

ENGINEER'S REPORT

for

**FALLON VILLAGE GEOLOGIC HAZARD ABATEMENT DISTRICT
DUBLIN, CALIFORNIA**

July 3, 2013

RECEIVED

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PUBLIC WORKS

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ENGINEER'S REPORT

GEOLOGIC HAZARD ABATEMENT DISTRICT-FALLON VILLAGE
(Pursuant to the Public Resources Code of the State of California, Section 26500 et seq.)

CERTIFICATION OF FILING

The Geologic Hazard Abatement District (“GHAD”) provides monitoring and maintenance of improvements related to geologic hazard management and other responsibilities as a land owner, within the Fallon Village GHAD and levies and collects assessments in order to perform its activities.

The improvements, which are the subject of this report, are defined as any activity necessary or incidental to the prevention, mitigation, abatement, or control of a geologic hazard, construction, maintenance, repair, or operation of improvement; or the issuance and servicing of bonds issued to finance any of the foregoing (Section 26505).

This report consists of seven parts, as follows:

- I. INTRODUCTION**
- II. BACKGROUND**
- III. GEOLOGIC HAZARD ABATEMENT DISTRICT DIAGRAM**
- IV. SERVICE LEVELS**
- V. DESCRIPTION OF GHAD MAINTAINED IMPROVEMENTS**
- VI. ASSESSMENT METHOD**
- VII. ASSESSMENT LIMIT - BUDGET PROJECTION**

The undersigned respectfully submits the enclosed Engineer's Report.

Date: July 3, 2013

By: ENGEO Incorporated

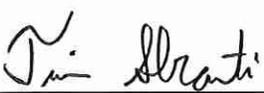

_____, GE
Uri Eliahu

I HEREBY CERTIFY that the enclosed Engineer's Report was filed on the 16th day of July 2013.



Caroline P. Soto
Clerk of the Board
Fallon Village Geologic Hazard Abatement District
Dublin, California

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the GHAD Board on the 16th day of July 2013.



Tim Sbranti
President of the Board
Fallon Village Geologic Hazard Abatement District
Dublin, California

ENGINEER'S REPORT

for

FALLON VILLAGE GEOLOGIC HAZARD ABATEMENT DISTRICT

for a

FISCAL YEAR 2012/2013 UPDATE

I. INTRODUCTION

The Dublin City Council formed the Fallon Village Geologic Hazard Abatement District ("GHAD" or "District") on December 4, 2007, under authority of the California Public Resources Code (Division 17, commencing with Section 26500). Included within the District were 1,043 single-family residences and adjacent open spaces within the Fallon Village development (Subdivision 7586). The Dublin City Council members act as the Board of Directors of the Fallon Village GHAD.

This report updates the budget information provided in the May 27, 2007 (with latest revision December 13, 2007) Fallon Village GHAD Engineer's Report ("Initial Engineer's Report"). On February 5, 2008, the Board of Directors accepted the Initial Engineer's Report that included an assessment limit for each of the parcels within the GHAD. The Board of Directors also imposed assessments on the properties within the GHAD to fund the improvement, monitoring and improvements described in the GHAD Plan of Control in accordance with the provisions of Proposition 218. The budget in this Engineer's Report is within the assessment limit approved by the GHAD Board of Directors; therefore, no increase is anticipated in the approved inflation-adjusted assessment limit.

II. BACKGROUND

For the Fallon Village Project, City of Dublin Condition of Approval No. 76 required the formation of a Geologic Hazard Abatement District ("GHAD"). The developer of Fallon Village submitted a Plan of Control to allow the District to permanently monitor and maintain GHAD improvements. The establishment of an assessment level to fund the GHAD responsibilities is described in the Initial Engineer's Report for the Fallon Village GHAD.

III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES

The boundaries for the GHAD are shown in the legal description and diagram attached hereto as Exhibits A and B.

IV. SERVICE LEVELS

The GHAD's activities are those that are necessary or incidental to the prevention, mitigation, abatement, or control of geologic hazards including construction, maintenance, repair, or operation of any improvement; and the issuance and servicing of bonds issued to finance any of the foregoing.

