ENGINEER'S REPORT

for

SCHAEFER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
DUBLIN, CALIFORNIA

November 20, 2007
Latest Revision March 23, 2018

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ENGINEER'S REPORT

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

CERTIFICATION OF FILING

The GHAD provides monitoring and maintenance of improvements related to geologic hazard management and other responsibilities as a landowner within the Schaefer Ranch development and levies and collect assessments in order to perform its activities.

The GHAD responsibilities, which are the subject of this report and the Plan of Control dated November 1, 2006, 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 eight 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

VIII. DEVELOPER RESPONSIBILITIES

The undersigned respectfully submits the enclosed Engineer's Report.

Date: March 23, 2018 By: ENGEO Incorporated

Paul C Guerin, GE
Paul C. Guerin

ENGINEER'S REPORT

for

SCHAEFER RANCH GEOLOGIC HAZARD ABATEMENT DISTRICT
THE SCHAEFER RANCH DEVELOPMENT
DUBLIN, CALIFORNIA
for the
ESTABLISHMENT OF AN ASSESSMENT LIMIT

I. INTRODUCTION

The Dublin City Council formed the Schaefer Ranch Geologic Hazard Abatement District (GHAD) on December 5, 2006, under the authority of the California Public Resources Code, Division 17, Section 26500 et seq. with the approval of City of Dublin Resolution 224-06. Members of the Dublin City Council act as the Board of Directors of the GHAD. This Engineer's Report has been revised to reflect a reduction in the annual assessment limit for residential and habitable nonresidential parcels.

II. BACKGROUND

The Schaefer Ranch GHAD Board of Directors approved the Schaefer Ranch GHAD Plan of Control ("Plan of Control") to allow the Schaefer Ranch GHAD to permanently monitor and maintain Schaefer Ranch GHAD improvements. With the approval of Resolution 01-08, the Schaefer Ranch GHAD Board of Directors approved adoption of the original Engineer's Report dated November 20, 2007, and revised December 13, 2007. Approval of the 2007 Engineer's Report established a real-property-related assessment to fund the Schaefer Ranch GHAD responsibilities.

In the 2007 approved Engineer's Report, it was estimated that 302 residential units would be built in the Schaefer Ranch development and would be subject to levy of an assessment. The approved 2007 assessment limit was based on a 302 residential unit count. Subsequently, the Schaefer Ranch development was modified and at complete buildout, the Schaefer Ranch development will have a total of 419 residential units subject of the levy of the GHAD assessment. The establishment of a real-property-related assessment to fund the GHAD responsibilities using the higher unit count is described in this Engineer's Report.

III. GEOLOGIC HAZARD ABATEMENT DISTRICT BOUNDARIES

The boundaries for the GHAD are shown in the Boundary Map (Exhibit A) and Legal Description (Exhibit B). The limits of the Schaefer Ranch development and the Schaefer Ranch GHAD are contiguous.

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 as described in the Plan of Control and includes the following services:

1. Oversight of GHAD operations, including reporting to the GHAD Board of Directors.

2. 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 Plan of Control.

4. Performance of GHAD maintenance activities in accordance with the Plan of Control. These maintenance activities include:

    - Slope stabilization (including landslide and debris bench clearing)
    - Detention basins and water quality basins including structures, vegetation and sediment removal
    - Maintenance, access, and EVA roads
    - Erosion repairs
    - Revegetation and hydroseeding
    - Concrete-lined drainage ditches, drainage swales, catch basins, field inlets, and storm drain pipes within open space areas
    - Subdrains and subdrain outfalls
    - Fencing, locks, and signage (GHAD owned parcels)
    - Fuel management (GHAD owned parcels)

5. Preparation of annual GHAD budgets and other documents and reports for consideration by the GHAD Board of Directors.

V. DESCRIPTION OF THE IMPROVEMENTS MAINTAINED BY THE GHAD

The GHAD-maintained improvements are described in the Plan of Control dated November 1, 2006. In general, these improvements include detention basin and water quality facilities; drainage systems, including earthen and concrete-lined ditches in developed areas and open space; open-space storm drain inlets and outlets; subdrains and their outlets; retaining walls; and access roadways.

