

Attachment B
New Subdivision
Improvement Agreement

RECORDING REQUESTED BY
CITY OF VICTORVILLE

WHEN RECORDED RETURN TO:
CITY OF VICTORVILLE
ENGINEERING DEPT.
14343 CIVIC DR.
VICTORVILLE, CA 92392

APN Nos. 3090-051-20 thru 69; 3090-061-39 thru 87; 3090-071-41 thru 76; 3090-081-03 thru 70; 3090-061-03 through 38

Recording of this document is fee exempt under
Government Code Section 27383

**SUBDIVISION IMPROVEMENT AGREEMENT
TRACT MAP NO. 14132-1 to 3**

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into by and between the City of Victorville, hereinafter referred to as "City", and Richmond American Homes of Maryland Inc., a Maryland Corporation, hereinafter referred to as "Subdivider". City and Subdivider are sometimes hereinafter referred to individually as a "Party" and collectively referred to as the "Parties."

RECITALS

WHEREAS, Subdivider is currently the record fee owner of that certain real property situated in the City of Victorville, County of San Bernardino, State of California, as more particularly described in **Exhibit 'A'**, attached hereto and incorporated herein by this reference (the "Subdivision"), and the successor in interest to those certain final Subdivision Tract Map Nos. 14132-1, 14132-2, and 14132-3 (hereinafter called "Maps") originally recorded in the office of the San Bernardino County Recorder ("County Recorder's Office") by Victory Development, Inc. (hereinafter referred to as "Original Developer") on July 11, 2007 as Document Nos. 2007-0408732 for Tract Map No. 14132-1, 2007-0420380 for Tract Map No. 14132-2, and 2007-0408975 for Tract Map No. 14132-3; and

WHEREAS, in order to receive approval from the City for said Map, Original Developer had previously entered into a secured Subdivision Agreement with the City recorded on July 17, 2007, as Document Nos. 2007-0420378 for Tract Map No. 14132-1, 2007-0408888 for Tract Map No. 14132-2, and 2007-0420382 for Tract Map No. 14132-3, in the County Recorder's Office promising to construct and install the public improvements required by the Map and complete the related work for the Subdivision in accordance with the conditions of approval, all as required by the City's Planning Commission (the "Obligations"); and

WHEREAS, pursuant to that certain Grant Deed recorded on June 28, 2024 concurrently herewith as Document No. 2024-0150312 in the County Recorder's Office, Frontier Land Holdings Inc. subsequently sold the Subdivision to Subdivider; and,

WHEREAS, Subdivider, as the new owner of the Subdivision, is prepared to assume and perform the Obligations associated with the Map and the Subdivision (as updated and set forth in this new Agreement) in accordance with the Subdivision Map Act of the State of California (the "Map Act") and Titles 17 and 16 of the Victorville Municipal Code ("VMC").

NOW THEREFORE, for and in consideration of the approval of the Map and of the acceptance of the dedications therein offered, and in order to ensure satisfactory performance by Subdivider of Subdivider's obligations under said Map Act and SAID Titles 17 and 16 of the VMC, the Parties agree as follows:

1. Performance of Work

Subdivider will do and perform, or cause to be done and performed, at Subdivider's own expense, in a good and workmanlike manner, and furnish all required materials, all under the direction and to the satisfaction of the City Engineer of City, all of the work and improvements required by the City Planning Commission for this Subdivision in accordance with the plans and specifications on file as herein specified, or with any changes required or ordered by said Engineer, which in his opinion are necessary or required to complete the work. Any sewer work or water supply work shall be subject to the approval of the respective special districts having to do with the said types of work (See Exhibit C attached hereto for the Engineer's Cost Estimates.)

2. Work: Places and Grades to be Approved by Engineer

All of said work is to be done at the places, of the materials, in the manner, and at the grades, all as shown upon the plans and specifications therefor, heretofore approved by City Engineer and which are now on file in his office, and to the satisfaction of said City Engineer. The actual work of surveying shall be performed by the Subdivider's engineer.

3. Specifications

a) The Required Improvements and work embraced herein shall be done in accordance with the provisions of the Greenbook Standard Specifications for Public Works Construction, as adopted by the Greenbook Committee, current edition, insofar as they may apply (hereinafter the "**Greenbook Specifications**"), and the City of Victorville Standard Specifications for Public Improvements (hereinafter the "**City Standard Specifications**"). Whenever in the Greenbook Specifications the following terms are used, they shall be understood to mean the following:

(1) Agency: City of Victorville, California.

(2) Board: Victorville City Council

(3) Engineer: Whenever the term is not qualified, shall mean the City Engineer of the City of Victorville, California acting either directly or through his properly authorized agents, each agent acting only within the scope of the authority delegated to him.

(4) Laboratory: The laboratory to be approved by the City of Victorville to test materials and work involved in the construction provided for under this agreement.

(b) In case of conflict between the Greenbook Specifications and the City Standard Specifications, the City Standard Specifications shall prevail.

(c) In case of conflict between the Greenbook Specifications, the City Standard Specifications, and the Approved Plans and this Agreement, the Approved Plans and this Agreement shall take precedence over and be used in lieu of such conflicting portions of the Greenbook Specifications or City Standard Specifications.

4. Work: Time for Completion

City hereby fixes the time for the completion of said work to be within two years after the date this Agreement is fully executed by all Parties with the County Recorder of San Bernardino County. At least two (2) calendar days prior to the commencement of work hereunder, Subdivider shall notify City Engineer of the date fixed by Subdivider for commencement thereof, so that city Engineer shall be able to provide services of inspection.

5. Time of Essence - Extension

Time is of the essence in this Agreement; provided, that in the event good cause is shown therefor, the City Manager may extend the time for completion of the improvements hereunder. Any such extension may be

granted without notice to the Subdivider's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this agreement. The City Manager shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider to an extension. All references to the City Manager in this Agreement shall be deemed to include his/her duly authorized designees.

6. Repairs and Replacements

Subdivider shall replace, or have replaced, or repair, or have repaired, as the case may be, all pipes and monuments shown on the map which have been destroyed or damaged, and Subdivider shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of replacement or repairs, or any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or by any public or private corporation, or by any person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

7. Permits: Compliance with Law

Subdivider shall, at Subdivider's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices and pay all fees and taxes required by law. Subdivider agrees to procure, at his expense, any necessary permits required for the opening of any state or county roads or easements outside the jurisdiction of City.

8. Superintendence by Subdivider

Subdivider shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City Engineer, on the work at all times during progress, with authority to act for Subdivider.

9. Inspection by City

Subdivider shall at all times maintain proper facilities, and provide safe access for inspection by City, to all parts of the work, and to the shops wherein the work is in preparation.

10. Contract Security

Concurrently with the execution hereof, Subdivider shall furnish a bond in an amount equal to at least one hundred percent (100%) of the approved Engineer's estimate of the costs to complete the work and improvements (as set forth in Engineer's Cost Estimate attached hereto as **Exhibit 'C'** and incorporated herein by this reference) as security for the faithful performance of this Agreement.

Similarly, Subdivider shall furnish a bond in an amount equal to at least fifty percent (50%) of said Engineer's Cost Estimate to complete the work and improvements as security for the payment of all persons performing labor and furnishing materials in the construction of this Subdivision, including any claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the California Civil Code.

The securities specified above shall be in the form of cash deposits, an irrevocable letter of credit which meets the requirements of VMC Section 17.64.060(a)(3), or bonds provided by a corporate surety admitted by the California Department of Insurance to transact surety insurance business in California (with a Best's Insurance Guide rating of no less than A-) and written on such forms as may be provided by State statute for such purposes and approved by the City, or in such other form as may be provided for by law and satisfactory to City. Security instruments shall be worded and dated to become effective immediately upon failure of the Subdivider to complete the work and improvements specified in this Agreement within the two-year period allowed or any extensions thereof granted by the City.

11. Hold-Harmless Agreement

- (a) To the fullest extent permitted by law, Subdivider agrees to and shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and elective and appointive boards from and against any and all claims, losses, damages, including property damage, personal injury, including death, costs, including attorney fees, and liability of any kind or nature directly or indirectly arising out of or in any way connected with performance under this Agreement and/or the construction of the Required Improvements by the Subdivider, its contractors or subcontractors, or of any person directly or indirectly employed by, or acting as agent for the Subdivider, its contractors or subcontractors, save and except those matters arising from the sole, active negligence of the City.
- (b) This defense, indemnification, and hold harmless provision shall extend to claims, losses, damage, injury, costs, including attorney fees, and liability for injuries occurring after completion of the construction of the Required Improvements as well as during construction, and shall apply regardless of whether or not the City has prepared, supplied or approved the plans and/or specifications for the Required Improvements or has inspected or accepted the same.
- (c) Acceptance of insurance required under this Agreement shall not relieve Subdivider from liability under this defense, indemnification, and hold harmless provision. Subdivider's obligation to indemnify shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by City.
- (d) The Parties intend that this Section 11 shall be broadly construed to effectuate its purpose.

12. Subdivider's Insurance

Subdivider and any of contractors or subcontractors performing work hereunder on Subdivider's behalf shall procure and maintain at its own expense, during the term of this Agreement (and during any extensions thereof) the following minimum policies of insurance and comply with all other provisions of this Section 12:

- 1) Commercial General Liability Insurance ("CGL"): . Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury, and personal & advertising injury with limits no less than Two Million Dollars (\$2,000,000) per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
- 2) Commercial Vehicle (Automobile) Liability Insurance: ISO Form Number CA 00 01 covering any auto (Code 1), with a combined single limit of not less than One Million Dollars (\$1,000,000) per accident for bodily injury and property damage.
- 3) Workers' Compensation Insurance: As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than One Million Dollars (\$1,000,000) per accident for bodily injury or disease.

Additional Insurance Requirements. With respect to the policies of insurance set forth above, compliance with the following is also required:

- 1) Additional Named Insured. Notwithstanding any inconsistent statement in any required insurance policies or any subsequent endorsements attached thereto, the CGL policy, shall be endorsed to name the City and its officers, officials, employees, servants, volunteers, agents and independent contractors, including, without limitation, the City Attorney, as Additional Insureds with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Subdivider's insurance (at

least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used).

- 2) **Waiver of Subrogation Rights.** Subdivider shall require the carriers of all required insurance policies to waive all rights of subrogation against the City and its officers, officials, employees, servants, volunteers, agents, and independent contractors and subcontractors which any insurer of said Subdivider may acquire against the City by virtue of the payment of any loss under such insurance. Subdivider agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- 3) **Proof of Insurance Coverage; Required Additional Endorsements.** Subdivider shall secure from a good and responsible company or companies authorized to transact insurance business in the State of California, the policies of insurance required by this Agreement and furnish to the City Clerk certificates of insurance evidencing the required coverage, and the following policy endorsements, at least ten (10) business days prior to commencement of any work required under this Agreement.
 - (A) Each insurance policy required by this Agreement shall provide that coverage shall not be canceled, except with written notice to the City.
 - (B) For any claims related to this Agreement, the Subdivider's insurance coverage shall be primary and non-contributory and at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, servants, volunteers, agents and independent contractors and subcontractors.. Any insurance or self-insurance maintained by the City, its officers, officials, employees, servants, volunteers, agents and independent contractors and subcontractors shall be excess on the Subdivider's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies
- 4) The Subdivider may use Umbrella or Excess Policies to provide the liability limits as required in this Agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Subdivider's primary and excess liability policies are exhausted.
- 5) All insurance requirements contained in this Agreement are applicable to any contract for completion of the work entered into by Subdivider and/or any of Subdivider's contractors, subcontractors, agents, and/or employees. Subdivider shall not commence any work under this Agreement until Subdivider has obtained all insurance required under this Section, nor shall Subdivider allow any contractor or subcontractor to commence work on any contract or subcontract until all insurance required to be obtained by Subdivider has been obtained by such contractor or subcontractor and approved by the City. Subdivider and its contractors or subcontractors shall provide the City with not less than thirty (30) days' notice prior to the cancellation, reduction or termination of any insurance coverages required by this section and shall provide replacement policies acceptable to the City prior to any such cancellation, reduction, or termination of coverage.
- 6) All requirements set forth in this Section shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

13. Title to Improvements

Title to, and ownership of all Required Improvements constructed hereunder by Subdivider shall vest absolutely in City upon completion and acceptance of such Required Improvements by City. Until such time as the Required Improvements are accepted by City, Subdivider shall be responsible for and bear the risk of loss to any of the Required Improvements constructed or installed and shall be responsible for the care, maintenance of, and any damage to such Required Improvements. Neither City, nor any of its agents, officers, or employees shall be liable or responsible for any accident, loss, or damage, regardless of cause, happening or occurring to the Required Improvements prior to the completion by Subdivider and acceptance of same by City.

14. Repair or Reconstruction of Defective Work

If, within a period of one year after final acceptance of the work performed under this Agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Subdivider, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Subdivider can be notified, City may, at its option, make the necessary repairs or replacements or perform the necessary work and Subdivider shall pay to City the actual cost of such repairs, plus fifteen percent (15%).

15. Subdivider not Agent of City

Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.

16. Cost of Engineering and Inspection

Subdivider shall pay City in accordance with Title 17, of the VMC, for all engineering, inspection, and other services furnished by City in connection with the Subdivision.

17. Default; Notice

The following events shall constitute a default under this Agreement: If Subdivider refuses or fails to prosecute the work on the Required Improvements, or any part thereof, with such diligence as will ensure its completion within the time specified, or any extension thereof, or fails to complete the Required Improvements within such time; if Subdivider should be adjudged a bankrupt, or Subdivider should make a general assignment for the benefit of Subdivider's creditors, or if a receiver should be appointed in the event of Subdivider's insolvency; or if Subdivider or any of Subdivider's contractors, subcontractors, agents, or employees should violate any of the provisions of this Agreement. In the event of Subdivider's default, the City may serve written notice upon Subdivider and Subdivider's surety of the default under this Agreement. Subdivider shall have fifteen (15) days from receipt of written notice by City to cure any such default.