The GHAD provides for the administration and review of facilities within the budgeted limits, including the following services:

1. Oversight of GHAD operations.
2. In conjunction with the County Assessor's Office, setting the annual levying of assessments on the property tax rolls.
3. Engagement of technical professionals to perform the monitoring duties as described in the GHAD Plan of Control.
4. Performance of GHAD maintenance activities in accordance with the GHAD Plan of Control. These maintenance activities include:
 - Four bioretention cells.
 - Maintenance and repair of EVA and access roads.
 - Erosion repairs.
 - Revegetation and vegetation control, including fire break mowing, weeding and additional hydroseeding as deemed necessary.
 - Maintenance of wetlands, drainages and habitat within the conservation easement area.
 - Sediment removal from concrete structures (applies only to open-space catch basins, field inlets, V-ditches and storm drain pipes).
 - Slope stabilization (includes minor landsliding and debris bench clearing).
 - Subdrain outfall maintenance.
 - Open-space storm drain pipe and V-ditch replacement.

5. The GHAD will also have maintenance, monitoring and repair responsibilities for slopes, which will include natural, reconstructed or partially reconstructed landslides.
6. Preparation of annual GHAD budgets.

V. DESCRIPTION OF THE IMPROVEMENTS MAINTAINED BY THE GHAD

The GHAD-maintained improvements are described in the adopted Fallon Village Plan of Control. In general, these improvements include water quality facilities; debris benches; drainage systems, including concrete v-ditches in open space and on the hillsides; open-space storm drain inlets and outlets; subdrains in open space and creek corridors; reconstructed slopes within the open space area; and access roadways. In addition, the GHAD has responsibilities as a land owner and for conservation easement activities because, as property owner of the open space, the GHAD is obligated to comply with the terms of a Habitat Mitigation and Management Plan approved by the United States Fish & Wildlife Service and the California Department of Fish and Wildlife.

VI. ASSESSMENT METHOD

As provided in the Initial Engineer's Report, the GHAD-maintained improvements described in Section V are distributed within the Fallon Village boundaries. Maintenance and protection of these improvements provide a special benefit to all residential or non-residential property owners within the Fallon Village GHAD. There is no benefit for properties outside of the district. The Engineer made a finding that these properties within the GHAD receive approximately equal special benefit from the work and improvements within the GHAD. As a result, the GHAD assessment is distributed among all owners of parcels, with residential and non-residential structures.

Single-family residential lots are assessed as one unit. Non-residential buildings are assessed per square foot of habitable area. The total number of residential units and non-residential area within the District is then divided into the annual District budget to develop the annual assessment amount.

A financial analysis was performed to provide a framework for an operating budget for the on-going abatement, mitigation, prevention and control of geologic hazards within the GHAD boundaries. In preparation of the budget, several factors were considered including:

- Site Geology
- Proposed Remedial Grading
- Proximity of Geologic Hazards to Proposed Residences, Improvements or Structures

- Site Access Considerations
- Elements Requiring Routine Maintenance, including:
 1. Surface Drainage Facilities
 2. Graded Slopes
 3. Detention Basins
 4. Bioretention and other Water Quality Facilities
 5. Trails, Fire Breaks and Fences

VII. ASSESSMENT - BUDGET

Based on the estimated expenses for on-going operations established in 2007, allowing for a larger (approximately \$1,110,000 in current dollars) geologic event at 10-year intervals and a prudent reserve, a budget was prepared for the purpose of estimating initial assessment levels. In order to establish a reasonable reserve in the early years of the Fallon Village GHAD, there is an initial deferral of GHAD expenses as described in Plan of Control for the Fallon Village development. To allow for the funding of conservation easement activities as shown in Exhibit C, the initial deferral period has been extended from three years to six years. As described in the Plan of Control, the start of the deferral period was triggered after the first residential building permit was issued by the City of Dublin. The first building permit for the Fallon Village GHAD was issued in 2007.

For the 2007/2008 fiscal year, the Engineer recommended and the GHAD Board of Directors approved an annual assessment limit for the Fallon Village development of \$488 per detached single-residential unit. The proposed initial assessment level of \$488 for detached single-family units has been adjusted annually to reflect the percentage change in the San Francisco-Oakland-San Jose Consumers Price Index (CPI) for All Urban Consumers. The assessment for the 2012/2013 fiscal year is \$541.48, as shown in Exhibit C. The residential and non-residential assessments are levied in conjunction with the issuance of a Final Map for the area containing the non-residential building.

EXHIBIT A

LEGAL DESCRIPTION

4663.101.001
July 3, 2013

NOTE: BEARINGS AND DISTANCES WITHOUT AN ASTERISK(*) WERE TAKEN FROM RECORD OF SURVEY NO. 1005

T. 2 S., R. 1 E.
M D B M
22 23
27 26

ACACIA PARTNERS
SERIES No. 2005-037868
APN 905-0003-014-03

ACACIA PARTNERS
SERIES No. 2005-037868
APN 985-0028-001

POB
GHAD PARCEL 1

1/4 CORNER OF
SECTIONS 26 & 27

MUEHLHAUSER
SERIES No. 2002-097480
APN 905-0003-012

NOTE: BEARINGS AND DISTANCES WITH AN ASTERISK() FOR THE NW 1/4 OF SECTION 35 WERE TAKEN FROM RECORD OF SURVEY NO. 1675*

27 26 *N88°43'28"W 2640.61'

34 35 POB GHAD PARCEL 2

DUBLIN INVESTORS, LLC
SERIES No. 2003-108250
ROS NO. 1675
BK25 R.O.S. PG31-32
APN 905-0002-003
159.54± AC.