VI. ASSESSMENT METHOD

The improvements and GHAD responsibilities described in Section V are distributed within the limits of the GHAD or easements dedicated to and accepted by the GHAD. The improvements described in this document will confer the following special benefits to the assessed parcels:

1. Protection from slope instability
2. Protection from erosion due to uncontrolled surface water
3. Protection of water quality
4. Protection from wild land fires associated with unmanaged vegetation

The improvements and responsibilities listed in Section V provide specific benefits to the properties within the GHAD and the improvements are constructed for the benefit of those assessed and not the general public. The subject parcels are only being assessed for the reasonable costs of the proportional specific benefits conferred on the parcels. As a result, the GHAD assessment is distributed among all owners of parcels, which are buildable with habitable space. Habitable square footage is space "*used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more than 2,000 person-hours per year" (adapted from California Code of Regulations, Title 14, Division 2, Section 3601)*.

The Engineer hereby finds that residential properties within the GHAD receive substantially equal special benefit. Single-family residential lots are assessed as one unit. There are 419 residential units within the Project. The total number of residential units and commercial square footage within the GHAD was considered in light of the annual GHAD budget in developing the annual assessment amount.

PRODUCT TYPE	ASSESSMENT/ASSESSMENT RATIO	QUANTITY
Single Family	1.0	419
Commercial	Per square foot	12,803

The non-residential properties within the GHAD also receive substantially equal special benefit based on the habitable space.

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. In preparation of the budget, several factors were considered including:

- Site geology
- 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. Retaining walls
4. Detention and sedimentation basin facilities
5. Fire breaks

VII. ASSESSMENT - BUDGET

The purpose of this Engineer's Report is to establish the assessment level and the apportionment of the assessment within the GHAD. The annual budget in each subsequent fiscal year will apprise the GHAD Board of Directors of the estimated budget for the upcoming year.

Based on the estimated expenses for on-going operations, and allowing for larger (approximately $1,036,940) geologic events at 13-year intervals, a budget was prepared for the purpose of estimating the revised assessment levels (Exhibit C).

The initial engineer's report recommended an annual assessment limit (2007 dollars) of $1,475 per residential unit and $0.50 per square foot of habitable non-residential space. This revised engineer's report recommends an annual assessment limit (2017/18 dollars) of $1,204 per residential unit and $0.41 per square foot of commercial space. The assessment limits will continue to be adjusted annually to reflect the percentage change in the San Francisco-Oakland-San Jose Consumer Price Index (CPI) for All Urban Consumers plus an additional 0.5 percentage points. The assessment limit is adjusted annually using an initial date of December 2007 for the CPI for both the residential and commercial assessment limit. Each subsequent annual adjustment will be calculated using the 12-month period from December to December. The new residential and commercial assessments are to be levied beginning in the first assessment cycle of the fiscal year 2018-2019.

While the assumptions and estimated expenses listed in Exhibit C were used to determine the assessment levels for the GHAD, they do not represent the actual budget for any one year of the GHAD's operation, since assessment of the individual parcels will be based on the issuance of building permits, which will occur over a number of years. In addition, the Engineer anticipates that the projected expense amounts will be reached over time and that these amounts will be inflation-adjusted in the year that the expenses occur.