18. Breach of Agreement; Performance by Surety or City

(a) In the event Subdivider is in default under this Agreement, and the applicable cure period set forth in Section 17 hereof has expired without such default having been cured by Subdivider, Subdivider shall be deemed to be in breach of this Agreement and the City may thereafter deliver a notice of breach to Subdivider's surety, and such surety shall have the duty to take over and complete the work on the Required Improvements; provided, however, that if the surety within fifteen (15) days after the serving of such notice of breach upon it does not give the City written notice of the surety's intent to take over the performance of the Agreement, or does not commence performance thereof within fifteen (15) days after notice to the City of such election, then the City may take over the work and prosecute the same to completion by contract, or by any other method the City may deem advisable, for the account and at the

expense of the Subdivider, and the Subdivider's surety shall be liable to the City for any excess cost or damages incurred by the City. In such event, the City, without liability for so doing, may take possession of and utilize in completing the work such materials, appliances, plants or other property belonging to Subdivider as may be on the site of the work and necessary therefore. The remedy provided by this paragraph is in addition to, and not in lieu of, other remedies available to the City. The City reserves to itself all remedies available to it at law or in equity for a breach of Subdivider's obligations under this Agreement.

- (b) In addition to any other remedy the City may have, a breach of this Agreement by the Subdivider may result in the Subdivision being reverted to acreage and shall further constitute consent to the filing by the City of a notice of violation against all the lots in the Subdivision. Subdivider agrees that the choice of remedy or remedies for Subdivider's breach shall be in the discretion of the City. If the form of contract security is other than a bond, the City, after giving notice of breach of the Agreement, may proceed to collect against the contract security in the manner provided by law and by the terms of the security instrument.
- (c) The failure of City to take an enforcement action with respect to a default, or to declare a default or breach, shall not constitute a waiver of that default or breach, or any subsequent default or breach of Subdivider. Any failure by the City to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision(s) and further shall not act to release any surety from its obligations under this Agreement.
- (d) In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in securing performances of such obligations, including costs of suit and reasonable attorney's fees.

19. Completion

- (a) Subject to the provisions of subdivision (b) of this Section, upon completion of all the Required Improvements, and upon the City Council authorizing a written Notice of Completion and Acceptance of said work, the City will release all hold and any claims to eighty percent (80%) of the amount of securities posted for faithful performance as specified in Section 10, above. The remaining twenty percent (20%) shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guarantee bond to secure the performance of Section 14 of this Agreement and shall thereafter be released.
- (b) The provisions of subdivision (a) of this Section notwithstanding, if the Subdivision is part of any City maintenance assessment district, the faithful performance security shall not be released, and no Required Improvements shall be accepted by the City unless and until Subdivider has paid to City any fees required to operate and maintain the Required Improvements until such time as the City has received the first maintenance assessment disbursement from the County.
- (c) The amount specified in Section 10(b) above for labor and materials security shall be reduced or released pursuant to the provisions of Section 66499.7(h) of the Map Act.

20. Notices

All notices required by or provided for under this Agreement shall be in writing and delivered in person or sent by certified or registered mail, postage prepaid and addressed as provided in this Section. Notice shall be effective on the date it is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notices shall be addressed as follows:

If to City: City of Victorville
Attention: City Engineer
P.O. Box 5001
14343 Civic Drive
Victorville, CA 92393-5001

With a copy to: Green, de Bortnowsky & Quintanilla, LLP
30077 Agoura Court, Suite 210
Agoura Hills, CA 91301
Attn: Andre de Bortnowsky, City Attorney

If to Subdivider: Richmond American Homes Inc., a Maryland Corporation
5171 California Avenue, Suite 120
Irvine, CA 92617

With a copy to: _____

If to surety: _____

Any Party or the surety may change such address by notice in writing to the other Party and thereafter notices shall be addressed and transmitted to such new address.

21. Binding Effect of Agreement

This Agreement shall be binding on and inure to the benefit of the Parties to this Agreement and their heirs, personal representatives, successors and assigns.

22. Severability; Modification; Entire Agreement

The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect unless amended or modified in writing by the mutual consent of the Parties. This Agreement, together with all exhibits, Commission Resolutions, maps and plans expressly referred to herein, constitutes the entire agreement of the Parties and supersedes any prior written or oral agreements between them with respect to the subject matter hereof. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the Parties.

23. Authority of Executing Parties

The persons executing this Agreement warrant and represent that they are duly authorized to execute this Agreement on behalf of and bind the Party each purports to represent.

24. Incorporation of Recitals

The Recitals to this Agreement, and any definitions set forth therein, are hereby incorporated into in the terms of this Agreement by this reference. The following exhibits are attached to this Agreement and incorporated into this Agreement by this reference:

Exhibit A – Legal Description of Subdivision

Exhibit B – Tract Maps

Exhibit C – Approved Engineer's Cost Estimates

**[END OF THIS PAGE]
[SIGNATURES TO FOLLOW]**

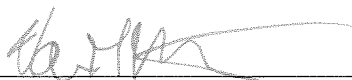
DATED this _____ day of _____ 20____

SUBDIVIDER

CITY

Richmond American Homes Inc., a Maryland Corporation

City of Victorville

By: 

By: _____

Name: VAN G. MARTIN

Name: _____

Title: VICE PRESIDENT

Title: Mayor

Date: _____

ATTEST:

(Proper Notarization of Subdivider's Signature is required and shall be attached)

By: _____
Jennifer Thompson, City Clerk

APPROVED AS TO FORM:

Andre de Bortnowsky, City Attorney

City of Victorville Risk Manager

Sandra Bostick

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

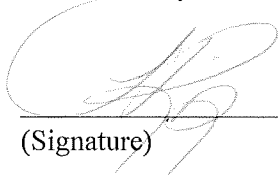
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the **document** to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

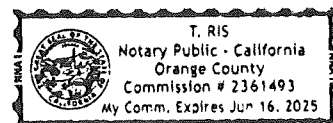
On July 3, 2021, before me, T Ris, Notary Public, personally appeared Van G. Martin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature 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 and official seal.



(Signature)



(Affix Seal)

EXHIBIT A

LEGAL DESCRIPTION

Tract 14132-1

Lots 1-80 of Tract 14132-1, in the City of Victorville, County of San Bernardino, State of California, as filed in Map Book No. 329, pages 72 through 78, in the San Bernardino County Recorder's Office.

Tract 14132-2

Lots 81-168 of Tract 14132-2, in the City of Victorville, County of San Bernardino, State of California, as filed in Map Book No. 329, pages 79 through 85, in the San Bernardino County Recorder's Office.

Tract 14132-3

Lots 169-238 of Tract 14132-3, in the City of Victorville, County of San Bernardino, State of California, as filed in Map Book No. 329, pages 86 through 92, in the San Bernardino County Recorder's Office.

EXHIBIT B

TRACT MAPS

TRACT MAP NO. 14132-1

BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC.
MAY, 2005

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED TRACT MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BORDER LINE, AND WE HEREBY DEDICATE TO THE CITY OF VICTORVILLE FOR PUBLIC USE, ALL THE STREETS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION. WE ALSO HEREBY GRANT TO THE CITY OF VICTORVILLE, IN FEE SIMPLE, LOT "A" FOR OPEN SPACE, DRAINAGE AND LANDSCAPING PURPOSES SHOWN ON SAID MAP AND WE FURTHER HEREBY DEDICATE TO THE CITY OF VICTORVILLE, ALL RIGHTS OF VEHICULAR INGRESS TO AND EGRESS FROM, OVER AND ACROSS THE SOUTHERLY LINE OF LOTS 6,7,8 AND 11 THROUGH 19 INCLUSIVE, COINCIDENT WITH OTTAWA STREET AND THE EASTERLY LINE OF LOTS 1,4,5,6,20 AND 21 COINCIDENT WITH THIRD AVENUE SHOWN ON SAID MAP WITHIN SAID SUBDIVISION AS "NON-VEHICULAR ACCESS" OR "N.V.A." IN ADDITION WE HEREBY DEDICATE TO THE CITY OF VICTORVILLE LANDSCAPE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS SHOWN ON SAID MAP.

BY: Todd Leibl
VICTORY DEVELOPMENT, INC., A CALIFORNIA CORPORATION
FORMERLY T.L. DEVELOPMENT, INC.

5-21-07
DATE:

THRU THE BIBLE RADIO NETWORK, AS BENEFICIARY PER DEED OF TRUST RECORDED
FEBRUARY 18, 2005 AS DOCUMENT NO. 2005-119516 O.R.

BY: Leo Karllyn
THRU THE BIBLE RADIO NETWORK,
A CALIFORNIA NON-PROFIT CORPORATION

5-23-07
DATE:

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

ON 5/21/2007, BEFORE ME, Lars Dennert, A NOTARY PUBLIC,
PERSONALLY APPEARED Todd Leibl

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

WITNESS MY HAND:
SIGNATURE: Lars Dennert
NAME: Lars Dennert

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES 12/27/2007.
COMMISSION NUMBER 1959009

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

ON May 23, 07, BEFORE ME, Michael Cordich, A NOTARY PUBLIC,
PERSONALLY APPEARED Leo Karllyn

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

WITNESS MY HAND:
SIGNATURE: Michael Cordich
NAME: Michael Cordich

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES June 2, 2010.
COMMISSION NUMBER 1672039

SURVEYOR'S STATEMENT

I, DAVID H. WILLIAMS HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS TRACT MAP, CONSISTING OF 7 SHEETS IS A TRUE AND COMPLETE REPRESENTATION OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TODD LIEBL, IN APRIL OF 2004 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH LOCATIONS ON OR BEFORE MARCH 31, 2008 IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.

DATED APRIL 4, 2007

BY: David Williams
DAVID H. WILLIAMS, PLS 4131
LICENSE EXPIRES 06/30/08



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED TRACT MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND TITLE 17 OF THE VICTORVILLE MUNICIPAL CODE HAVE BEEN COMPILED WITH AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED June 7th, 2007

BY: John A. McGlade
CITY ENGINEER, CITY OF VICTORVILLE
JOHN A. MCGLADE, CITY ENGINEER
LS 6825, EXPIRES 09/30/08
RCE 40935, EXPIRES 03/31/09



CITY COUNCIL'S ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THE VICTORVILLE, BY A MOTION DULY SECONDED AND PASSED, APPROVED THE ANNEXED TRACT MAP ON THE 5th DAY OF JUNE 2007, AND ACKNOWLEDGE THE FOREGOING OFFERS OF DEDICATION AND ACCEPTED ALL THE STREETS, LANDSCAPE EASEMENTS AND LOT "A" IN FEE SIMPLE, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF VICTORVILLE STANDARDS, AND ALSO ACCEPTED THE "NON-VEHICULAR ACCESS RIGHTS".

DATED June 8, 2007

BY: Carolee Bates
CAROLEE BATES
CITY CLERK OF THE CITY OF VICTORVILLE
STATE OF CALIFORNIA

BY: _____ DEPUTY

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED TRACT MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE ESTIMATED TO BE \$ 85,100.00

DATED 7/11/07, 20__

LARRY WALKER
COUNTY AUDITOR/CONTROLLER-RECORDER
COUNTY OF SAN BERNARDINO, CALIFORNIA
BY: Barbara Inghill
DEPUTY

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE ANNEXED TRACT MAP WITH THE COUNTY OF SAN BERNARDINO ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED 7/11/, 2007

DENA M. SMITH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO

BY: Barbara Inghill
DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2007-0408732
THIS 11th DAY OF JULY, 2007, AT 1:51 P.M. IN
BOOK 329 OF 2007 MAPS, AT PAGE 12-78, AT THE
REQUEST OF FIRST AMERICAN TITLE COMPANY
IN THE AMOUNT OF \$ 21.00

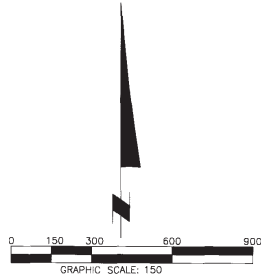
LARRY WALKER
AUDITOR/CONTROLLER-RECORDER
COUNTY OF SAN BERNARDINO

Recorded in Official Records,
County of San Bernardino
Doc# 2007-0408732
7/11/2007 1:51 PM