GHAD PARCEL 2

NW 1/4 SECTION 35
T. 2 S. R. 1 E.
M.D.B. & M.

*N88°43'19"W 2631.95'

CROAK
SERIES No. 79-229985
APN 905-0002-002
APN 905-0002-002-01

*N00°55'27"E 2636.26'
ACACIA PARTNERS
SERIES No. 2005-037867
APN 905-0002-004

N00°48'41"E 2642.65'
N00°44'28"E 2635.93'
*N00°44'09"E 2636.21'

N89°40'26"W 1485.76'

N00°09'11"W 235.96'

N48°46'28"E 1739.56'

PARCEL 2
PM B327
BK.298 PM P 14-17

PARCEL 'D'

PM 9208
BK292 M PG16-17
313.91± AC.

PARCEL A
No. LLA 07-01
SERIES No. 2007-200946
14.66± AC.

PARCEL B
No. LLA 07-01
SERIES No. 2007-200946

PARCEL 'B'
SEE PAGE 2

GHAD PARCEL 1

PARCEL 'A'

PARCEL 'C'

GHAD PARCEL 5
SEE PAGE 4

N89°51'52"W 2651.00'

FIRST AMERICAN TITLE
GUARANTEE CO.
SERIES No. 1998-388140
APN 985-0027-006
APN 985-0027-007

GHAD PARCELS 3 & 4
SEE PAGE 3

0' 500' 1000' 2000'



LEGEND:

- BOUNDARY LINE
- - - EXISTING LOT LINE
- POB POINT OF BEGINNING

EXHIBIT "A" PAGE 1 OF 4

LIMITS OF FALLON VILLAGE GHAD
SEE EXHIBIT B FOR DESCRIPTION

MACKAY & SOMPS

CML ENGINEERING • LAND PLANNING • LAND SURVEYING
Pleasanton, CA (925) - 225-0690

CITY OF DUBLIN COUNTY OF ALAMEDA CALIFORNIA

DRAWN	DATE	SCALE	JOB NO.
lw	07-13-07	1"=1000'	19149-10

PARCEL B
No. LLA07-01
SERIES No.
2007-200946

R=291.02' D=49°58'40"
L=253.85'

N00°39'24"E 140.60'
N10°57'46"W 96.03'
N14°25'13"W 134.28'
N21°32'10"W 88.40'

N21°23'28"E 200.71'
N37°18'42"E 65.35'
N16°41'10"E 51.40'
N02°18'30"E 81.36'
N17°50'10"E 64.19'
N00°19'22"W 106.46'
N17°41'12"W 147.19'
N00°44'30"W 120.97'
N12°41'35"W 30.86'

N20°43'33"W 90.89'
N07°19'39"W 250.02'
N10°47'11"W 268.63'
N70°51'23"W 49.05'

R=42.00' D=59°26'40"
L=43.58'

N49°41'57"E 122.85'

N28°07'47"E 284.00'

N53°02'51"E 195.67'

N57°26'19"E(R)

R=886.00' D=32°31'05"
L=502.85'

N89°57'24"E(R)

N90°00'00"W 189.85'

N70°52'17"W 6.55'

R=80.00' D=11°47'55"
L=16.47'

N66°40'50"E(R) 92.39'

N03°58'13"W 101.75'

N10°41'42"W 61.76'

N52°39'14"W 39.69'

N71°20'52"E 82.06'

N50°42'23"W 48.07'

N71°06'39"W 99.04'

PM 9208
BK 292 M PG 16-17
313.91± AC.

PARCEL 'B'

PARCEL A
No. LLA 07-01
SERIES No. 2007-200946
14.66± AC.

