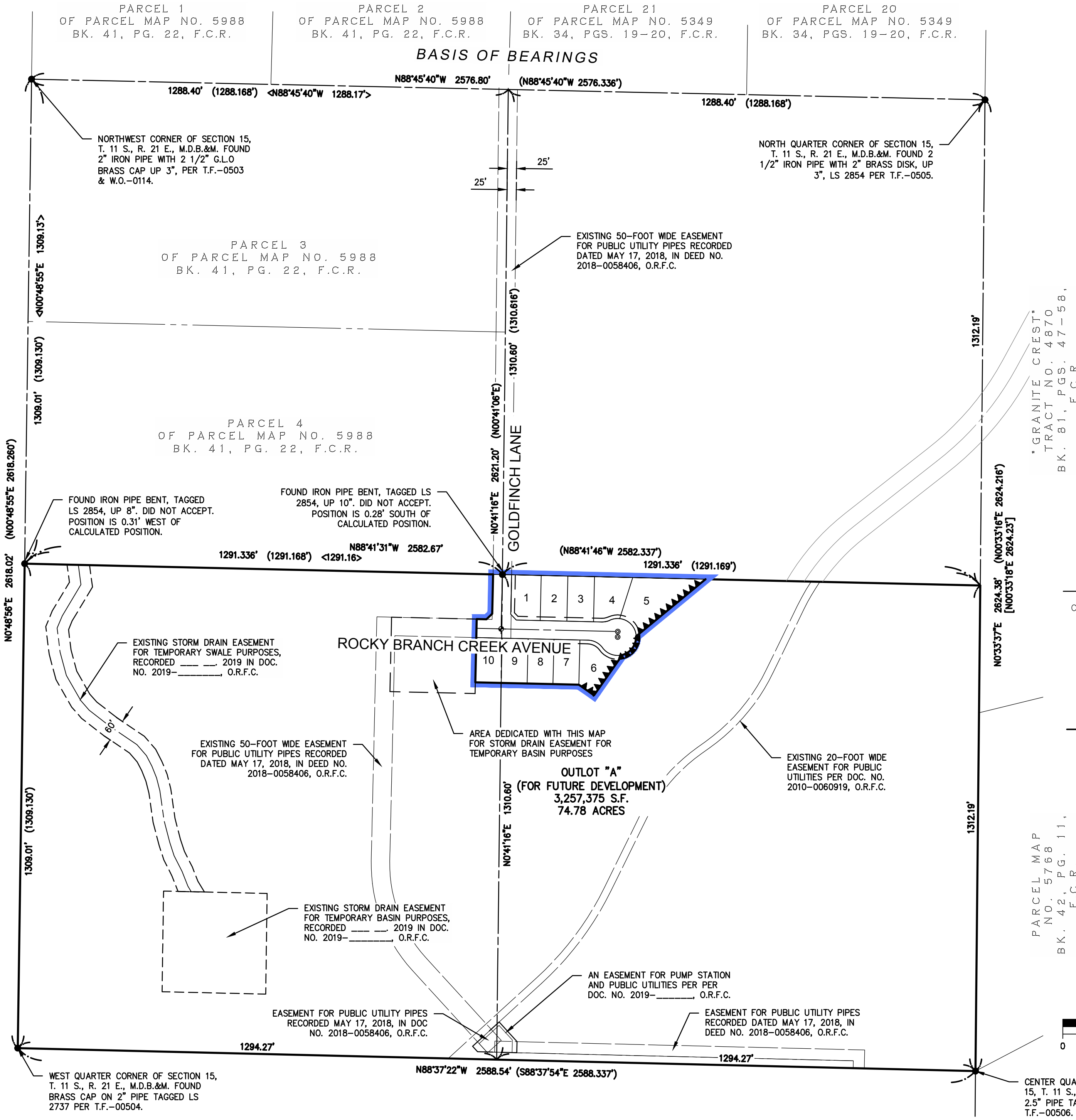
OFFSET CENTERLINE MONUMENT DETAIL

NO SCALE. OFFSET CENTERLINE MONUMENT INSTALLED WHEN CENTERLINE MONUMENT CANNOT BE INSTALLED DUE TO CONFLICT WITH UTILITIES