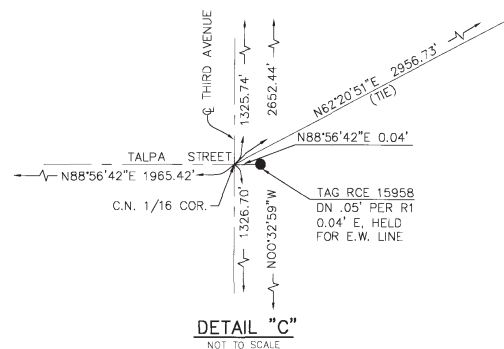
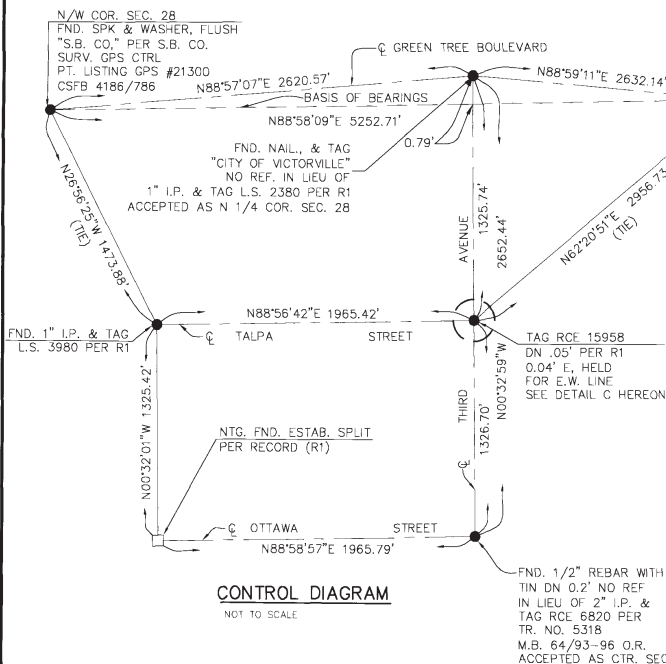
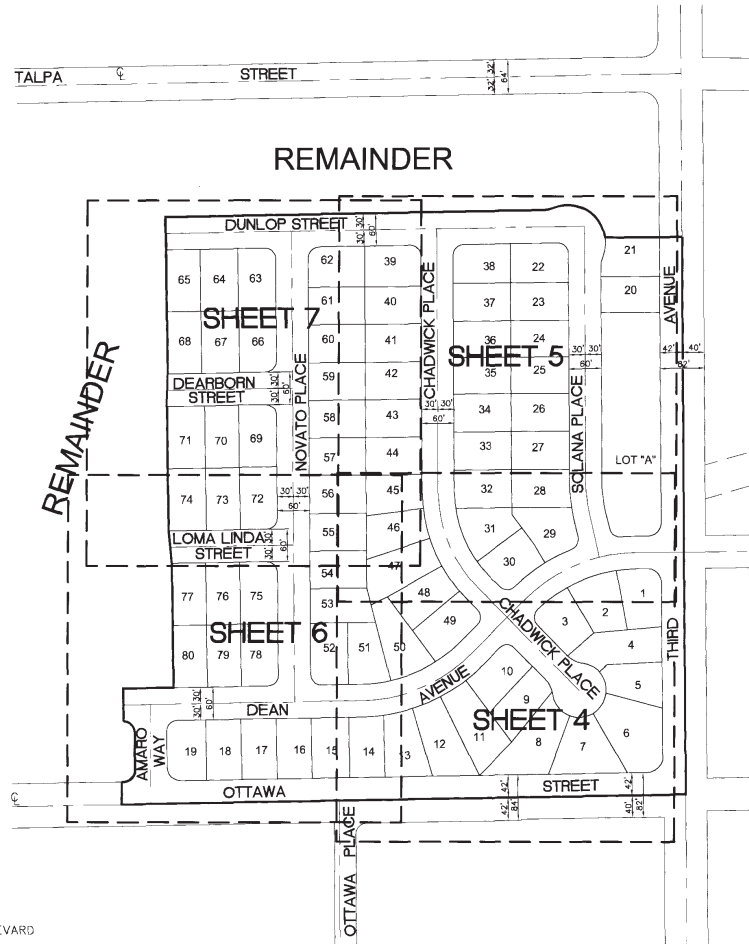
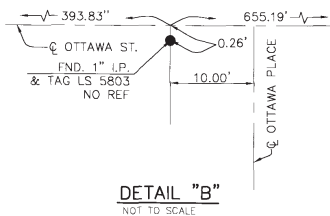
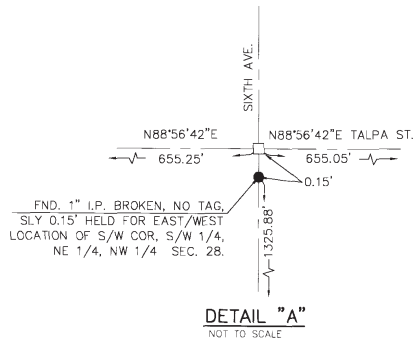
SIGNED: Diana T. Hernandez
DEPUTY RECORDER

TRACT MAP NO. 14132-1

BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

SHEET INDEX MAP**NOTE:**

SEE SHEETS 4 THROUGH 7 FOR DETAILED BOUNDARY MONUMENT LOCATIONS.



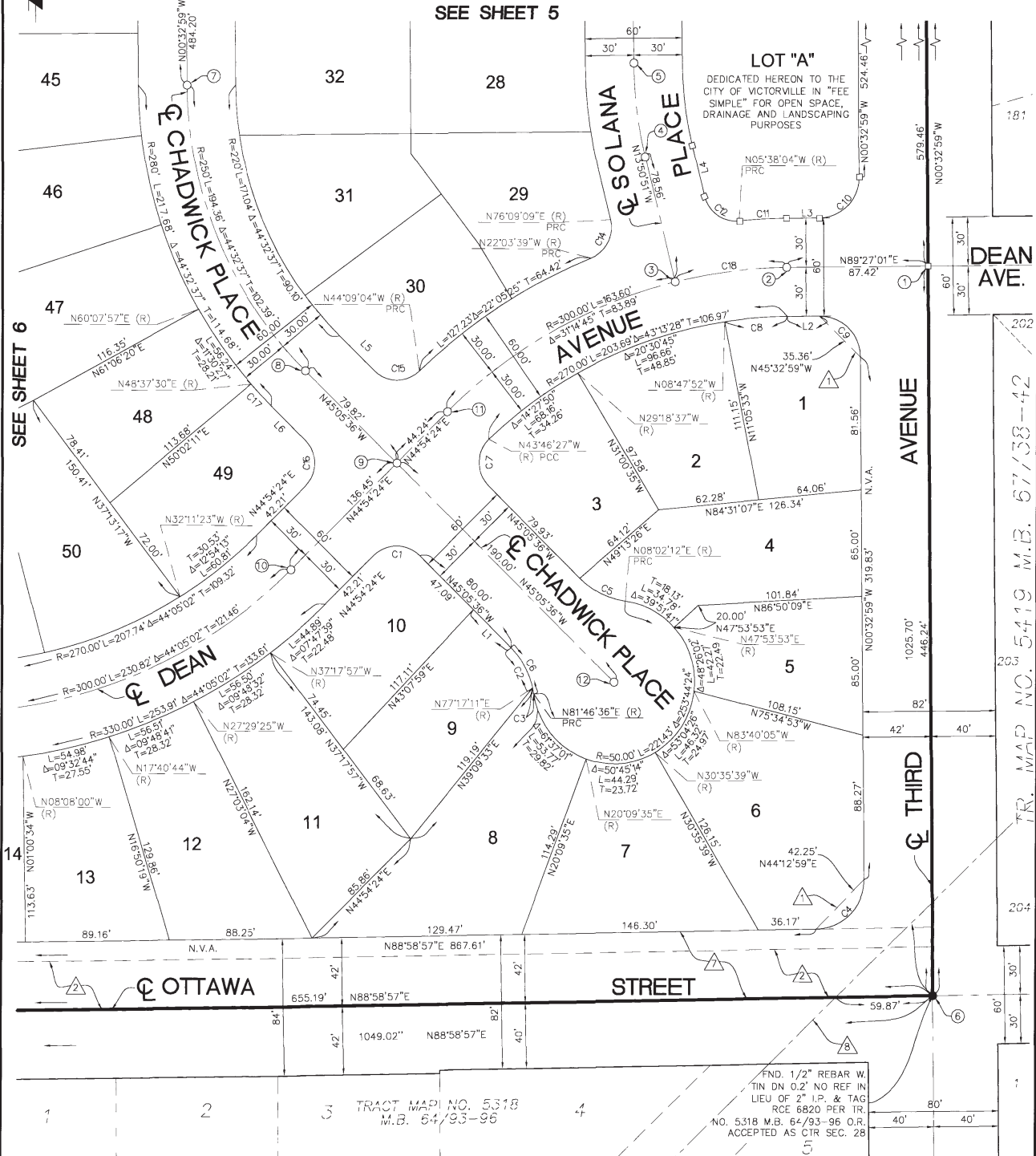
TRACT MAP NO. 14132-1BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 28, T5N, R4W, S.B.M.

TETRA TECH, INC.

DAVID H. WILLIAMS PLS 4131

MAY, 2005

SEE SHEET 5



LINE	BEARING	LENGTH
L1	N45°05'36"W	32.91'
L2	N89°27'01"E	20.42'
L3	N89°27'01"E	20.42'
L4	S13°50'51"E	32.15'
L5	N45°05'36"W	29.86'
L6	N45°05'36"W	29.82'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	20.00'	31.42'	20.00'
C2	32°22'47"	50.00'	28.26'	14.52'
C3	04°29'25"	50.00'	3.92'	1.96'
C4	89°31'56"	30.00'	46.88'	29.76'
C5	36°52'12"	50.00'	32.18'	16.67'
C6	36°52'12"	50.00'	32.18'	16.67'
C7	91°19'09"	20.00'	31.88'	20.47'
C8	08°14'53"	270.00'	38.87'	19.47'
C9	90°00'00"	25.00'	39.27'	25.00'
C10	90°00'00"	25.00'	39.27'	25.00'
C11	05°05'05"	330.00'	28.29'	14.65'
C12	81°47'12"	20.00'	28.55'	17.32'
C14	81°47'12"	20.00'	28.55'	17.32'
C15	89°03'28"	20.00'	31.09'	19.67'
C16	90°00'00"	20.00'	31.42'	20.00'
C17	03°43'08"	280.00'	18.17'	9.09'
C18	1°37'52"	300.00'	69.63'	34.97'

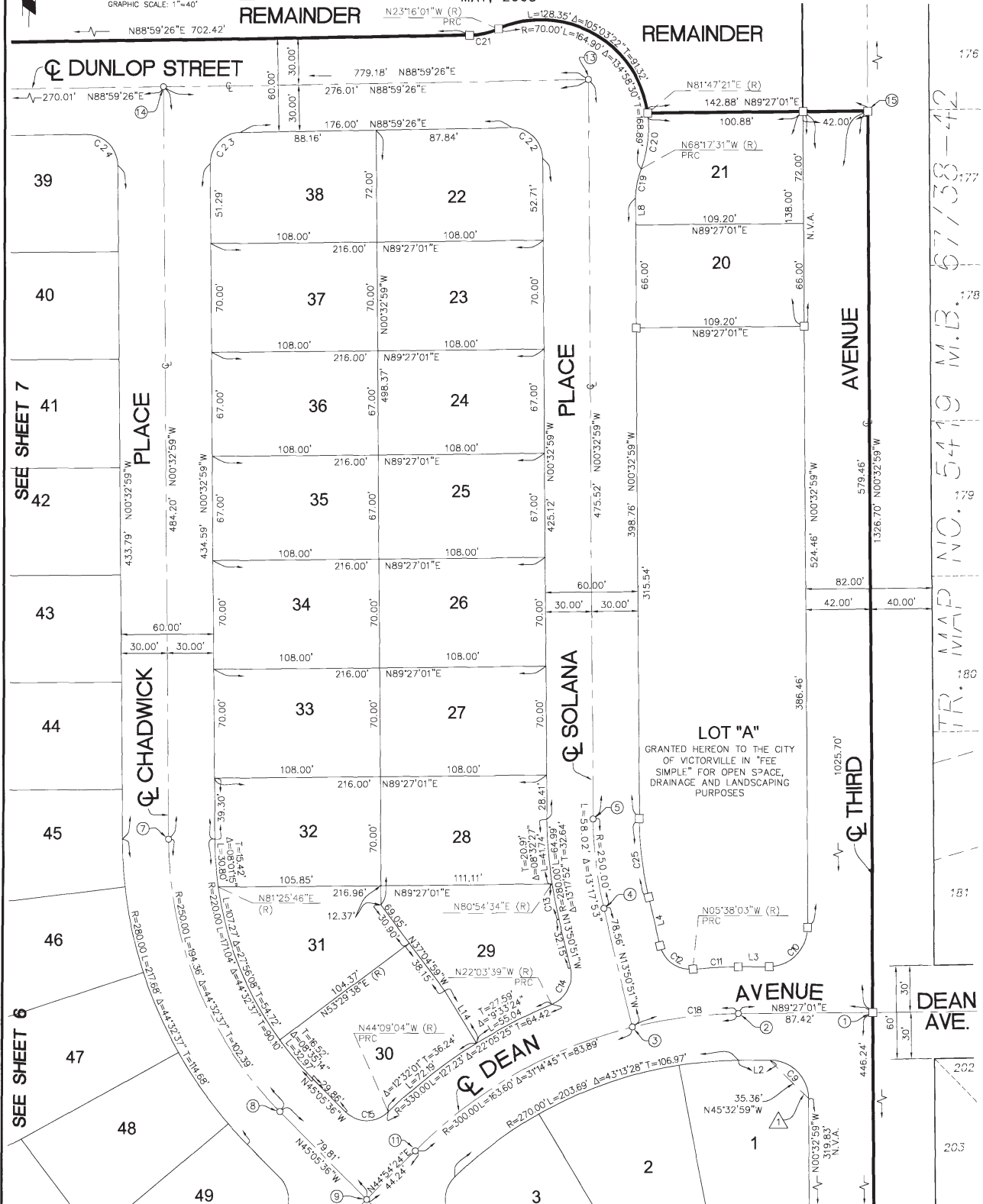
TRACT MAP NO. 14132-1BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 28, T5N, R4W, S.B.M.

TETRA TECH, INC.

DAVID H. WILLIAMS PLS 4131

MAY, 2005

GRAPHIC SCALE: 1"=40'



NOTE: TABLE ANNOTATION SHOWN HEREON APPLIES TO THIS SHEET ONLY.

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES, AND LEGEND.

Ⓢ DENOTES MONUMENTS TIED OUT PER SCHEDULE TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

EASEMENT NOTES:

Ⓢ INDICATES LANDSCAPE EASEMENT DEDICATED HEREON TO THE CITY OF VICTORVILLE FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS.