PARCEL 'C'

PARCEL 'A'

R=120.00'
D=19°07'43"
L=40.06'

R=150.00' D=54°01'09"
L=141.42'

N28°39'03"W 58.57'

R=1100.00' D=5°19'52"
L=102.35'

N30°35'37"W 33.48'

N03°49'18"E 159.00'

N22°56'58"W 83.13'

N33°45'20"W 128.91'

N89°51'52"W 2651.00'

DUBLIN
RANCH



0' 250' 500' 1000'
SCALE: 1"=500'

LEGEND:

--- BOUNDARY LINE
- - - EXISTING LOT LINES

EXHIBIT "A" PAGE 2 OF 4

LIMITS OF FALLON VILLAGE GHAD

MACKAY & SOMPS

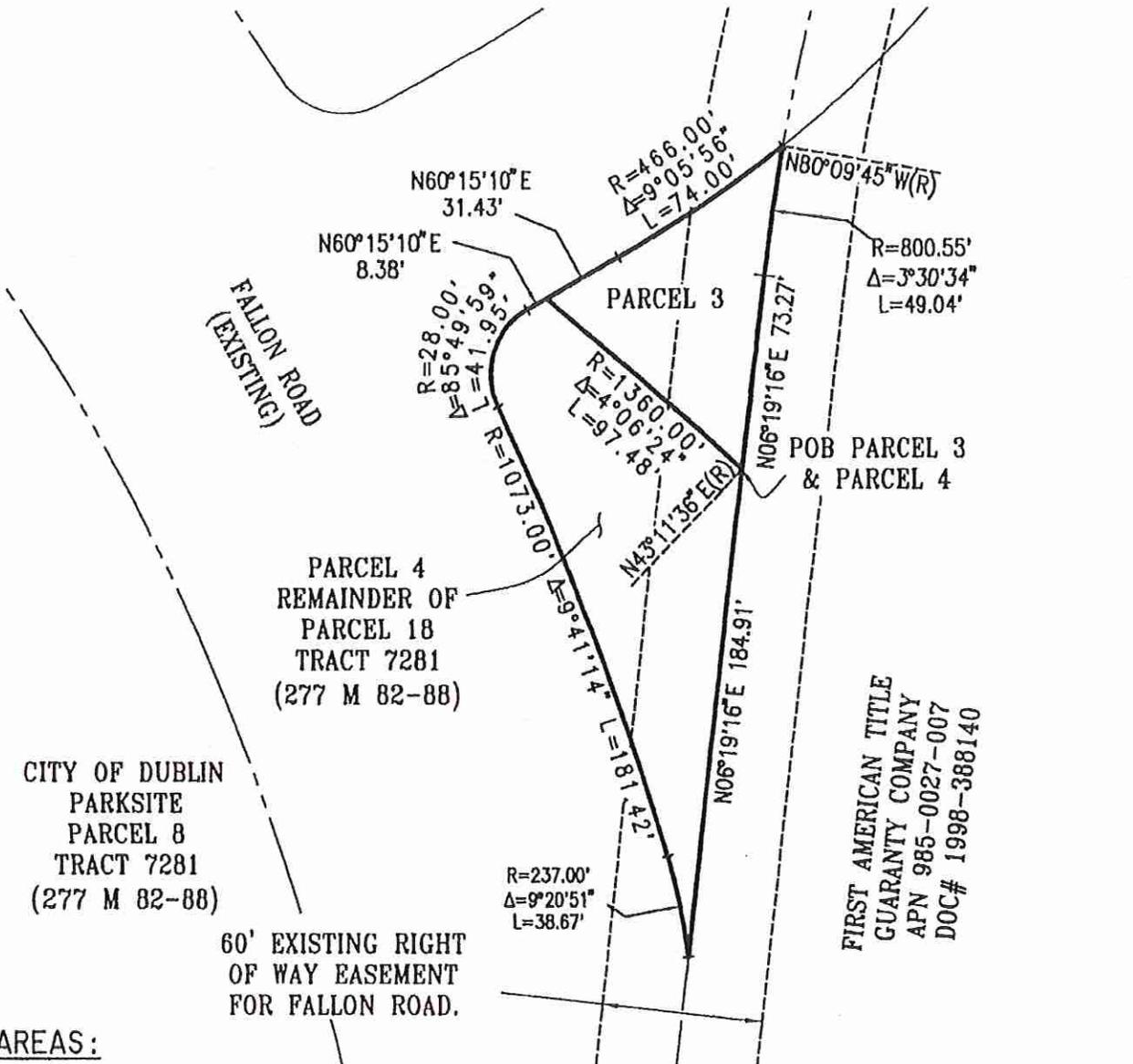
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Pleasanton, CA (925) - 225-0690

CITY OF DUBLIN COUNTY OF ALAMEDA CALIFORNIA

DRAWN	DATE	SCALE	JOB NO.
MW	07-13-07	1"=500'	19149-10



SCALE: 1"=60'



FALLON ROAD (EXISTING)

PARCEL 4
REMAINDER OF
PARCEL 18
TRACT 7281
(277 M 82-88)

CITY OF DUBLIN
PARKSITE
PARCEL 8
TRACT 7281
(277 M 82-88)

60' EXISTING RIGHT
OF WAY EASEMENT
FOR FALLON ROAD.