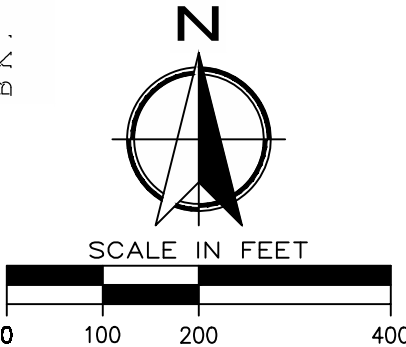


WITNESS CORNER DETAIL

NO SCALE



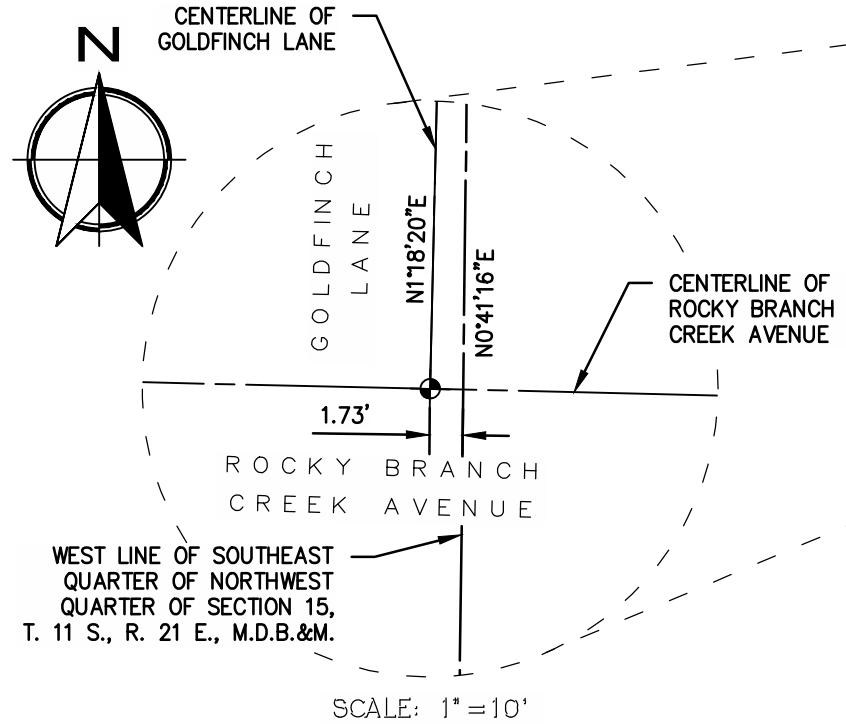
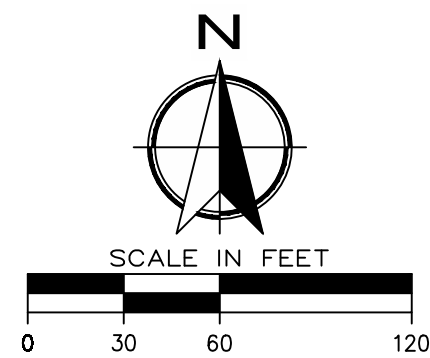
PARCEL MAP NO. 5768, BK. 42, PG. 11, F.C.R.



CENTER QUARTER CORNER OF SECTION 15, T. 11 S., R. 21 E., M.D.B.&M. FOUND 2.5" PIPE TAGGED LS 2854 PER T.F.-00506.

LEGEND

- MONUMENT FOUND AND ACCEPTED AS DESCRIBED, UNLESS OTHERWISE NOTED.
- ⊙ SET 2" FRESNO COUNTY BRASS CENTERLINE MONUMENT, (TYPICAL), FLUSH, STAMPED "LS 8861" INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
- ⊕ OFFSET STREET CENTERLINE MONUMENTS, SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861". INSTALLED PER COUNTY OF FRESNO STD. E-1. SEE DETAIL ON SHEET 3.
- PUE INDICATES PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- DISTINCT BORDER INDICATES LIMITS OF THIS SUBDIVISION
- ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
- ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES
- ◆ NOW OFFERED FOR DEDICATION FOR TEMPORARY STORM DRAIN BASIN.