LINE	BEARING	LENGTH
L2	N89°27'01"E	20.42'
L3	N89°27'01"E	20.42'
L4	N13°50'51"W	32.15'
L7	N00°32'59"W	47.58'
L8	N00°32'59"W	17.22'
L14	N31°37'03"W	39.48'

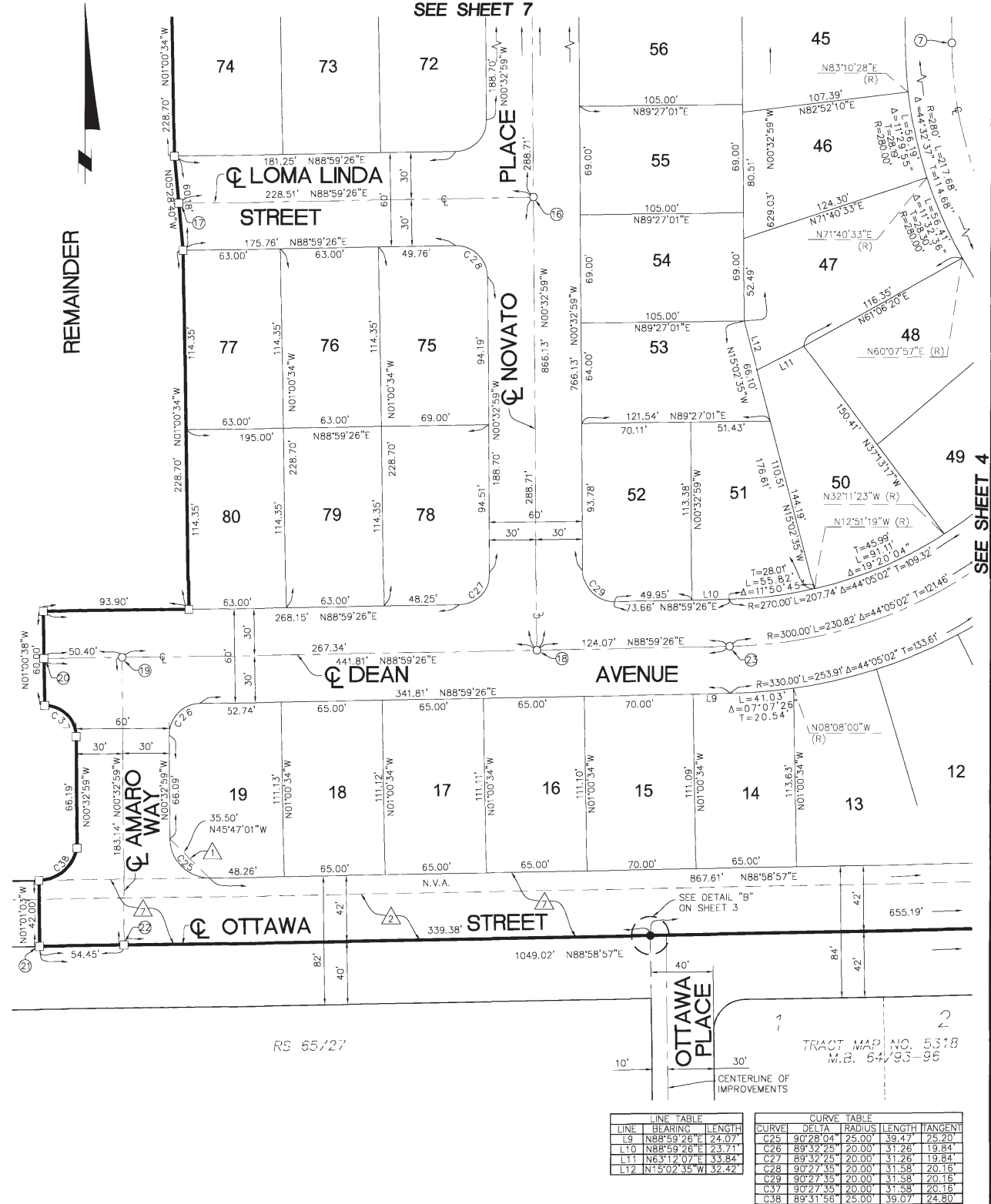
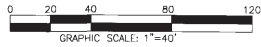
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C19	22°15'28"	50.00'	19.42'	9.84'
C20	29°55'08"	70.00'	36.55'	18.70'
C21	22°15'27"	50.00'	19.42'	9.84'
C22	80°27'35"	20.00'	31.58'	20.16'
C23	89°32'25"	20.00'	31.25'	19.84'
C24	90°27'35"	20.00'	31.58'	20.16'
C25	13°17'52"	220.00'	51.06'	25.65'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C9	90°00'00"	25.00'	39.27'	25.00'
C10	90°00'00"	25.00'	39.27'	25.00'
C11	05°05'05"	330.00'	29.29'	14.85'
C12	81°47'12"	20.00'	28.55'	17.32'
C13	04°45'25"	280.00'	23.25'	11.63'
C14	81°47'12"	20.00'	28.55'	17.32'
C15	89°03'28"	20.00'	31.09'	19.67'
C18	13°17'52"	330.00'	69.63'	34.97'

TRACT MAP NO. 14132-1BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 28, T5N, R4W, S.B.M.

TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131

MAY, 2005



LINE TABLE		
LINE	BEARING	LENGTH
L9	N88°59'26"E	24.07'
L10	N88°59'26"E	23.71'
L11	N63°12'07"E	33.84'
L12	N15°02'55"W	32.42'

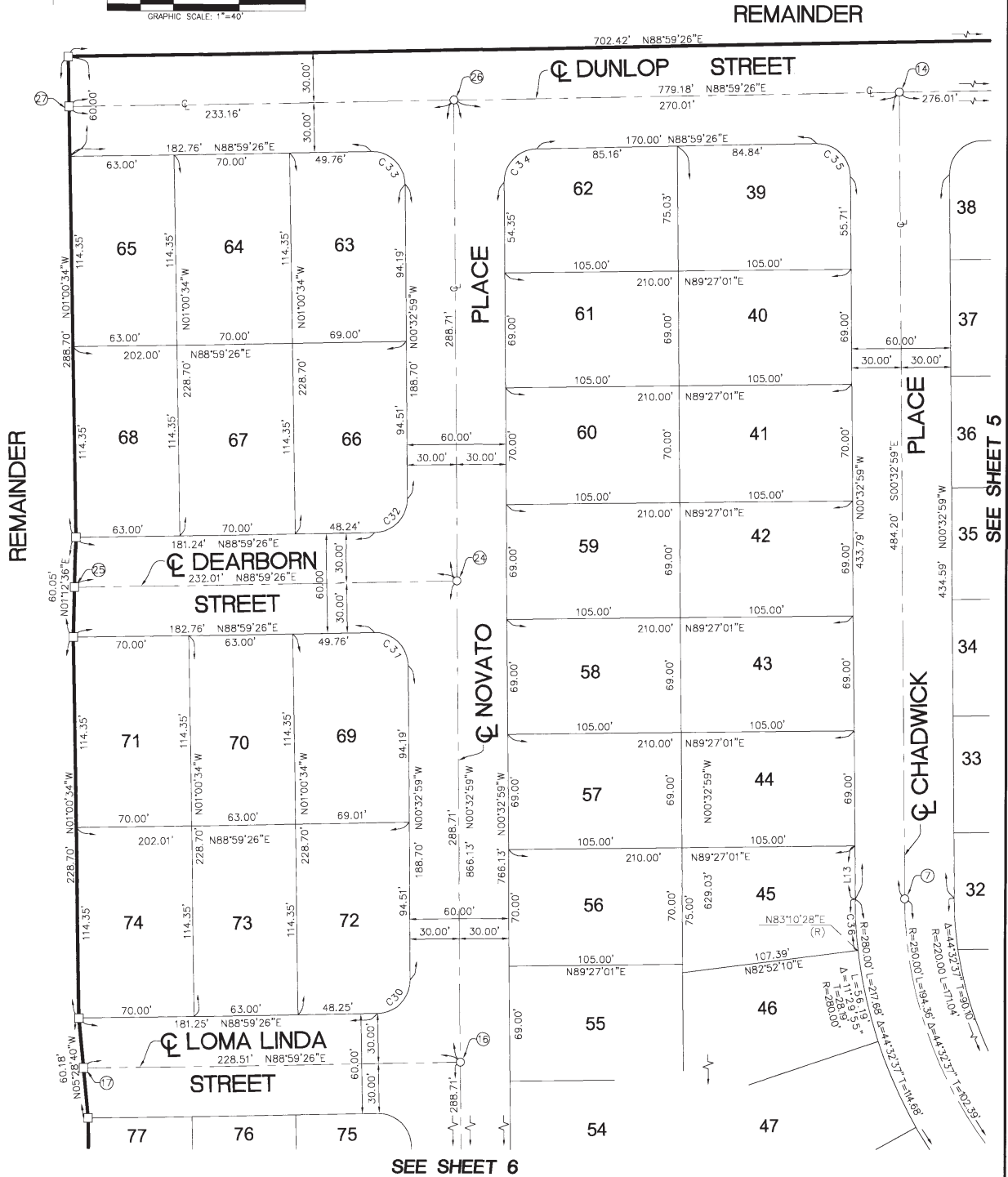
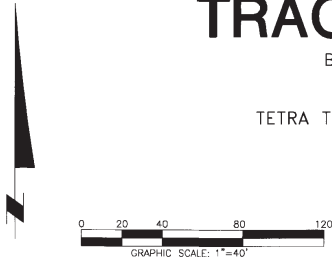
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C25	90°28'04"	25.00'	39.47'	25.20'
C26	89°32'25"	20.00'	31.26'	19.84'
C27	89°32'25"	20.00'	31.26'	19.84'
C28	90°27'35"	20.00'	31.58'	20.16'
C29	90°27'35"	20.00'	31.58'	20.16'
C37	90°27'35"	20.00'	31.58'	20.16'
C38	89°31'56"	25.00'	39.07'	24.80'

NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGENDⓈ DENOTES MONUMENTS TIED OUT PER SCHEDULE
TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.**EASEMENT NOTES:**

- Ⓢ INDICATES LANDSCAPE EASEMENT DEDICATED HEREON TO THE CITY OF VICTORVILLE FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS.
- Ⓢ AN EASEMENT TO THE CITY OF VICTORVILLE FOR SEWER LINES, UTILITIES, HIGHWAYS, ROAD AND INCIDENTAL PURPOSES RECORDED JUNE 1, 1984 PER INST. NO. 84-128992 O.R.
- Ⓢ AN EASEMENT TO THE CITY OF VICTORVILLE FOR ROAD, HIGHWAY AND INCIDENTAL PURPOSES RECORDED AUG. 23, 1990 PER INST. NO. 90-337086

TRACT MAP NO. 14132-1

BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005



NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND

Ⓐ DENOTES MONUMENTS TIED OUT PER SCHEDULE
TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

LINE TABLE		
LINE	BEARING	LENGTH
1.13	N00°32'59"W	32.08'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	89°32'25"	20.00'	31.26'
C31	90°27'35"	20.00'	31.58'
C32	89°32'25"	20.00'	31.26'
C33	90°27'35"	20.00'	31.58'
C34	89°32'25"	20.00'	31.26'
C35	90°27'35"	20.00'	31.58'
C36	06°16'34"	280.00'	30.67'

TRACT MAP NO. 14132-2

BEING A SUBDIVISION OF PORTION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 AND THE WEST 1/2 OF THE SE 1/4 ALL IN THE
NORTHWEST 1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED TRACT MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BORDER LINE, AND WE HEREBY DEDICATE TO THE CITY OF VICTORVILLE FOR PUBLIC USE, ALL THE STREETS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION. WE ALSO HEREBY DEDICATE TO THE CITY OF VICTORVILLE, ALL RIGHTS OF VEHICULAR INGRESS TO AND EGRESS FROM, OVER AND ACROSS THE SOUTHERLY LINES OF LOTS 81 THROUGH 93 INCLUSIVE, COINCIDENT WITH OTTAWA STREET SHOWN ON SAID MAP WITHIN SAID SUBDIVISION AS "NON-VEHICULAR ACCESS" OR "N.V.A." IN ADDITION WE HEREBY DEDICATE TO THE CITY OF VICTORVILLE A LANDSCAPE EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS SHOWN ON SAID MAP.

BY: Todd Leibl
VICTORY DEVELOPMENT, INC., A CALIFORNIA CORPORATION
FORMERLY T.L. DEVELOPMENT, INC.

THRU THE BIBLE RADIO NETWORK, AS BENEFICIARY PER DEED OF TRUST RECORDED
FEBRUARY 18, 2005 AS DOCUMENT NO. 2005-119516 O.R.

LEO KARLYN, PRESIDENT
THRU THE BIBLE RADIO NETWORK,
A CALIFORNIA NON-PROFIT CORPORATION

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

ON 5/21/2007, BEFORE ME, Lars Bennett, A NOTARY PUBLIC,
PERSONALLY APPEARED Todd Leibl

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

WITNESS MY HAND:
SIGNATURE: Lars Bennett
NAME: Lars Bennett

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES 12/27/2007.
COMMISSION NUMBER 1459009

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

ON May 23, 07, BEFORE ME, Michael Cordich, A NOTARY PUBLIC,
PERSONALLY APPEARED Leo Karlyn

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

WITNESS MY HAND:
SIGNATURE: Michael Cordich
NAME: Michael Cordich

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES June 2, 2010.
COMMISSION NUMBER 1672029

SURVEYOR'S STATEMENT

I, DAVID H. WILLIAMS HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS TRACT MAP, CONSISTING OF 7 SHEETS IS A TRUE AND COMPLETE REPRESENTATION OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TODD LIEBL, IN APRIL OF 2004 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH LOCATIONS ON OR BEFORE MARCH 31, 2008 IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.

DATED APRIL 4, 2007

DAVID H. WILLIAMS, PLS 4131
LICENSE EXPIRES 06/30/08



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED TRACT MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND TITLE 17 OF THE VICTORVILLE MUNICIPAL CODE HAVE BEEN COMPILED WITH AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED June 7th, 2007

JOHN A. McGLADE
CITY ENGINEER, CITY OF VICTORVILLE
JOHN A. McGLADE, CITY ENGINEER
LS 6825, EXPIRES 09/30/08
RCE 40935, EXPIRES 03/31/09



CITY COUNCIL'S ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF VICTORVILLE, BY A MOTION duly seconded and passed, APPROVED THE ANNEXED TRACT MAP ON THE 5th DAY OF JUNE, 2007 AND ACKNOWLEDGED THE FOREGOING OFFERS OF DEDICATION AND ACCEPTED ALL THE STREET AND LANDSCAPE EASEMENT, SUBJECT TO THEIR IMPROVEMENT IN ACCORDANCE WITH THE CITY OF VICTORVILLE STANDARDS, AND ALSO ACCEPTED THE "NON-VEHICULAR ACCESS RIGHTS"

DATED June 8, 2007

CAROLEE BATES
CITY CLERK OF THE CITY OF VICTORVILLE
STATE OF CALIFORNIA

BY: _____ DEPUTY

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED TRACT MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE ESTIMATED TO BE \$ 85,100.00.