FIRST AMERICAN TITLE
GUARANTY COMPANY
APN 985-0027-007
DOC# 1998-388140

AREAS:
PARCEL 3=4,645± SF.
PARCEL 4=10,082± SF.

LEGEND:
POB POINT OF BEGINNING

EXHIBIT "A" PAGE 3 OF 4
LIMITS OF FALLON VILLAGE GHAD
 SEE EXHIBIT B FOR DESCRIPTION
 CITY OF DUBLIN, COUNTY OF ALAMEDA, CALIFORNIA

MACKAY & SOMPS

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Pleasanton, CA (925) - 225-0690

DRAWN	DATE	SCALE	JOB NO.
JTM/AMB	03-21-07	1"=60'	19149-10

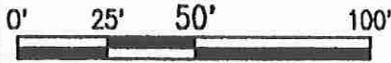
EXHIBIT "A"



LEGEND:

POB POINT OF BEGINNING

SCALE: 1" = 50'



SCALE: 1" = 50'

PARCEL MAP 9208
(292 M 16)

NW PROPERTY CORNER
OF FIRST AMERICAN
TITLE GUARANTY CO.

POB

N89°51'52"W 86.66'

N28°13'53"W
24.09'

$\Delta = 311.45'$
 $R = 199.76'$
 $L = 108.76'$

GHAD PARCEL 5
4,582± SQ. FT.
(0.11± AC.)

N22°21'46"E 136.08'

N87°02'08"W(R)

FIRST AMERICAN TITLE
GUARANTY COMPANY
APN 985-0027-007
DOC# 1998-388140
(JORDAN RANCH)

60' EXISTING RIGHT
OF WAY EASEMENT
FOR FALLON ROAD.

30'
30'

PIPER GLEN TERRACE

18

19

20

21

22

23

TRACT 7142
(261 M 5)

PARCEL "F"

EXHIBIT "A"

PAGE 4 OF 4

LIMITS OF FALLON VILLAGE GHAD

SEE EXHIBIT B FOR DESCRIPTION

CITY OF DUBLIN, COUNTY OF ALAMEDA, CALIFORNIA

MACKAY & SOMPS

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Pleasanton, CA (925) - 225-0690

DRAWN	DATE	SCALE	JOB NO.
MHW	7-13-07	1"=50'	19149-10

EXHIBIT B

GHAD BOUNDARY

EXHIBIT B

**BOUNDARY OF THE DISTRICT AREA
(PROPERTY DESCRIPTION)**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING ALL OF THE NORTHWEST QUARTER OF SECTION 35 AS DESCRIBED IN SERIES No. 2003-108250, ALAMEDA COUNTY RECORDS, AS WELL AS A PORTION OF THE SOUTH HALF OF SECTION 27 AND A PORTION OF THE NORTH HALF OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE COMMON QUARTER CORNER OF SECTIONS 26 AND 27 AS SHOWN ON PARCEL MAP 9208, RECORDED IN BOOK 292 OF MAPS PAGES 16-17, ALAMEDA COUNTY RECORDS; THENCE ALONG THE SECTION LINE OF SECTIONS 26 AND 27, SAID SECTION LINE BEING ALSO THE WESTERLY LINE OF THE MUEHLHAUSER TRUST, SERIES No. 2002-097480, ALAMEDA COUNTY RECORDS, SOUTH 00°48'41" WEST 2,642.65 FEET, TO THE COMMON SECTION CORNER OF SECTIONS 26, 27, 34, AND 35;

THENCE ALONG THE COMMON SECTION LINE OF SECTIONS 34 AND 35, SAID SECTION LINE BEING ALSO THE WESTERLY LINE OF DUBLIN INVESTORS, LLC, SERIES No. 2003-108250, ALAMEDA COUNTY RECORDS, SOUTH 00°44'28" WEST 2,635.93 FEET, TO THE COMMON QUARTER CORNER OF SECTIONS 34 AND 35;

THENCE ALONG THE EAST-WEST QUARTER SECTION LINE ENTERING SECTION 34, SAID EAST-WEST QUARTER SECTION LINE BEING ALSO THE NORTHERLY LINE OF FIRST AMERICAN TITLE GUARANTEE CO., SERIES No. 1998-388140, ALAMEDA COUNTY RECORDS, NORTH 89°51'52" WEST 2,651.00 FEET;