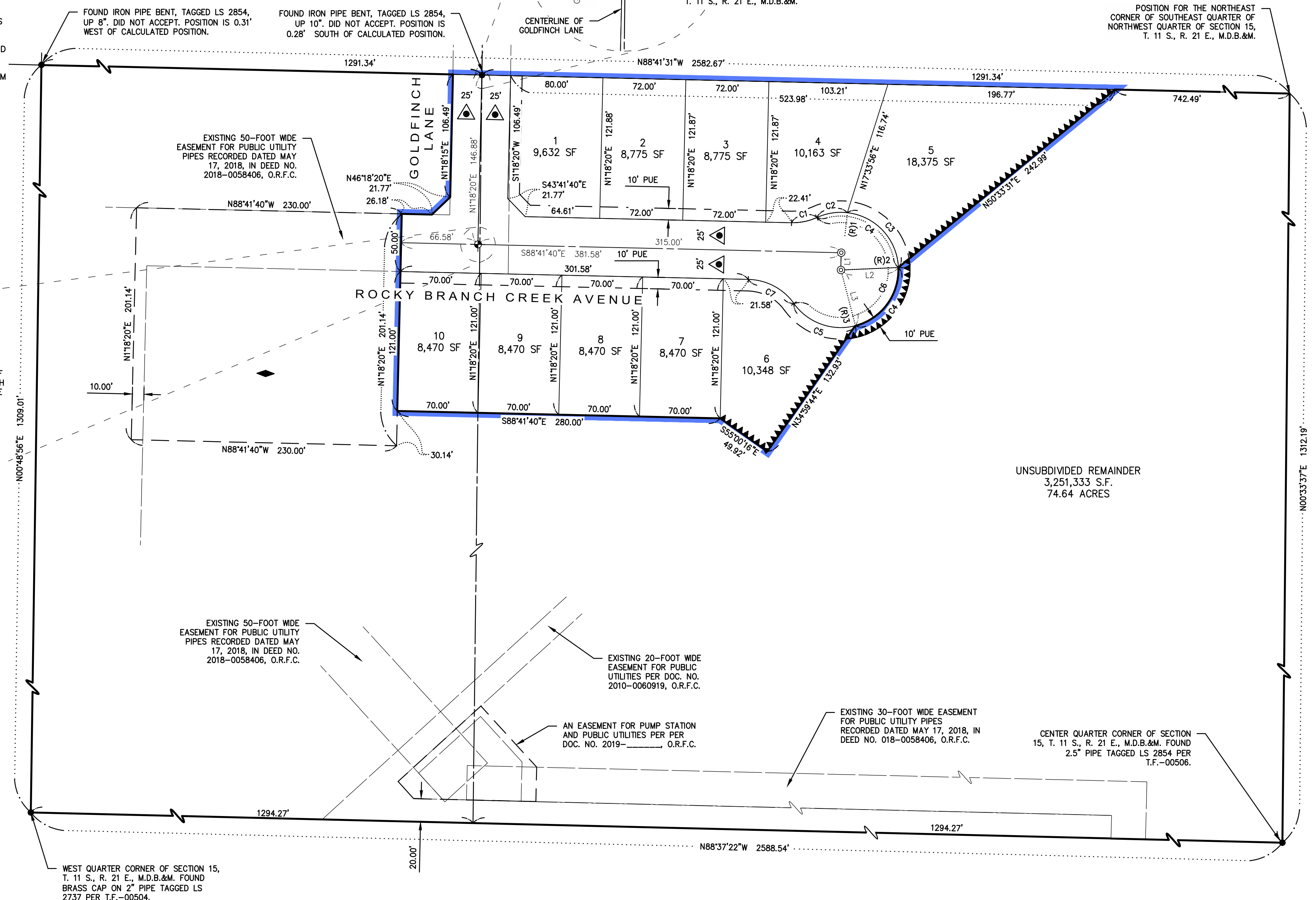
NOTE

- SET 3/4" X 30" IRON PIPE, DOWN 0.5', TAGGED "LS 8861", AT ALL LOT CORNERS, BLOCK CORNERS, ANGLE POINTS AND CURVE POINTS
- SET 2" FRESNO COUNTY BRASS SUBDIVISION MONUMENT (TYPICAL), FLUSH, STAMPED "LS 8861", AT ALL STREET CENTERLINE INTERSECTION POINTS AND ANGLE POINTS.
- CENTERLINE STREET MONUMENTS AT INTERSECTIONS BEGINNING THAT FALL ON MANHOLES ARE MONUMENTED ON THE CENTERLINE OF THE STREET, PER FRESNO COUNTY STANDARDS. SEE DETAILS ON SHEET 3.
- ALL CURVES ARE TANGENTIAL UNLESS A RADIAL BEARING IS SHOWN.
- FRONT LOT CORNERS ADJACENT TO PUBLIC STREETS ARE MONUMENTED AS WITNESS CORNERS AND ARE MARKED WITH BRASS TAG AND NAIL TAGGED "LS 8861" IN TOP OF CURB AT PROLONGATION OF PROPERTY LINE. TYPICAL OF ALL LOTS. SEE DETAIL ON SHEET 3.