DATED 7/11, 2007

LARRY WALKER
COUNTY AUDITOR/CONTROLLER-RECORDER
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: Franklin Suijila DEPUTY

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 85,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE ANNEXED TRACT MAP WITH THE COUNTY OF SAN BERNARDINO ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED

DATED 7/11, 2007

DENA M. SMITH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO

BY: Franklin Suijila DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2007-0408888
THIS 11th DAY OF JULY, 2007, AT 2:17 P.M. IN
BOOK 324 OF TRACT MAPS AT PAGE 79-85, AT THE
REQUEST OF First American Title Company.
IN THE AMOUNT OF \$21.00

LARRY WALKER
AUDITOR/CONTROLLER-RECORDER
COUNTY OF SAN BERNARDINO

Recorded in Official Records,
County of San Bernardino
Doc# 2007-0408888
7/11/2007 2:17 PM

SIGNED: Diana T. Hernandez
DEPUTY RECORDER

TRACT MAP NO. 14132-2

BEING A SUBDIVISION OF PORTION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 AND THE WEST 1/2 OF THE SE 1/4 ALL IN THE
NORTHWEST 1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

**SURVEYOR'S NOTES**

1" I.P. W/ BRASS TAG "PLS 4131" TO BE SET AT ALL INTERIOR PROPERTY CORNERS AFTER COMPLETION OF IMPROVEMENTS.

1" I.P. W/ BRASS TAG "PLS 4131" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS AND POINTS OF CONTROL ON OR BEFORE MARCH 31, 2008.

[] DENOTES RECORD & MEASURED DATA PER TRACT MAP NO. 14132-1, M.B. 329/72-78

○ DENOTES SET 1" IRON PIPE WITH BRASS TAG STAMPED PLS 4131

● CENTERLINE MONUMENTS SET 1/4" BELOW FINISH PAVEMENT SURFACE.

● FOUND MONUMENT AS NOTED

○ DENOTES SET 2" I.P. W/ BRASS TAG "PLS 4131".

■ DENOTES FND 2" I.P. W/ BRASS TAG PLS 4131

PER TRACT MAP NO. 14132-1, M.B. 329/72-78

A NAIL AND BRASS TAG STAMPED PLS 4131 SHALL BE SET IN THE CONCRETE CURB ON THE PROLONGATION OF THE SIDE LOT LINE IN LIEU OF THE FRONT LOT CORNER. A 1" IRON PIPE WITH BRASS TAG OR PLASTIC PLUG STAMPED PLS 4131 WILL BE SET AT REAR LOT CORNER UNLESS OTHERWISE NOTED. WHERE REAR LOT CORNERS ABUT AN ARTERIAL STREET WITH A SCREEN WALL IN A LANDSCAPE EASEMENT OR A SCREEN WALL IS INSTALLED A NAIL AND BRASS TAG STAMPED "PLS 4131" SHALL BE SET ON TOP OF THE WALL ON THE SIDE LOT LINE IN LIEU OF THE REAR LOT CORNER.

ALL FOUND MONUMENTS DISTURBED AND/OR DESTROYED AS A RESULT OF CONSTRUCTION WILL BE RESET WITH LIKE KIND TAGGED PLS 4131. 2" I.P. WILL BE SET WHEN ON TRACT MAP BOUNDARY

A SOIL REPORT WAS PREPARED FOR THIS TRACT MAP BY HASHMI QUAZI (G.E.) 2517 OF CONVERSE CONSULTANTS DATED 9-14-2004 AND IS ON FILE WITH THE CITY OF VICTORVILLE ENGINEERING DEPARTMENT.

THIS TRACT MAP CONTAINS 88 NUMBERED LOTS

DENOTES TRACT MAP SUBDIVISION BOUNDARY LINE

TENTATIVE TRACT NO. TT-06-065

C# DENOTES CURVE DATA SHOWN IN TABULAR FORM

(R) DENOTES RADIAL BEARING

(R1) DENOTES RECORD PER P.M. 4715, P.M.B. 42/34-35

(R2) DENOTES RECORD PER R.S. 6/5

(R3) DENOTES RECORD PER R.S. 62/64

(R4) DENOTES RECORD PER R.S. 60/25

(R5) DENOTES RECORD PER R.S. 81/23

(R6) DENOTES RECORD PER TR. NO. 5318, M.B. 64/93-96

L# DENOTES LINE DATA SHOWN IN TABULAR FORM

(R7) DENOTES RECORD PER R.S. 65/27

(R8) DENOTES RECORD PER TR. NO. 5419, M.B. 67/38-42

(R9) DENOTES RECORD PER TR. NO. 5418, M.B. 66/44-48

(R10) DENOTES RECORD PER P.M. 1438, P.M.B. 13/9

PRC DENOTES A RADIAL BEARING AT POINT OF REVERSE CURVATURE

PCC DENOTES A RADIAL BEARING AT POINT OF COMPOUND CURVATURE

N.V.A. DENOTES NON-VEHICULAR ACCESS

BASIS OF BEARINGS

BEARINGS HEREON ARE BASED ON DETERMINED VALUES BETWEEN SAN BERNARDINO COUNTY SURVEYOR G.P.S. STATIONS 21300 (N/W COR. SEC. 28), CSFB 4186/786, AND 21308 (N/E COR. SEC. 28), CSFB 4186/794, ZONE 5, NAD '83 THE CALCULATED BEARING BEING N88°58'09"E AND SHOWN IN THE CONTROL DIAGRAM ON SHEET 3

EASEMENT DESCRIPTIONS

△ INDICATES LANDSCAPE EASEMENT DEDICATED HEREON TO THE CITY OF VICTORVILLE FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS.

△ A 30 FOOT-WIDE EASEMENT TO THE CITY OF VICTORVILLE FOR SEWER LINES, UTILITIES, HIGHWAY AND ROAD PURPOSES RECORDED JUNE 1, 1984 PER INST. NO. 84-128992, O.R.

△ A 40 FOOT-WIDE EASEMENT TO THE CITY OF VICTORVILLE FOR SEWER LINES, UTILITIES, HIGHWAY AND ROAD PURPOSES RECORDED JULY 12, 1984 PER INST. NO. 84-165069, O.R.

△ AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED FEB. 12, 1990 PER INST. NO. 90-056325, O.R.

△ AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED AUG. 23, 1990 PER INST. NO. 90-337086, O.R.

△ AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES, RECORDED AUG. 23, 1990 PER INST. NO. 90-337087, O.R.

△ AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED AUG. 23, 1990 PER INST. NO. 90-337088, O.R.

△ AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED MAY, 8, 2007 PER DOCUMENT NO. 2007-148872 O.R.

NOTE: SEE SHEETS 4 THROUGH 7 FOR DETAILED BOUNDARY MONUMENT LOCATIONS. SEE SHEET 3 FOR GPS CONTROL DIAGRAM

COORDINATES:

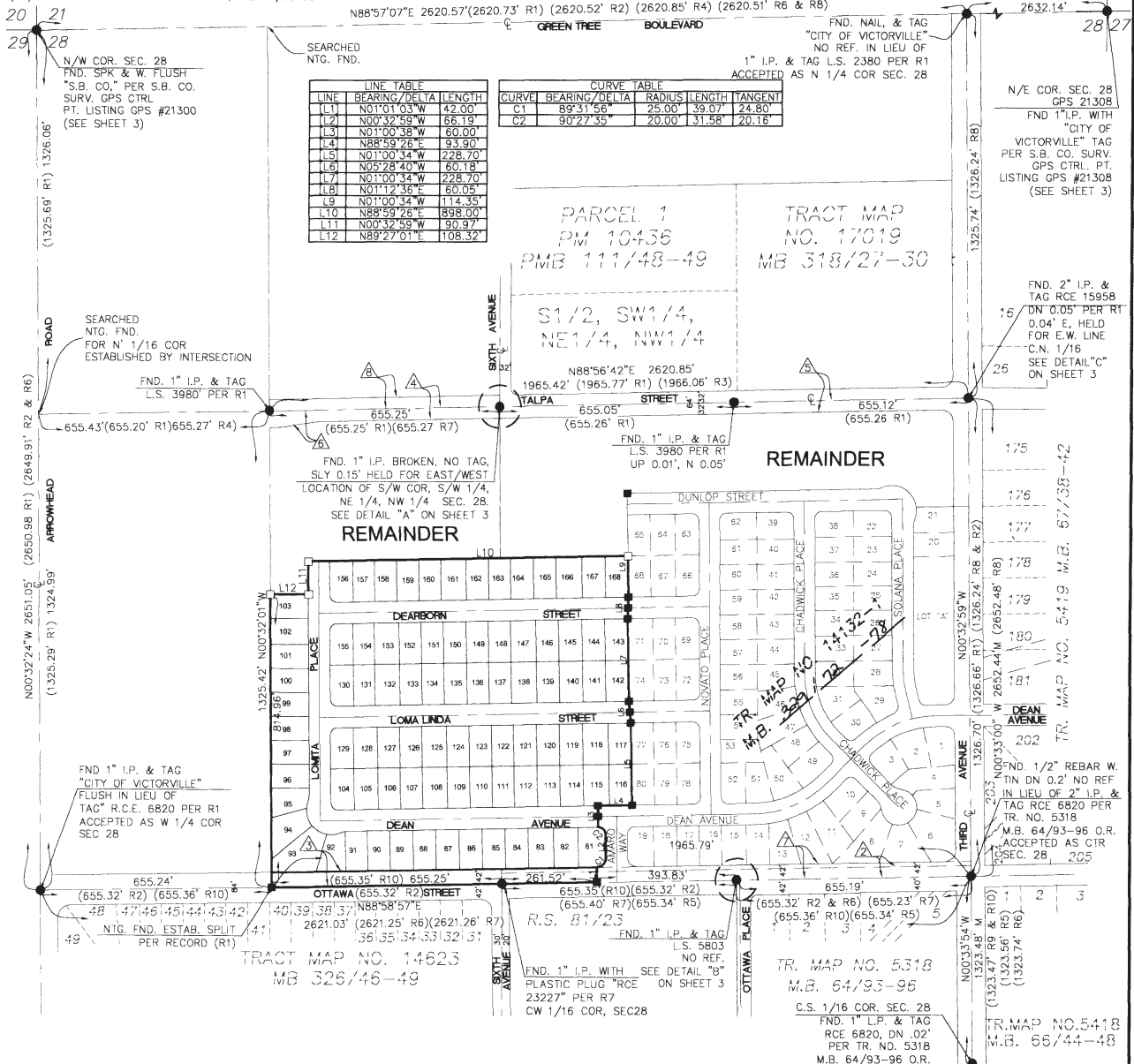
STATION	NORTHING	EASTING
GPS# 21300	2,005,001.873	6,768,817.836
GPS# 21308	2,005,096.365	6,774,069.702

PROCEDURE OF SURVEY AND BOUNDARY MAP

(2620.52' R2) (2620.85' R4) (2620.51' R6 & R8)

LINE	BEARING/DELTA	LENGTH
L1	N01°01'03"W	42.00'
L2	N00°32'58"W	66.19'
L3	N01°00'38"W	60.00'
L4	N88°59'26"E	93.90'
L5	N01°00'34"W	228.70'
L6	N05°28'40"W	60.18'
L7	N01°00'34"W	228.70'
L8	N01°12'36"E	60.05'
L9	N01°00'34"W	114.35'
L10	N88°59'26"E	898.00'
L11	N00°32'58"W	90.97'
L12	N89°27'01"E	108.32'

CURVE	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	B9°31'56"	25.00'	39.07'	24.80'
C2	90°27'35"	20.00'	31.58'	20.16'