THENCE LEAVING SAID EAST-WEST QUARTER SECTION LINE ALONG THE WESTERLY LINES OF PARCEL "A" OF SAID PARCEL MAP 9208, THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 33°45'20" WEST 128.91 FEET;
- 2) NORTH 22°56'58" WEST 83.13 FEET;
- 3) NORTH 10°41'42" WEST 61.76 FEET;
- 4) NORTH 03°58'13" WEST 101.75 FEET;
- 5) NORTH 03°49'18" EAST 159.00 FEET;
- 6) NORTH 30°35'37" WEST 33.48 FEET;

THENCE LEAVING SAID WESTERLY LINE OF PARCEL "A" ALONG THE WESTERLY LINE OF PARCEL "A", PER No. LLA 07-01 SERIES No. 2007-200946, ALAMEDA COUNTY RECORDS THE FOLLOWING THIRTY-NINE (39) COURSES:

- 1) SOUTH 66°40'50" WEST 92.39 FEET TO A NON-TANGENT CURVE;
- 2) THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS SOUTH 66°40'50" WEST, HAVING A RADIUS OF 1,100.00 FEET; THROUGH A CENTRAL ANGLE OF 05°19'52", FOR AN ARC DISTANCE OF 102.35 FEET;

- 3) NORTH 28°39'03" WEST 58.57 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 11°47'55", FOR AN ARC DISTANCE OF 16.47 FEET; TO A POINT OF REVERSE CURVATURE;
- 5) THENCE ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 54°01'09", FOR AN ARC DISTANCE OF 141.42 FEET;
- 6) NORTH 70°52'17" WEST 6.55 FEET TO A POINT OF CURVATURE;
- 7) THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 19°07'43", FOR AN ARC DISTANCE OF 40.06 FEET;
- 8) NORTH 90°00'00" WEST 189.85 FEET TO A NON-TANGENT CURVE;
- 9) THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS SOUTH 89°57'24" WEST, HAVING A RADIUS OF 886.00 FEET; THROUGH A CENTRAL ANGLE OF 32°31'05", FOR AN ARC DISTANCE OF 502.85 FEET;
- 10) NORTH 53°02'51" EAST 195.67 FEET;
- 11) NORTH 28°07'47" EAST 284.00 FEET;
- 12) NORTH 49°41'57" EAST 122.85 FEET; TO A POINT OF CURVATURE;
- 13) THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 59°26'40", FOR AN ARC DISTANCE OF 43.58 FEET;
- 14) SOUTH 70°51'23" EAST 49.05 FEET;
- 15) SOUTH 75°22'09" EAST 45.89 FEET;
- 16) NORTH 90°00'00" EAST 58.47 FEET;
- 17) NORTH 69°08'47" EAST 31.73 FEET;
- 18) NORTH 58°52'28" EAST 119.88 FEET;
- 19) NORTH 10°47'11" WEST 268.63 FEET;
- 20) NORTH 07°19'39" WEST 250.02 FEET;
- 21) NORTH 20°43'33" WEST 90.89 FEET;
- 22) NORTH 12°41'35" WEST 30.86 FEET;
- 23) NORTH 00°44'30" WEST 120.97 FEET;
- 24) NORTH 17°41'12" WEST 147.19 FEET;
- 25) NORTH 00°19'22" WEST 106.46 FEET;
- 26) NORTH 17°50'10" EAST 64.19 FEET;

- 27) NORTH 02°18'30" EAST 81.36 FEET;
- 28) NORTH 16°41'10" EAST 51.40 FEET;
- 29) NORTH 37°18'42" EAST 65.35 FEET;
- 30) NORTH 21°23'28" EAST 200.71 FEET;
- 31) NORTH 71°06'39" WEST 99.04 FEET;
- 32) NORTH 50°42'23" WEST 48.07 FEET;
- 33) NORTH 21°32'10" WEST 88.40 FEET;
- 34) NORTH 14°25'13" WEST 134.28 FEET;
- 35) NORTH 10°57'46" WEST 96.03 FEET;
- 36) NORTH 00°39'24" EAST 140.60 FEET TO A POINT OF CURVATURE;
- 37) THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 291.02 FEET, THROUGH A CENTRAL ANGLE OF 49°58'40", FOR AN ARC DISTANCE OF 253.85 FEET;
- 38) NORTH 71°20'52" EAST 82.06 FEET;
- 39) SOUTH 52°39'14" EAST 39.69 FEET; TO THE WESTERLY LINE OF PARCEL "D" OF SAID PARCEL MAP 9208;