VIII. PROPERTY OWNER OR DEVELOPER RESPONSIBILITIES

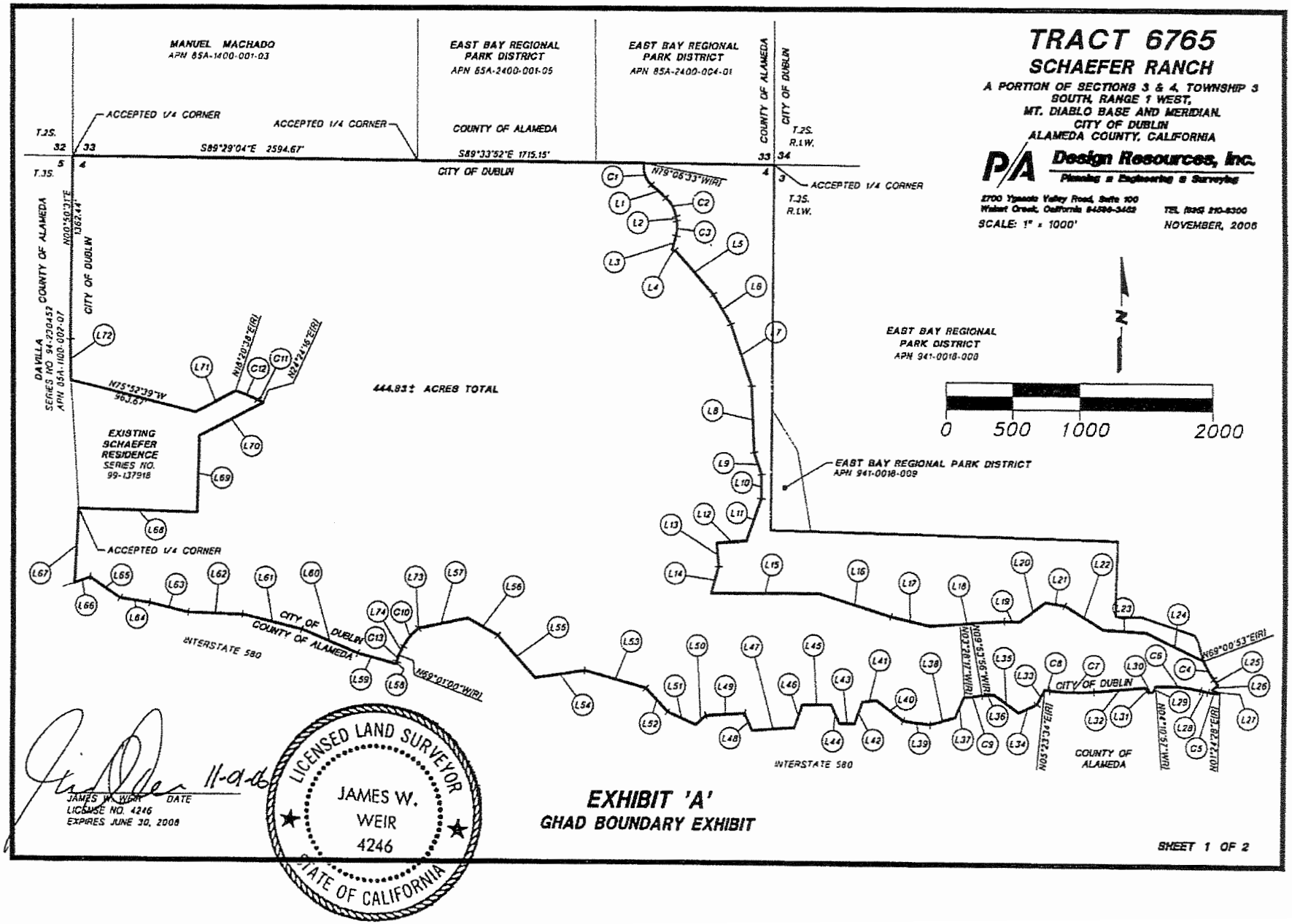
The property owner or developer of the Project is responsible for managing and maintaining any portion of the GHAD until the GHAD accepts responsibility for the GHAD Improvements as set forth in the Plan of Control. In addition, the property owner or developer is responsible for funding any necessary GHAD functions or business undertaken for the GHAD that the GHAD Officers or Board of Directors determine are necessary before the GHAD accepts the GHAD Improvements. If the property owner or developer fails to fund all or a portion of these costs, these costs shall be covered by the funds generated by and for the GHAD (i.e., through the assessment) and the developer shall be required to reimburse the GHAD for such costs before the GHAD can accept monitoring and maintenance responsibilities for the GHAD Improvements.