SCALE: 1"=5'



SUBDIVISION MAP OF TRACT NO. 4934 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA CONSISTING OF FOUR SHEETS



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	22.55'	50.00'	25° 50' 31"
C2	27.08'	50.00'	31° 01' 56"
C3	70.76'	50.00'	81° 04' 56"
C4	97.84'	50.00'	112° 06' 52"
C5	60.24'	50.00'	69° 01' 56"
C6	226.00'	50.00'	258° 58' 19"
C7	46.36'	50.00'	53° 07' 48"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	S01° 18' 20"W
L2	50.00'	S87° 34' 42"W
L3	50.00'	N14° 35' 47"W

RADIAL TABLE	
RADIAL #	DIRECTION
(R)1	N06° 29' 46"E
(R)2	N87° 34' 42"E
(R)3	S14° 35' 47"E

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

				FY 2019-2020							FY 2020-2021						
TOTAL	CSA	APN/LOT#	NAME1	WATER	SEWER	STORM DRAINAGE	STREET	STREET LIGHTING	LANDSCAPE	FY ASSESSMENT TOTAL	WATER	SEWER	STORM DRAINAGE	STREET	STREET LIGHTING	LANDSCAPE	FY ASSESSMENT TOTAL
1	CSA 34G	LOT 1	WC MDI	\$ 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
2	CSA 34G	LOT 2	WC MDI	\$ 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
3	CSA 34G	LOT 3	WC MDI	\$ 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
4	CSA 34G	LOT 4	WC MDI	\$ 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
5	CSA 34G	LOT 5	WC MDI	\$ 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
6	CSA 34G	LOT 6	WC MDI	\$ 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
7	CSA 34G	LOT 7	WC MDI	\$ 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
8	CSA 34G	LOT 8	WC MDI	\$ 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
9	CSA 34G	LOT 9	WC MDI	\$ 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
10	CSA 34G	LOT 10	WC MDI	\$ 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 =				\$ 1,839.60	\$ 1,068.90	\$ 428.70	\$ 1,714.80	\$ 699.70	\$ 311.00	\$ 6,062.70	\$ 1,879.34	\$ 1,091.99	\$ 437.96	\$ 1,751.84	\$ 714.81	\$ 317.72	\$ 6,193.65

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

				FY 2021-2022							FY 2022-2023						
TOTAL	CSA	APN/LOT#	NAME1	WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL	WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL
1	CSA 34G	LOT 1	WC MDI	\$ 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
2	CSA 34G	LOT 2	WC MDI	\$ 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
3	CSA 34G	LOT 3	WC MDI	\$ 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
4	CSA 34G	LOT 4	WC MDI	\$ 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
5	CSA 34G	LOT 5	WC MDI	\$ 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
6	CSA 34G	LOT 6	WC MDI	\$ 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
7	CSA 34G	LOT 7	WC MDI	\$ 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
8	CSA 34G	LOT 8	WC MDI	\$ 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
9	CSA 34G	LOT 9	WC MDI	\$ 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
10	CSA 34G	LOT 10	WC MDI	\$ 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 =				\$ 1,919.93	\$ 1,115.58	\$ 447.42	\$ 1,789.68	\$ 730.25	\$ 324.58	\$ 6,327.44	\$ 1,961.40	\$ 1,139.67	\$ 457.08	\$ 1,828.34	\$ 746.03	\$ 331.59	\$ 6,464.11

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

				FY 2023-2024							FY 2024-2025						
TOTAL	CSA	APN/LOT#	NAME1	WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL	WATER	SEWER	STORM DRAINAGE	ST	ST LT	LS	FY ASSESSMENT TOTAL
1	CSA 34G	LOT 1	WC MDI	\$ 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
2	CSA 34G	LOT 2	WC MDI	\$ 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
3	CSA 34G	LOT 3	WC MDI	\$ 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
4	CSA 34G	LOT 4	WC MDI	\$ 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
5	CSA 34G	LOT 5	WC MDI	\$ 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
6	CSA 34G	LOT 6	WC MDI	\$ 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
7	CSA 34G	LOT 7	WC MDI	\$ 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
8	CSA 34G	LOT 8	WC MDI	\$ 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
9	CSA 34G	LOT 9	WC MDI	\$ 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
10	CSA 34G	LOT 10	WC MDI	\$ 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 =				\$ 2,003.77	\$ 1,164.29	\$ 466.96	\$ 1,867.83	\$ 762.14	\$ 338.75	\$ 6,603.73	\$ 2,047.05	\$ 1,189.44	\$ 477.04	\$ 1,908.17	\$ 778.60	\$ 346.07	\$ 6,746.38