THENCE ALONG SAID WESTERLY LINE OF PARCEL "D" THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 48°46'28" EAST 1,739.56 FEET;
- 2) NORTH 00°09'11" WEST 235.96 FEET TO A POINT ON THE QUARTER SECTION LINE OF SECTION 27, SAID SECTION LINE BEING ALSO THE SOUTHERLY LINE OF ACACIA PARTNERS, SERIES No. 2005-037868, ALAMEDA COUNTY RECORDS, AND THE NORTHERLY LINE OF SAID PARCEL "D";

THENCE ALONG SAID QUARTER SECTION LINE SOUTH 89°40'26" EAST 1,485.76 FEET; TO THE POINT OF BEGINNING.

CONTAINING 328.57 ACRES, MORE OR LESS.

PARCEL 2

BEGINNING AT THE COMMON CORNER OF SECTIONS 26, 27, 34, AND 35 THENCE ALONG THE SECTION LINE OF SECTIONS 26 AND 35, SAID SECTION LINE ALSO BEING THE SOUTHERLY LINE OF THE MUEHLHAUSER TRUST, RECORDED IN SERIES No. 2002-097480, ALAMEDA COUNTY RECORDS, SOUTH 88°43'28" EAST 2640.61 FEET TO THE NORTH QUARTER CORNER OF SECTION 35;

THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 35, SAID QUARTER SECTION LINE BEING ALSO THE WESTERLY LINE OF ACACIA PARTNERS, RECORDED IN SERIES No. 2005-037867, ALAMEDA COUNTY RECORDS, SOUTH 00°55'27" WEST 2636.26 FEET TO THE CENTER QUARTER CORNER OF SECTION 35;

THENCE ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 35, SAID QUARTER SECTION LINE BEING ALSO THE NORTHERLY LINE OF CROAK, RECORDED IN SERIES No. 79-229985, ALAMEDA COUNTY RECORDS; NORTH 88°43'19" WEST 2631.95 FEET TO THE WEST QUARTER CORNER OF SECTION AND 35;

THENCE ALONG THE COMMON SECTION LINE OF SECTIONS 34 AND 35, BEING ALSO THE EASTERLY LINE OF PARCELS "C" AND "D" OF PARCEL MAP 9208, BOOK 292 OF MAPS PAGES 16-17, ALAMEDA COUNTY RECORDS; NORTH 00°44'09" EAST 2636.21 FEET TO THE POINT OF BEGINNING.

BEARINGS, DISTANCES AND AREA CALCULATION ARE BASED ON RECORD OF SURVEY No. 1675, BOOK 25 RECORD OF SURVEYS PAGES 31-32 ALAMEDA COUNTY RECORDS.

CONTAINING 159.54 ACRES, MORE OR LESS.

PARCEL 3

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING A PORTION OF FALLON ROAD AS SHOWN ON TRACT MAP 7281, FILED SEPTEMBER 3, 2004 IN BOOK 277 OF MAPS PAGES 82-88, AND TRACT MAP 7142 FILED AUGUST 21, 2001 IN BOOK 261 OF MAPS PAGES 5-10, ALAMEDA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 18 AS SHOWN ON SAID TRACT MAP 7281, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 18, COINCIDENT WITH THE SOUTHERLY LINE OF FALLON ROAD, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1360.00 FEET, FROM WHICH THE RADIUS POINT BEARS SOUTH 43°11'36" WEST, THROUGH A CENTRAL ANGLE OF 04°06'24", FOR AN ARC DISTANCE OF 97.48 FEET;

THENCE LEAVING SAID NORTHERLY LINE, AND ENTERING SAID FALLON ROAD, THE FOLLOWING 4 COURSES:

- 1) NORTH 60°15'10" EAST 31.43 FEET;
- 2) ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 466.00 FEET, THROUGH A CENTRAL ANGLE OF 09°05'56" FOR AN ARC DISTANCE OF 74.00 FEET TO THE CENTERLINE OF OLD FALLON ROAD, A 60 FOOT RIGHT OF WAY;
- 3) THENCE ALONG SAID CENTERLINE ALONG A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 800.55 FEET, FROM WHICH THE RADIUS POINT BEARS SOUTH 80°09'45" EAST, THROUGH A CENTRAL ANGLE OF 03°30'34", FOR AN ARC DISTANCE OF 49.04 FEET;
- 4) THENCE SOUTH 06°19'16" WEST 73.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,645 SQUARE FEET MORE OR LESS.