The GHAD may utilize funds generated by or for the GHAD to conduct any necessary GHAD functions or business for the GHAD before the GHAD accepts the GHAD improvements. Such functions and business can include periodic reporting to the GHAD Board of Directors and work performed by GHAD Officers to verify the maintenance is implemented in accordance with the Plan of Control and GHAD Law. Such an undertaking does not render the GHAD liable or responsible for the GHAD improvements during this period of time. The GHAD only becomes responsible for maintenance once the GHAD improvements are accepted by the GHAD in accordance with the requirements set forth in the Plan of Control.

EXHIBIT A

Boundary Map for
Schaefer Ranch GHAD
Schaefer Ranch Development

4748.002.017
November 20, 2007
Latest Revision March 23, 2018



TRACT 6765
SCHAEFER RANCH

A PORTION OF SECTIONS 3 & 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MT. DIABLO BASE AND MERIDIAN
CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA

P/A Design Resources, Inc.
Planning ▪ Engineering ▪ Surveying
2700 Ygnacio Valley Road, Suite 100
Walnut Creek, California 94598-3455
TEL (925) 210-6300

SCALE: 1" = 1000'
NOVEMBER, 2006

JAMES W. WEIR DATE 11-01-06
LICENSE NO. 4246
EXPIRES JUNE 30, 2008

LICENSED LAND SURVEYOR
JAMES W. WEIR 4246
STATE OF CALIFORNIA

EXHIBIT 'A'
GHAD BOUNDARY EXHIBIT

SHEET 1 OF 2

TRACT 6765

SCHAEFER RANCH

A PORTION OF SECTIONS 3 & 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MT. DIABLO BASE AND MERIDIAN.
CITY OF DUBLIN
ALAMEDA COUNTY, CALIFORNIA

Design Resources, Inc.
Planning ■ Engineering ■ Surveying
2700 Ygnacio Valley Road, Suite 100
Walnut Creek, California 94598-3462
TEL (925) 210-6300

NOVEMBER, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	145.11	S48°34'13"E
L2	35.93	S09°59'09"E
L3	108.23	S16°19'16"W
L4	25.00	S73°40'44"E
L5	438.12	S41°19'00"E
L6	249.89	S32°04'20"E
L7	497.44	S18°05'49"E
L8	502.81	S02°20'33"E
L9	176.93	S16°35'08"E
L10	178.88	S06°34'07"W
L11	338.98	S19°09'21"W
L12	227.56	S84°55'54"W
L13	174.32	S05°04'06"E
L14	205.73	S15°29'10"W
L15	816.74	N89°42'48"E
L16	573.68	S72°27'42"E
L17	299.82	S76°44'06"E
L18	565.57	N86°01'31"E
L19	118.45	S90°00'00"E
L20	238.87	N52°15'21"E
L21	145.72	S80°23'31"E
L22	338.94	S57°59'05"E
L23	324.50	S86°40'56"E
L24	479.65	S64°23'41"E
L25	53.18	S37°17'05"E
L26	54.55	S52°46'22"W
L27	64.98	S62°26'35"E
L28	57.82	N77°29'03"W
L29	41.26	S24°46'42"W
L30	36.60	S79°18'27"W
L31	45.12	N34°14'51"W
L32	386.53	S84°49'07"W
L33	122.22	S27°37'39"W
L34	152.60	S64°56'28"W
L35	225.92	N54°05'20"W
L36	91.81	S87°40'43"W
L37	164.40	S23°37'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L38	195.64	S74°01'35"W
L39	204.10	N82°39'32"W
L40	255.59	N53°44'04"W
L41	105.06	S82°18'54"W
L42	170.84	S19°51'38"W
L43	115.61	N89°27'07"W
L44	154.13	N24°59'58"W
L45	216.17	S88°55'16"W
L46	178.82	S19°52'26"W
L47	320.99	S85°17'16"W
L48	140.61	N24°24'25"W
L49	294.72	S86°20'13"W
L50	102.97	S46°49'53"W
L51	232.99	N66°31'21"W
L52	241.96	N43°02'38"W
L53	484.10	N74°41'36"W
L54	378.64	S81°08'09"W
L55	426.98	N41°39'34"W
L56	260.44	N50°33'37"W
L57	380.36	S78°03'55"W
L58	18.85	S18°29'42"W
L59	300.19	N74°30'24"W
L60	458.31	N67°22'45"W
L61	456.62	N76°11'25"W
L62	407.40	N87°58'44"W
L63	301.13	N76°12'50"W
L64	222.75	N81°06'38"W
L65	274.44	N55°21'20"W
L66	123.83	S70°39'55"W
L67	558.44	N03°08'04"E
L68	890.26	S86°22'02"E
L69	583.44	N01°37'58"E
L70	539.69	N62°27'25"E
L71	341.72	S62°27'25"W
L72	319.35	N00°30'45"W
L73	2.43	S53°16'10"W
L74	74.74	S27°13'56"W