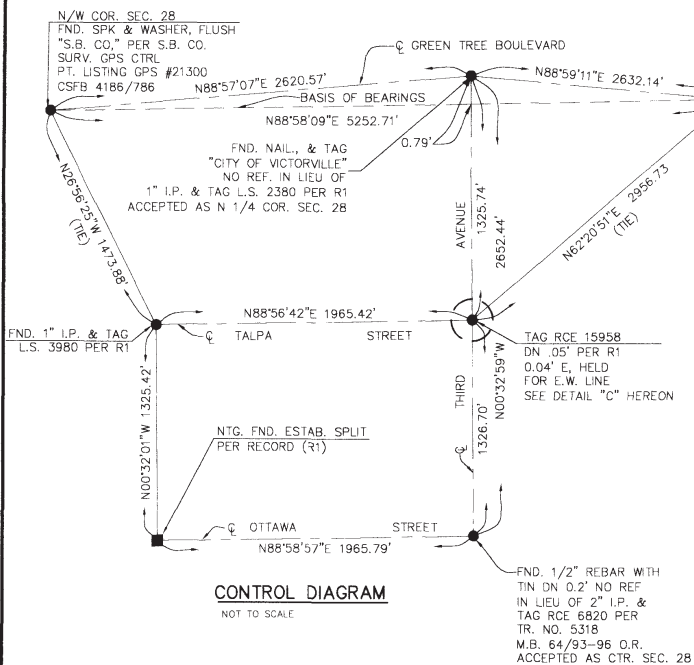
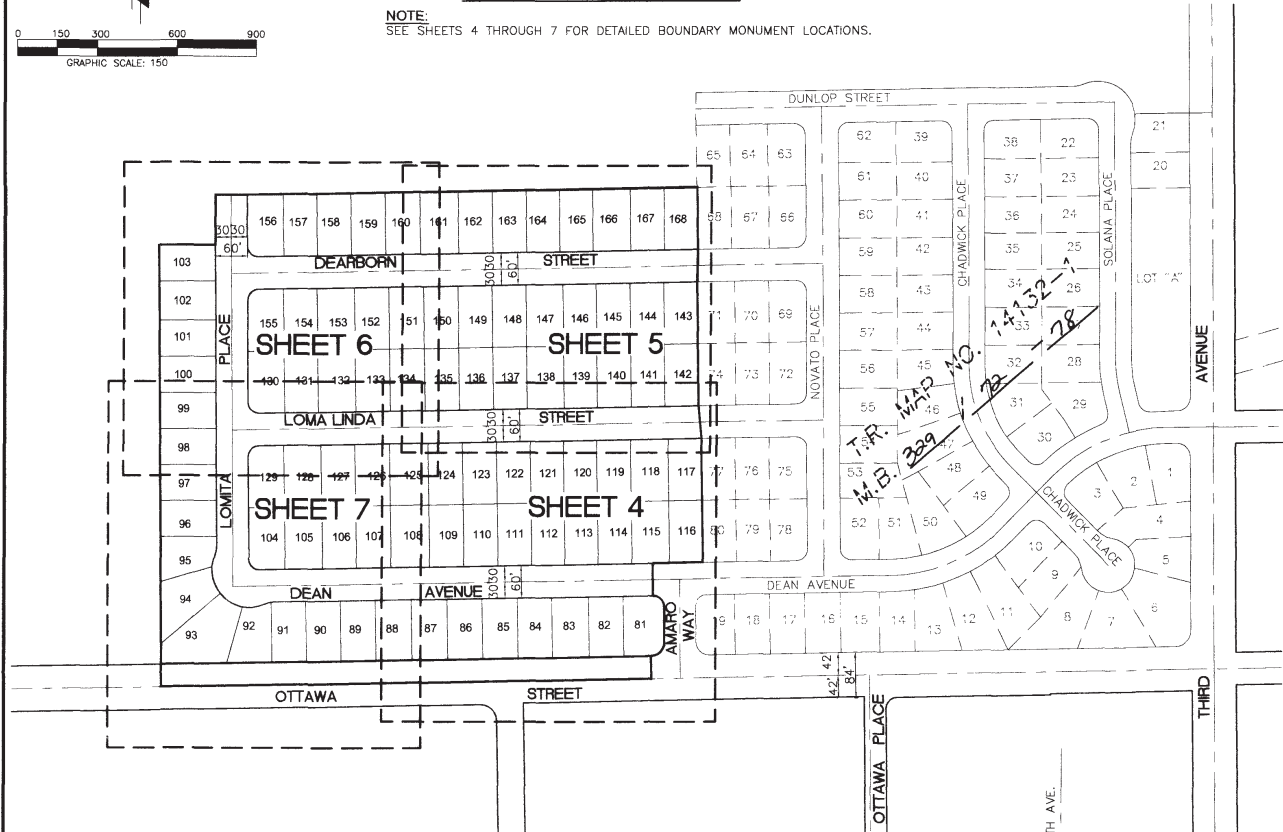


TRACT MAP NO. 14132-2

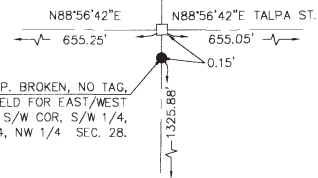
BEING A SUBDIVISION OF PORTION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 AND THE WEST 1/2 OF THE SE 1/4 ALL IN THE
NORTHWEST 1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

SHEET INDEX MAP

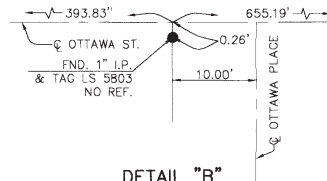
NOTE:
SEE SHEETS 4 THROUGH 7 FOR DETAILED BOUNDARY MONUMENT LOCATIONS.



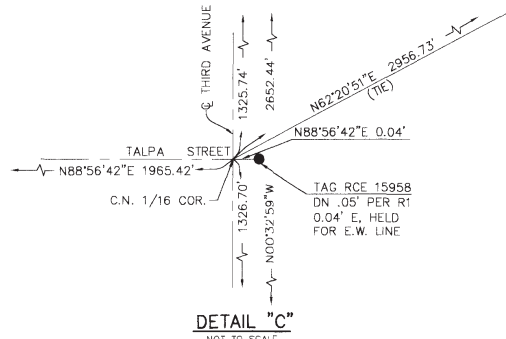
FND. 1" I.P. BROKEN, NO TAG,
SLY 0.15' HELD FOR EAST/WEST
LOCATION OF S/W COR. S/W 1/4,
NE 1/4, NW 1/4 SEC. 28.

**DETAIL "A"**

NOT TO SCALE

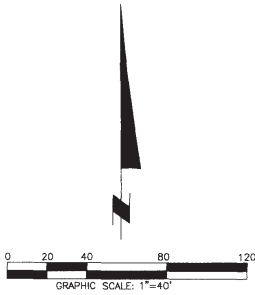
**DETAIL "B"**

NOT TO SCALE

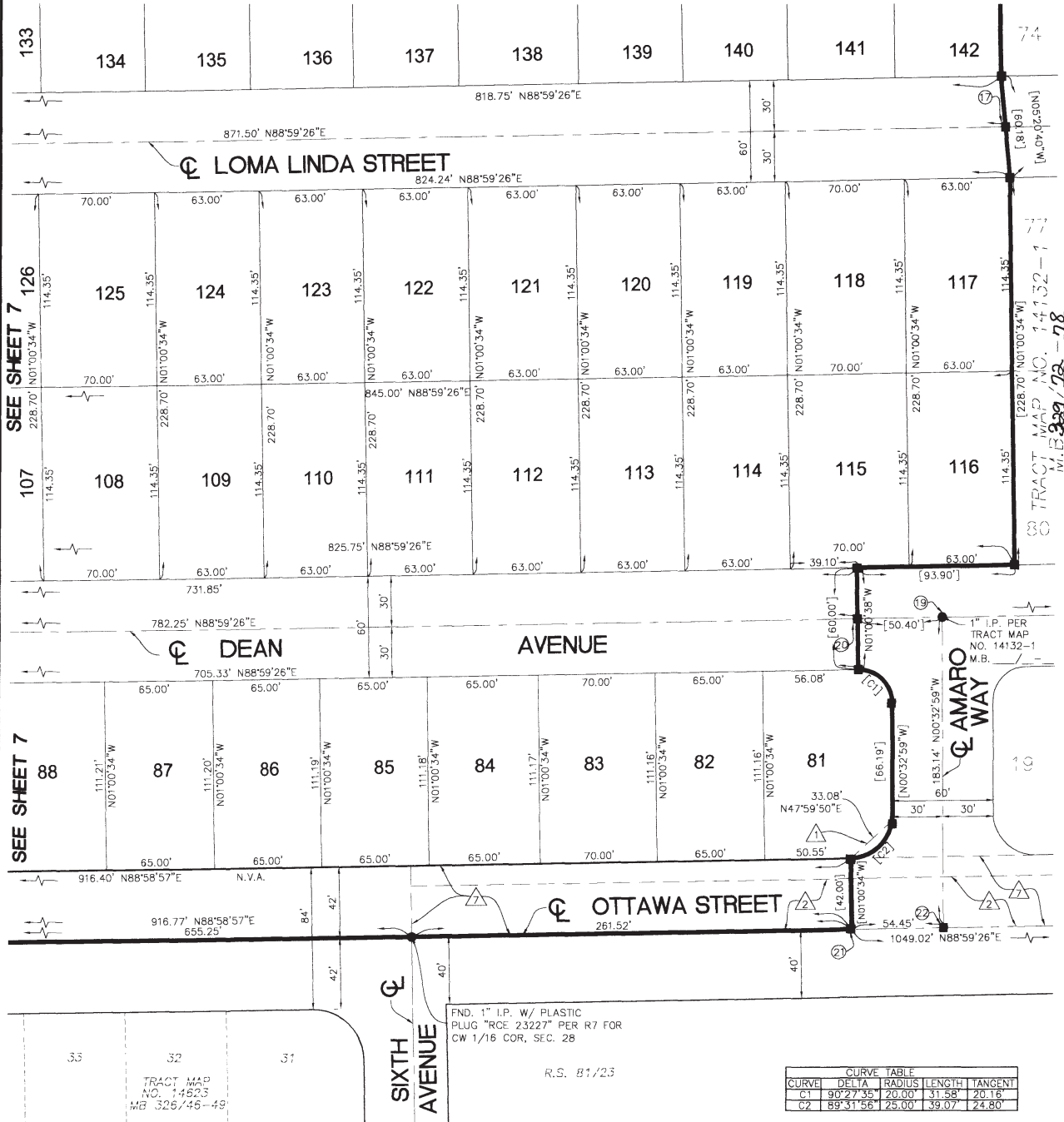


TRACT MAP NO. 14132-2

BEING A SUBDIVISION OF PORTION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 AND THE WEST 1/2 OF THE SE 1/4 ALL IN THE
NORTHWEST 1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005



SEE SHEET 5



NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND.

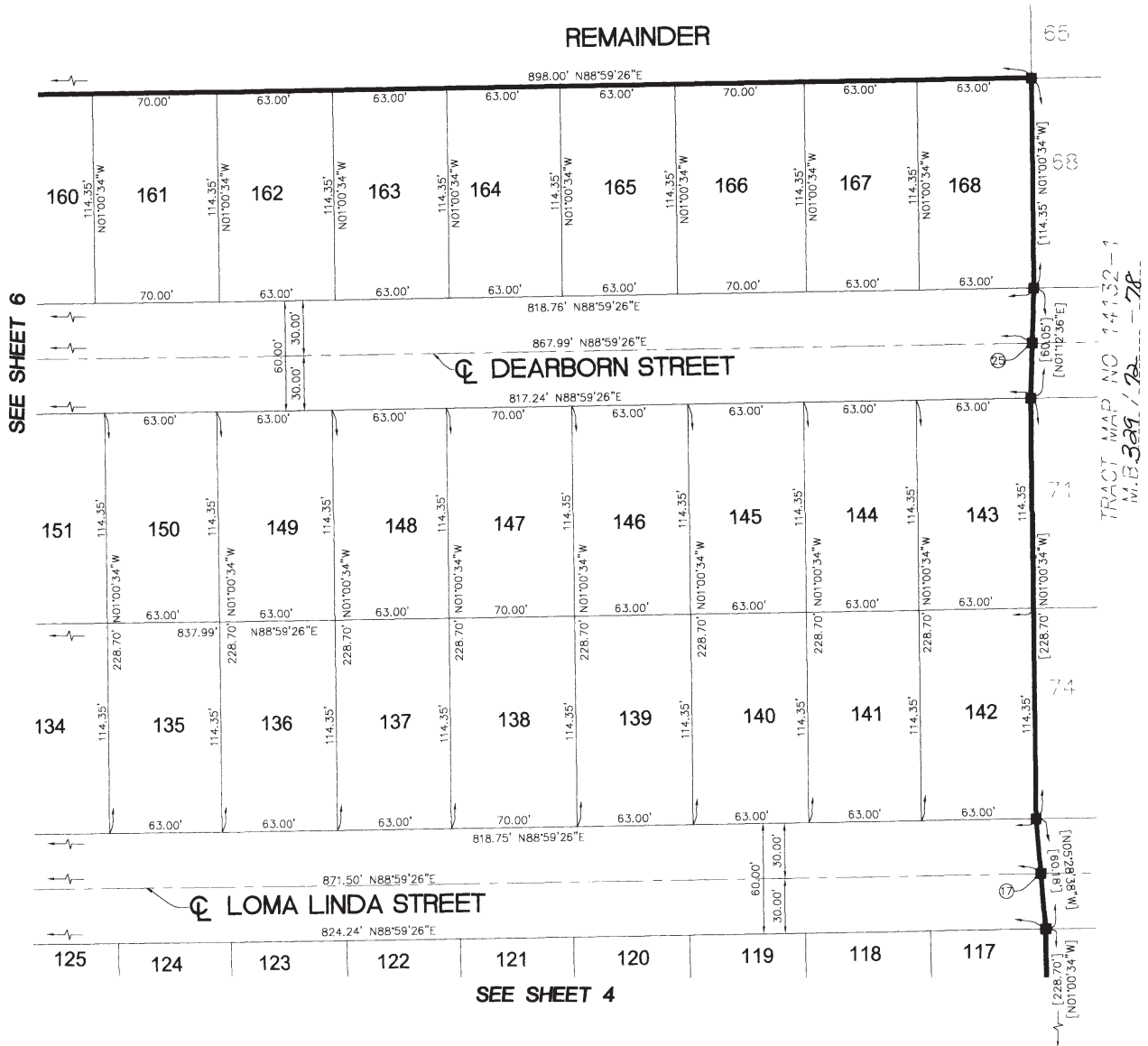
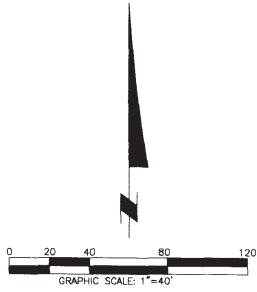
Ⓢ DENOTES MONUMENTS TIED OUT PER SCHEDULE OF TIES
FILED WITH THE CITY OF VICTORVILLE, ENGINEERING DEPT.

EASEMENT NOTES:

- ⚠ INDICATES LANDSCAPE EASEMENT DEDICATED HEREON TO THE CITY OF VICTORVILLE FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS
- Ⓢ AN EASEMENT TO THE CITY OF VICTORVILLE FOR SEWER LINES, UTILITIES, HIGHWAYS, ROAD AND INCIDENTAL PURPOSES RECORDED JUNE 1, 1984 PER INST. NO. 84-128992 O.R.
- Ⓢ AN EASEMENT TO THE CITY OF VICTORVILLE FOR ROAD, HIGHWAY AND INCIDENTAL PURPOSES RECORDED AUG. 23, 1990 PER INST. NO. 90-337088

TRACT MAP NO. 14132-2

BEING A SUBDIVISION OF PORTION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 AND THE WEST 1/2 OF THE SE 1/4 ALL IN THE
NORTHWEST 1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

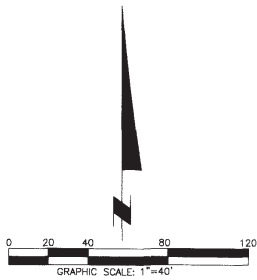


NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND.