PARCEL 4

ALL THAT CERTAIN REAL PROPERTY SITUATED IN CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING PARCEL 18 AS SHOWN ON TRACT MAP 7281, RECORDED IN BOOK 277 OF MAPS PAGES 82-88, ALAMEDA COUNTY RECORDS, EXCEPTING FROM SAID PARCEL 18 THAT PORTION CONVEYED TO THE CITY OF DUBLIN AS DESCRIBED IN SERIES No. _____, ALAMEDA COUNTY RECORDS,

PARCEL 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 18 AS SHOWN ON SAID TRACT MAP 7281, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 18, COINCIDENT WITH THE SOUTHERLY LINE OF FALLON ROAD, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1360.00 FEET, FROM WHICH THE RADIUS POINT BEARS SOUTH 43°11'36" WEST, THROUGH A CENTRAL ANGLE OF 04°06'24", FOR AN ARC DISTANCE OF 97.48 FEET, TO THE EASTERLY LINE OF THE PORTION CONVEYED TO THE CITY OF DUBLIN IN SERIES No. _____, ALAMEDA COUNTY RECORDS;

THENCE LEAVING SAID NORTHERLY LINE AND ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 60°15'10" WEST 8.38 FEET; TO A TANGENT CURVE;
- 2) ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 85°49'59"; FOR AN ARC DISTANCE OF 41.95 FEET; TO A POINT OF REVERSE CURVATURE;
- 3) ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,073.00 FEET, THROUGH A CENTRAL ANGLE OF 09°41'14", FOR AN ARC DISTANCE OF 181.42 FEET; TO A POINT OF COMPOUND CURVATURE;
- 4) ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 237.00 FEET, THROUGH A CENTRAL ANGLE OF 09°20'51", FOR AN ARC DISTANCE OF 38.67 FEET, TO THE EASTERLY LINE OF SAID PARCEL 18;

THENCE ALONG SAID EASTERLY LINE NORTH 06°19'16" EAST 184.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10,082 SQUARE FEET, MORE OR LESS

PARCEL 5

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BEING A PORTION OF THE PROPERTY OF FIRST AMERICAN TITLE GUARANTY COMPANY, A CALIFORNIA CORPORATION, UNDER HOLDING AGREEMENT No. 592930, AS DESCRIBED AND RECORDED IN SERIES NO. 1998-388140, ALAMEDA COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID FIRST AMERICAN PROPERTY, THENCE ALONG THE NORTHERLY LINE OF SAID PROPERTY, SOUTH 89°51'52" EAST 86.66 FEET;

THENCE LEAVING SAID NORTHERLY LINE AND ENTERING SAID PROPERTY, SOUTH 22°21'46" WEST 136.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID FIRST AMERICAN PROPERTY;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 199.76 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 87°02'08" WEST; THROUGH A CENTRAL ANGLE OF 31°11'45", FOR AN ARC DISTANCE OF 108.76 FEET;
- 2) NORTH 28°13'53" WEST 24.09 FEET; TO THE POINT OF BEGINNING.

CONTAINING 4,582 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT A FOR DISTRICT BOUNDARY MAP

END OF DESCRIPTION.

MACKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94588-3355
(925) 225-0690

EXHIBIT C

Fallon Village GHAD Budget

4663.101.001
July 3, 2013

EXHIBIT C
Fallon Village Geologic Hazard Abatement District

Budget – July 3, 2013

ASSUMPTIONS

Total No. of Single Family Residential Units	1,043
Annual Assessment per Unit (FY 2012/2013 \$)	\$541.48
Approximate Total Non-Residential Building Area (square feet)	30,500
Annual Assessment for Non-Residential (\$/square feet)	\$0.0555
Annual Adjustment in Assessment (estimated)	3.0%
Inflation (estimated)	3.0%
Investment Earnings (estimated)	5.5%
Frequency of Large-Scale Repair (years)	10
Cost of Large-Scale Repair (current \$)	\$1,109,660

ESTIMATED ANNUAL EXPENSES IN 2012/2013 DOLLARS

Administration and Accounting	\$ 73,959
Professional Services	\$ 15,535
Onsite Conservation Easement Activities ¹	\$ 11,097
Maintenance and Operation	\$ 41,057
Slope Stabilization and Erosion Protection	\$ 61,031
Bioretention Cell Maintenance and Repair	\$ 78,786
Capital Improvements	\$ 50,711
Major Repair (Annualized)	\$110,966
Miscellaneous & Contingency (10%)	<u>\$ 43,205</u>

TOTAL **\$486,347**

¹ Not included in Initial Engineer's Report. Added as an expense in 2013 to fund conservation easement and maintenance agreement activities.