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C1	59°27'40"	172.50'	179.02'
C2	38°35'04"	237.50'	159.94'
C3	25°18'25"	237.50'	109.05'
C4	15°17'59"	559.94'	159.29'
C5	11°06'30"	450.00'	87.24'
C6	16°41'54"	1175.00'	342.44'
C7	12°24'50"	1525.00'	330.42'
C8	1°50'23"	1175.00'	37.73'
C9	6°25'39"	1225.00'	137.42'
C10	26°02'14"	389.00'	176.78'
C11	0°20'22"	6030.00'	47.56'
C12	6°24'00"	1570.00'	175.37'
C13	4°29'19"	650.00'	50.92'

EXHIBIT 'A'

GHAD BOUNDARY EXHIBIT

EXHIBIT B

Legal Description for
Schaefer Ranch GHAD
Schaefer Ranch Development

4748.002.017
November 20, 2007
Latest Revision March 23, 2018

EXHIBIT "B"
GHAD
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 3 SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 4, SOUTH 89°29'04" EAST 2594.67 FEET TO THE NORTH ¼ CORNER OF SAID SECTION 4; THENCE CONTINUING ALONG SAID NORTH SECTION LINE SOUTH 89°33'52" EAST 1715.15 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 79°06'33" EAST, CONCAVE TO THE EAST, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 59°27'40", AN ARC LENGTH OF 179.02 FEET; THENCE SOUTH 48°34'13" EAST 145.11 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 38°35'04", AN ARC LENGTH OF 159.94 FEET; THENCE SOUTH 09°59'09" EAST 35.93 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 26°18'25", AN ARC LENGTH OF 109.05 FEET; THENCE SOUTH 16°19'16" WEST 108.23 FEET; THENCE SOUTH 73°40'44" EAST 25.00 FEET; THENCE SOUTH 41°19'00" EAST 438.12 FEET; THENCE SOUTH 32°04'20" EAST 249.89 FEET; THENCE SOUTH 18°05'49" EAST 497.44 FEET; THENCE SOUTH 02°20'33" EAST 502.81 FEET; THENCE SOUTH 18°35'08" EAST 176.93 FEET; THENCE SOUTH 00°34'07" WEST 178.88 FEET; THENCE SOUTH 19°09'21" WEST 338.98 FEET; THENCE SOUTH 84°55'54" WEST 227.56 FEET; THENCE SOUTH 05°04'06" EAST 174.32 FEET; THENCE SOUTH 15°29'10" WEST 205.73 FEET; THENCE NORTH 89°42'48" EAST 816.74 FEET; THENCE SOUTH 72°27'42" EAST 573.68 FEET; THENCE SOUTH 76°44'06" EAST 299.82 FEET; THENCE NORTH 86°01'31" EAST 565.57 FEET; THENCE SOUTH 90°00'00" EAST 118.45 FEET; THENCE NORTH 52°15'21" EAST 238.87 FEET; THENCE SOUTH 80°23'31" EAST 145.72 FEET; THENCE SOUTH 57°59'05" EAST 338.94 FEET; THENCE SOUTH 86°40'56" EAST 324.50 FEET; THENCE SOUTH 64°23'41" EAST 479.65 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE , THE RADIUS POINT OF WHICH BEARS NORTH 69°00'53" EAST, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 559.94 FEET, THROUGH A CENTRAL ANGLE OF 16°17'59", AN ARC LENGTH OF 159.29 FEET; THENCE SOUTH 37°17'05" EAST 53.18 FEET; THENCE SOUTH 52°46'22" WEST 54.55 FEET; THENCE SOUTH 62°26'35" EAST 64.98 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH

01°24'28" EAST, CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 11°06'30", AN ARC LENGTH OF 87.24 FEET; THENCE NORTH 77°29'03" WEST 57.82 FEET; THENCE ALONG THE ARC OF A CURVE , CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1175.00 FEET, THROUGH A CENTRAL ANGLE OF 16°41'54", AN ARC LENGTH OF 342.44 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS SOUTH 04°10'57" EAST; THENCE SOUTH 24°46'42" WEST 41.26 FEET; THENCE SOUTH 79°18'27" WEST 36.60 FEET; THENCE NORTH 34°14'51" WEST 45.12 FEET; THENCE SOUTH 84°49'07" WEST 386.53 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 12°24'50", AN ARC LENGTH OF 330.42 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF1175.00 FEET, THROUGH A CENTRAL ANGLE OF 01°50'23, AN ARC LENGTH OF 37.73 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS SOUTH 05°23'34" WEST; THENCE SOUTH 27°37'39" WEST 122.22 FEET; THENCE SOUTH 64°56'28" WEST 152.60 FEET; THENCE NORTH 54°05'20" WEST 225.92 FEET; THENCE SOUTH 87°40'43" WEST 91.81 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 09°53'56" WEST, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1225.00 FEET, THROUGH A CENTRAL ANGLE OF 06°25'39", AN ARC LENGTH OF 137.42 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS NORTH 03°28'17" WEST; THENCE SOUTH 23°37'03" WEST 164.40 FEET; THENCE SOUTH 74°01'35" WEST 195.64 FEET; THENCE NORTH 82°39'32" WEST 204.10 FEET; THENCE NORTH 53°44'04" WEST 255.59 FEET; THENCE SOUTH 82°18'54" WEST 105.06 FEET; THENCE SOUTH 19°51'38" WEST 170.84 FEET; THENCE NORTH 89°27'07" WEST 115.61 FEET; THENCE NORTH 24°59'58" WEST 154.13 FEET; THENCE SOUTH 88°55'16" WEST 216.17 FEET; THENCE SOUTH 19°52'26" WEST 178.82 FEET; THENCE SOUTH 85°17'16" WEST 320.99 FEET; THENCE NORTH 24°24'25" WEST 140.61 FEET; THENCE SOUTH 86°20'13" WEST 294.72 FEET; THENCE SOUTH 48°49'53" WEST 102.97 FEET; THENCE NORTH 66°31'21" WEST 232.99 FEET; THENCE NORTH 43°02'38" WEST 241.96 FEET; THENCE NORTH 74°41'36" WEST 484.10 FEET; THENCE SOUTH 81°08'09" WEST 378.64 FEET; THENCE NORTH 41°39'34" WEST 426.98 FEET; THENCE NORTH 60°33'37" WEST 260.44 FEET; THENCE SOUTH 78°03'55" WEST 380.38 FEET; THENCE SOUTH 53°16'10" WEST 2.43 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 389.00, THROUGH A CENTRAL ANGLE OF 26°02'14", AN ARC LENGTH OF 176.78 FEET; THENCE SOUTH 27°13'56" WEST 74.74 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 69°01'00" EAST, CONCAVE TO THE EAST, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 04°29'19", AN ARCH LENGTH OF 50.92 FEET; THENCE SOUTH 16°29'42" WEST 18.85 FEET; THENCE NORTH 74°30'24" WEST 300.19 FEET; THENCE NORTH 67°22'45" WEST 458.31 FEET; THENCE NORTH 76°11'25" WEST 458.62 FEET; THENCE NORTH 87°58'44" WEST 407.40