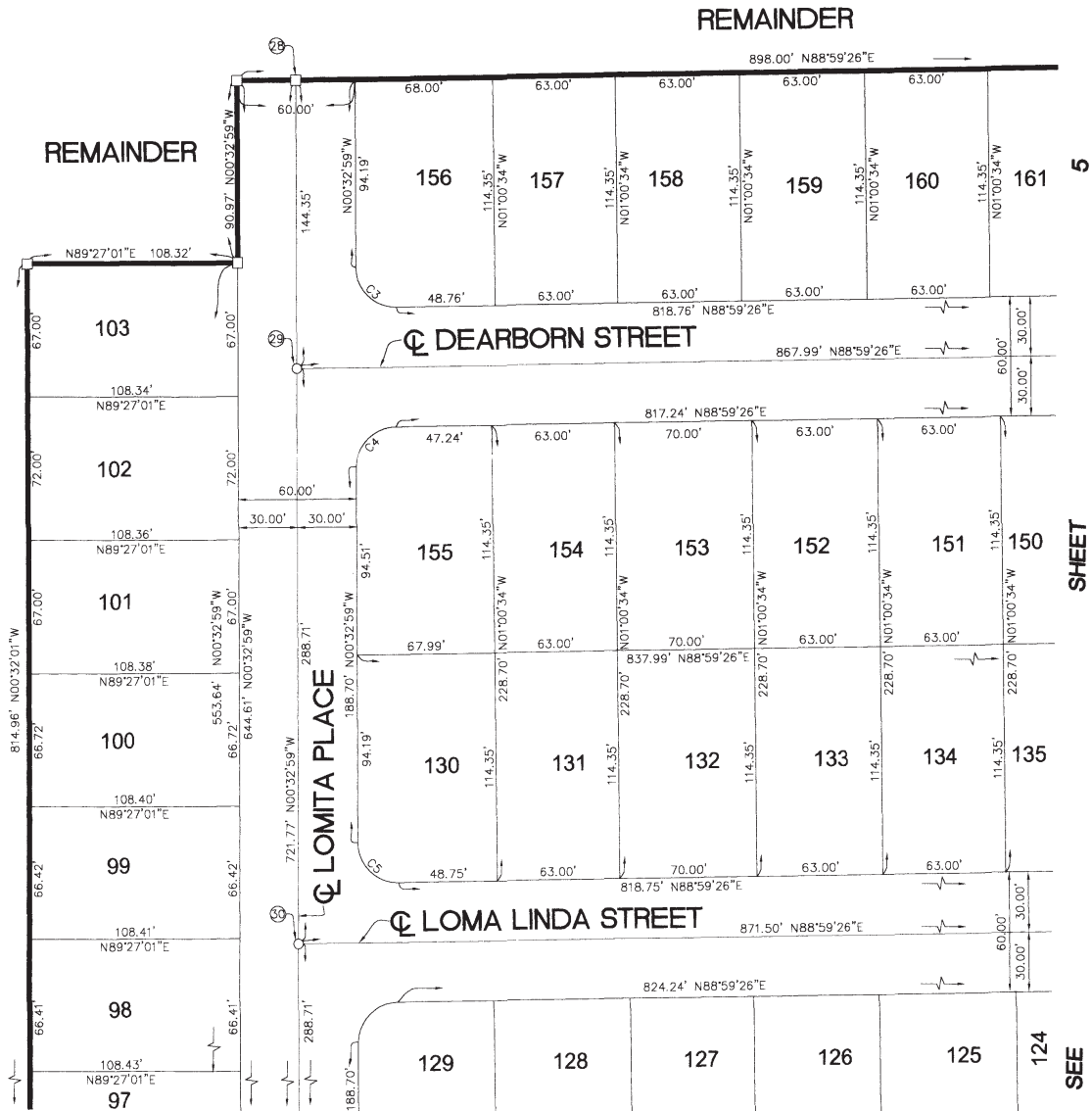
⑦ DENOTES MONUMENTS TIED OUT PER SCHEDULE OF TIES
FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

TRACT MAP NO. 14132-2

BEING A SUBDIVISION OF PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SE 1/4 ALL IN THE NORTHWEST 1/4 OF SECTION 28, T5N, R4W, S.B.M. TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131 MAY, 2005



P.M. 4715 P.M.B. 42/34-35
R.S. 6/5



SEE SHEET 7

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C3	90°27'35"	20.00'	31.58'	20.16'
C4	89°32'25"	20.00'	31.26'	19.84'
C5	90°27'35"	20.00'	31.58'	20.16'

NOTE: TABLED ANNOTATION SHOWN HEREON APPLIES TO THIS SHEET ONLY.

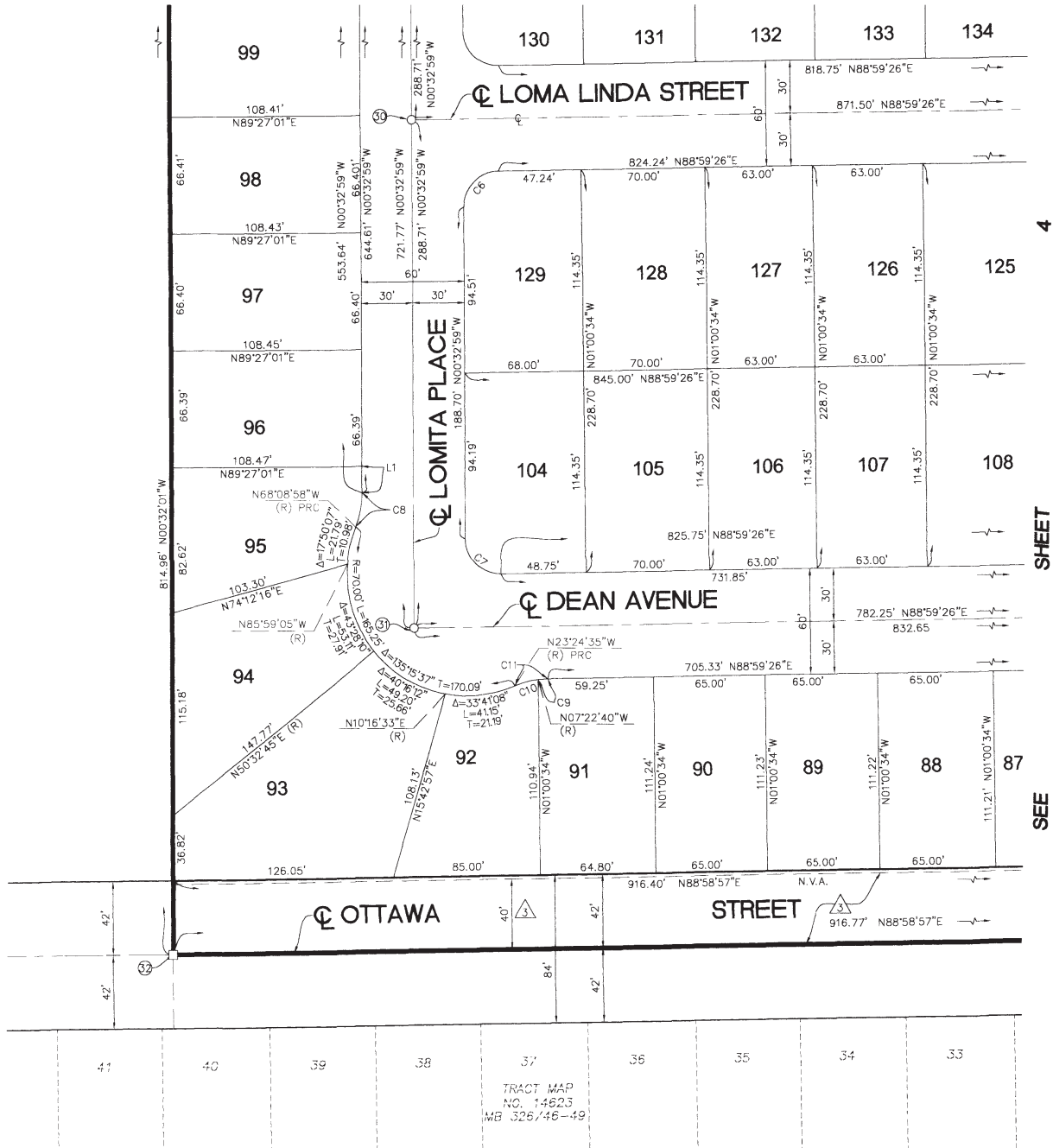
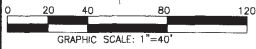
SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES, AND LEGEND

Ⓢ MONUMENTS TIED OUT PER SCHEDULE OF TIES FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

TRACT MAP NO. 14132-2

BEING A SUBDIVISION OF PORTION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 AND THE WEST 1/2 OF THE SE 1/4 ALL IN THE
NORTHWEST 1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

SEE SHEET 6



SHEET 4

SEE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°32'59"W	15.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	89°32'25"	20.00'	31.26'
C7	90°27'45"	20.00'	31.58'
C8	22°24'01"	50.00'	19.55'
C9	06°22'06"	50.00'	5.56'
C10	16°01'55"	50.00'	13.99'
C11	22°24'01"	50.00'	19.55'

EASEMENT NOTES:

- 3 A 40 FOOT WIDE EASEMENT TO THE CITY OF VICTORVILLE FOR SEWER LINES, UTILITIES, HIGHWAY AND ROAD PURPOSES RECORDED JULY 12, 1984 PER INST. NO. 84-165069 O.R.

NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND

① DENOTES MONUMENTS TIED OUT PER SCHEDULE OF TIES
FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

TRACT MAP NO. 14132-3

BEING A SUBDIVISION OF A PORTION OF THE NORTH
1/2 OF THE SOUTH 1/2 OF THE NORTHWEST
1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED TRACT MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BORDER LINE, AND WE HEREBY DEDICATE TO THE CITY OF VICTORVILLE FOR PUBLIC USE, ALL THE STREETS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION. WE ALSO HEREBY DEDICATE TO THE CITY OF VICTORVILLE, ALL RIGHTS OF VEHICULAR INGRESS TO AND EGRESS FROM, OVER AND ACROSS THE EASTERLY LINES OF LOTS 210, 211 AND 212, COINCIDENT WITH THIRD AVENUE SHOWN ON SAID MAP WITHIN SAID SUBDIVISION AS "NON-VEHICULAR ACCESS" OR "N.V.A." IN ADDITION WE HEREBY DEDICATE TO THE CITY OF VICTORVILLE A LANDSCAPE EASEMENT FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS SHOWN ON SAID MAP.

BY: Todd Liebl
VICTORY DEVELOPMENT, INC., A CALIFORNIA CORPORATION
FORMERLY TL DEVELOPMENT, INC.

5-20-07
DATE:

THRU THE BIBLE RADIO NETWORK, AS BENEFICIARY PER DEED OF TRUST RECORDED FEBRUARY 18, 2005 AS DOCUMENT NO. 2005-119516 O.R.

LEO KARLYN, PRESIDENT
THRU THE BIBLE RADIO NETWORK,
A CALIFORNIA NON-PROFIT CORPORATION

5-23-07
DATE:

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

ON 5/21/07, BEFORE ME, Lars Deenert, A NOTARY PUBLIC,
PERSONALLY APPEARED Todd Liebl

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

WITNESS MY HAND
SIGNATURE: Lars Deenert
NAME: Lars Deenert

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES 12/12/2007
COMMISSION NUMBER 1459009

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

ON May 23, 07, BEFORE ME, Michael Cordich, A NOTARY PUBLIC,
PERSONALLY APPEARED Leo Karlyn

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

WITNESS MY HAND
SIGNATURE: Michael Cordich
NAME: Michael Cordich

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES June 2, 2010
COMMISSION NUMBER 1672039

SURVEYOR'S STATEMENT

I, DAVID H. WILLIAMS HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS TRACT MAP, CONSISTING OF 7 SHEETS IS A TRUE AND COMPLETE REPRESENTATION OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TODD LIEBL, IN APRIL OF 2004 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH LOCATIONS ON OR BEFORE MARCH 31, 2008 IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.

DATED APRIL 4, 2007

DAVID H. WILLIAMS, PLS 4131
LICENSE EXPIRES 06/30/08



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED TRACT MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, AND THAT ALL THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND TITLE 17 OF THE VICTORVILLE MUNICIPAL CODE HAVE BEEN COMPILED WITH AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED June 7th, 2007

John A. McGlade
CITY ENGINEER, CITY OF VICTORVILLE
JOHN A. MCGLADE, CITY ENGINEER
LS 6825, EXPIRES 09/30/08
RCE 40935, EXPIRES 03/31/09



CITY COUNCIL'S ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THE VICTORVILLE, BY A MOTION DULY SECONDED AND PASSED, APPROVED THE ANNEXED TRACT MAP ON THE 5th DAY OF JUNE 2007, AND ACKNOWLEDGE THE FOREGOING OFFERS OF DEDICATION AND ACCEPTED ALL THE STREETS AND LANDSCAPE EASEMENT, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF VICTORVILLE STANDARDS, AND ALSO ACCEPTED THE "NON-VEHICULAR ACCESS RIGHTS".