FEET; THENCE NORTH 76°12'50"WEST 301.13 FEET; THENCE NORTH 81°06'38" WEST 222.75 FEET; THENCE NORTH 55°21'20" WEST 274.44 FEET; THENCE SOUTH 70°39'55"WEST 123.83 FEET; THENCE NORTH 03°08'04" EAST 558.44 FEET; THENCE SOUTH 88°22'02" EAST 890.26 FEET; THENCE NORTH 01°37'58" EAST 583.44 FEET; THENCE NORTH 62°27'25" EAST 539.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 24°24'16" EAST, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8030.00 FEET, THROUGH A CENTRAL ANGLE OF 00°20'22", AN ARC LENGTH OF 47.56 FEET TO A POINT ON A REVERSE CURVE; THENCE ALONG THE ARC OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1570.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'00", AN ARC LENGTH OF 175.37 FEET, TO A POINT OF NON-TANGENCY, THE RADIUS POINT OF WHICH BEARS SOUTH 18°20'38" WEST; THENCE SOUTH 62°27'25" WEST 341.72 FEET; THENCE NORTH 75°52'39" WEST 963.67 FEET; THENCE NORTH 00°30'45" WEST 319.35 FEET; THENCE NORTH 00°50'31" EAST 1362.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 444.83 ACRES (19,376,631 SQ. FT.) MORE OR LESS.

11-01-06

JAMES W. WEIR
L.S. 4246
EXP. 06-30-08

EXHIBIT C

Schaefer Ranch GHAD Budget
Schaefer Ranch Development

4748.002.017
November 20, 2007
Latest Revision March 23, 2018

EXHIBIT C

Schaefer Ranch Geologic Hazard Abatement District
Schaefer Ranch Development
Budget – March 23, 2018

ASSUMPTIONS

Total Number of Residential Units (Actual)	419
Annual Assessment per Unit (FY 2017/18 Dollars)	$1,204
Approximate Total Habitable Non-Residential Building Area (square feet)	12,803
Annual Assessment - Nonresidential (square feet)	$0.41
Annual Adjustment in Assessment (estimated)	3.5%
Inflation (estimated)	3.0%
Investment Earnings (estimated)	4.5%
Frequency of Large-Scale Repair (years)	13
Cost of Large-Scale Repair (current $)	$1,348,025

ESTIMATED ANNUAL EXPENSES IN FY 2017/18 DOLLARS

Detention Basin and Water Quality Pond Maintenance (including structures, sediment, and vegetation removal)	$ 50,000
Maintenance and repair of EVA and Access Roads	$ 13,480
Erosion Repairs	$ 67,401
GHAD Monitoring Program	$ 40,441
Major Landsliding (Annualized)	$ 103,694
Revegetation & Vegetation Control (firebreak mowing, weeding, and hydroseeding)	$ 25,000
Sediment Removal – Concrete Structures (excludes public right-of-way)	$ 33,701
Slope Stabilization (including minor landsliding and debris bench clearing)	$ 53,921
Subdrain Outfall Maintenance	$ 6,740
Technical Consultants	$ 33,701
Open Space Ditch & Storm Drain Pipe Replacement (excludes public right-of-way) Ditch Replacement	$ 26,961
Administration and Accounting	$ 67,401
Miscellaneous & Contingency (10%)	$ 52,244
Total	$ 574,685

4748.002.017
November 20, 2007
Latest Revision March 23, 2018