DATED June 8, 2007

Carolee Bates
CAROLEE BATES
CITY CLERK OF THE CITY OF VICTORVILLE
STATE OF CALIFORNIA

BY: _____ DEPUTY

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED TRACT MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE ESTIMATED TO BE \$ 85,100.00

DATED 7/11/, 2007

LARRY WALKER
COUNTY AUDITOR/CONTROLLER-RECORDER
COUNTY OF SAN BERNARDINO, CALIFORNIA

BY: Ronnie Higgins
DEPUTY

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 85,100.00, HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE ANNEXED TRACT MAP WITH THE COUNTY OF SAN BERNARDINO ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED 7/11/, 2007

DENA M. SMITH
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO

BY: Ronnie Higgins
DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2007-0408975 THIS 7th DAY OF July, 2007, AT 2:42 P.M. IN BOOK 329 OF Tract Maps AT PAGE 86-92, AT THE REQUEST OF First American Title Company. IN THE AMOUNT OF \$ 21.00

LARRY WALKER
AUDITOR/CONTROLLER-RECORDER
COUNTY OF SAN BERNARDINO

Recorded in Official Records,
County of San Bernardino
Doc# 2007-0408975
7/11/2007 2:42 PM

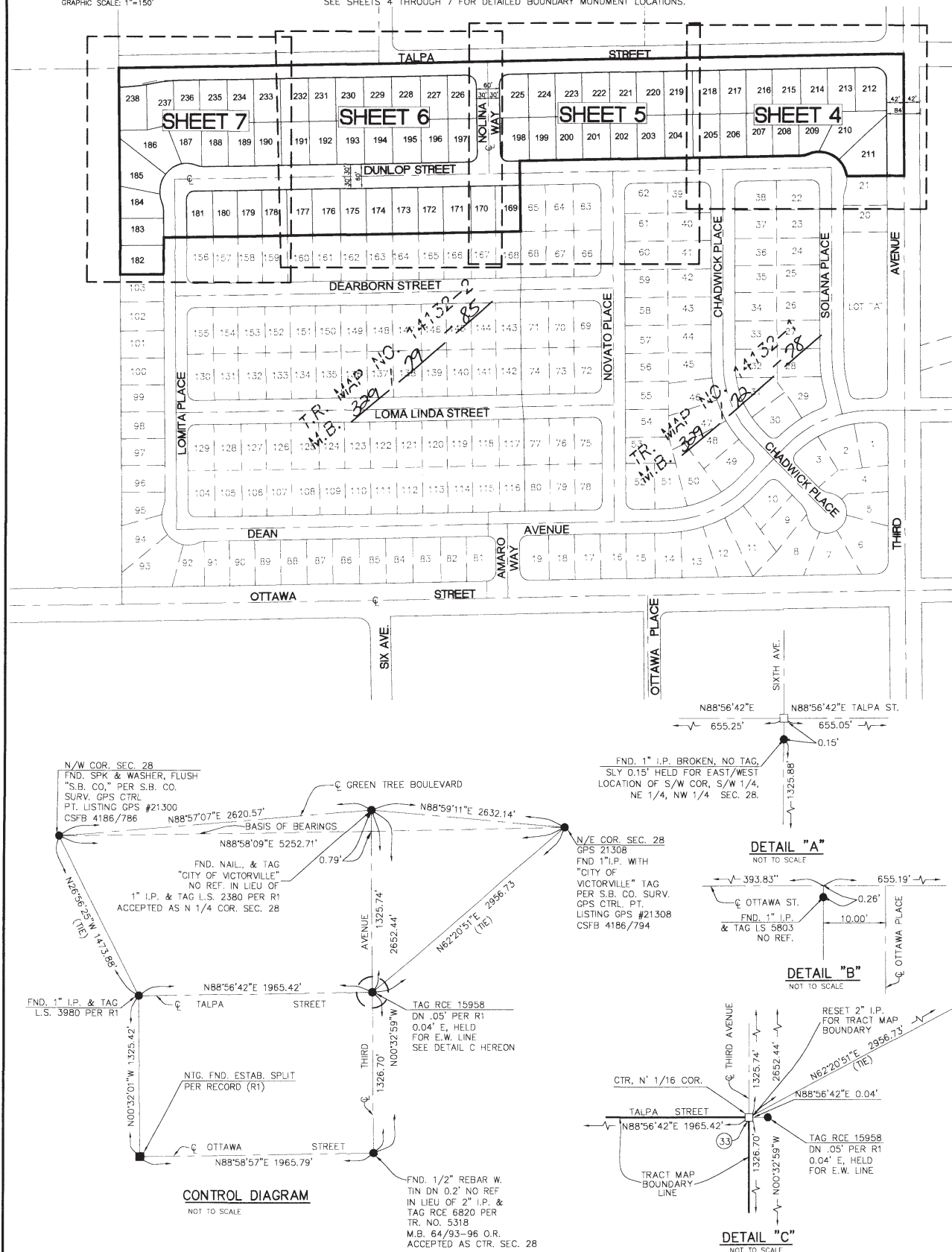
SIGNED: Diana T. Hernandez
DEPUTY RECORDER

BEING A SUBDIVISION OF A PORTION OF THE NORTH
1/2 OF THE SOUTH 1/2 OF THE NORTHWEST
1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

0 150 300 600 900

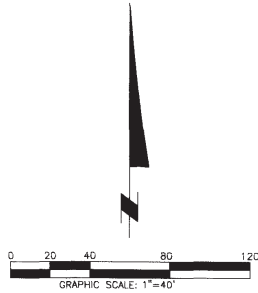
GRAPHIC SCALE: 1"=150'

NOTE:
SEE SHEETS 4 THROUGH 7 FOR DETAILED BOUNDARY MONUMENT LOCATIONS.



TRACT MAP NO. 14132-3

BEING A SUBDIVISION OF A PORTION OF THE NORTH
1/2 OF THE SOUTH 1/2 OF THE NORTHWEST
1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

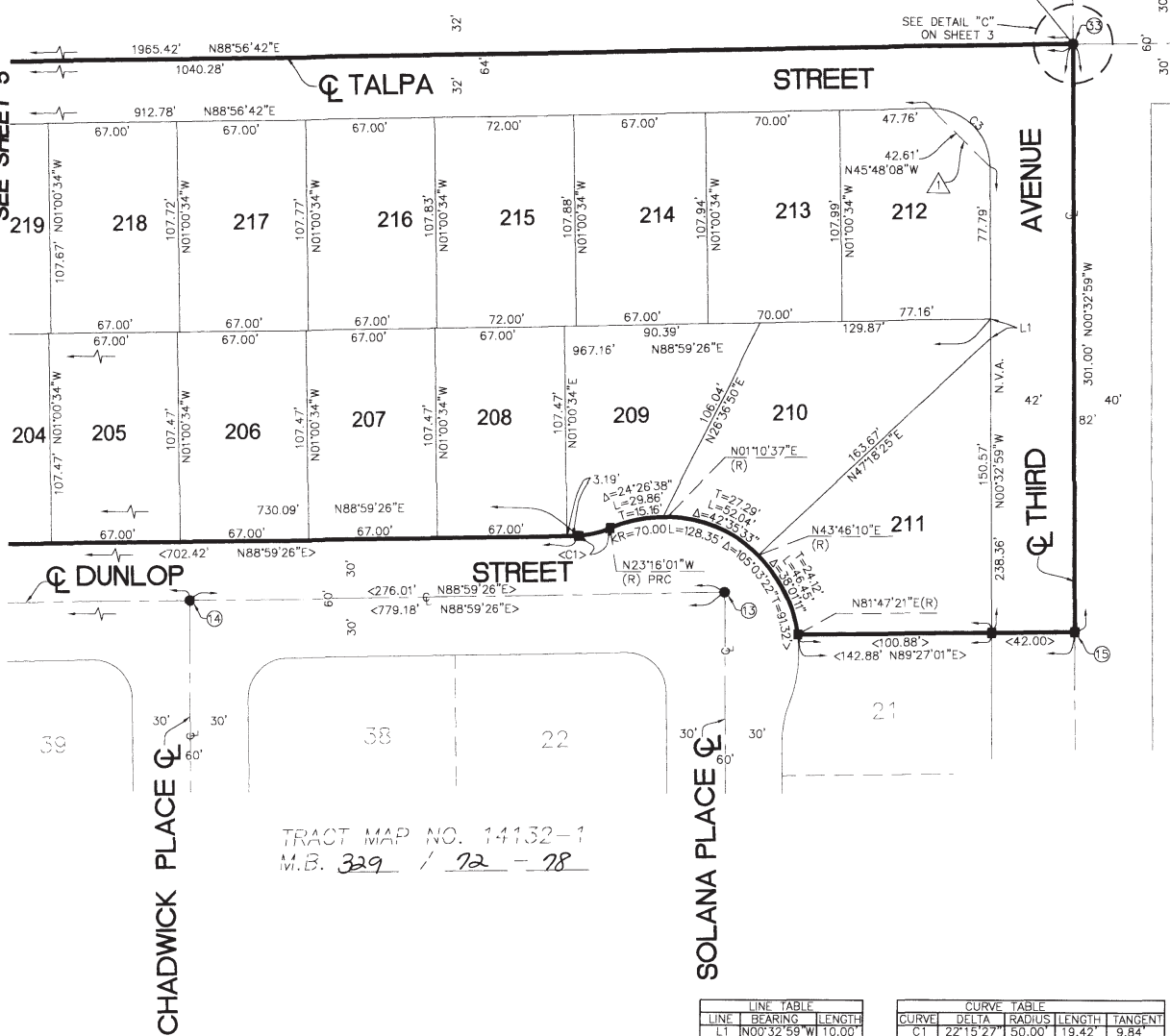


TRACT MAP
NO. 17019
MB 318/27-30

C.N. 1/16
FND. 2" I.P. &
TAG RCE, 15958
DN .05" PER R1
0.04" E, HELD
FOR E.W. LINE

SEE DETAIL "C"
ON SHEET 3

SEE SHEET 5



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°32'59"W	10.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	22°15'27"	50.00'	19.42'	9.84'
C3	90°30'19"	30.00'	47.39'	30.27'

NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND.

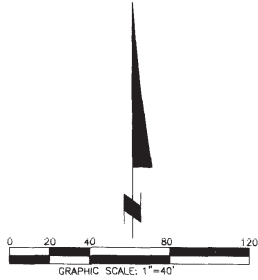
① DENOTES MONUMENTS TIED OUT PER SCHEDULE OF TIES
FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

EASEMENT NOTES:

△ INDICATES LANDSCAPE EASEMENT DEDICATED HEREON TO THE CITY OF VICTORVILLE FOR THE
CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS, SLOPES AND WALLS

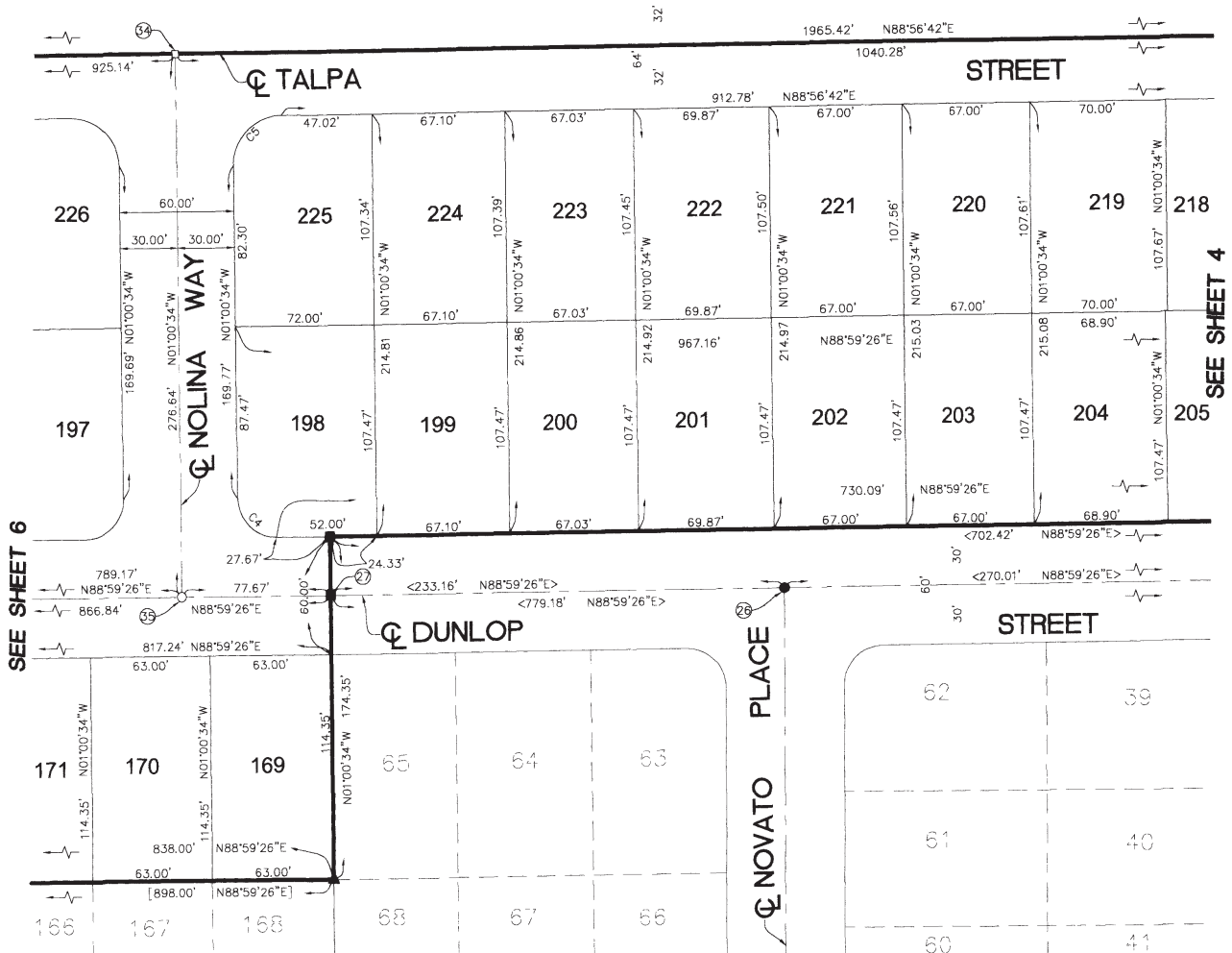
TRACT MAP NO. 14132-3

BEING A SUBDIVISION OF A PORTION OF THE NORTH
1/2 OF THE SOUTH 1/2 OF THE NORTHWEST
1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005



S1/2, SW1/4,
NE1/4, NW1/4

TRACT MAP
NO. 17019
MB 318/27-30



TRACT MAP NO. 14132-2
M.B. 329 / 79-85

TRACT MAP NO. 14132-1
M.B. 329 / 72-78

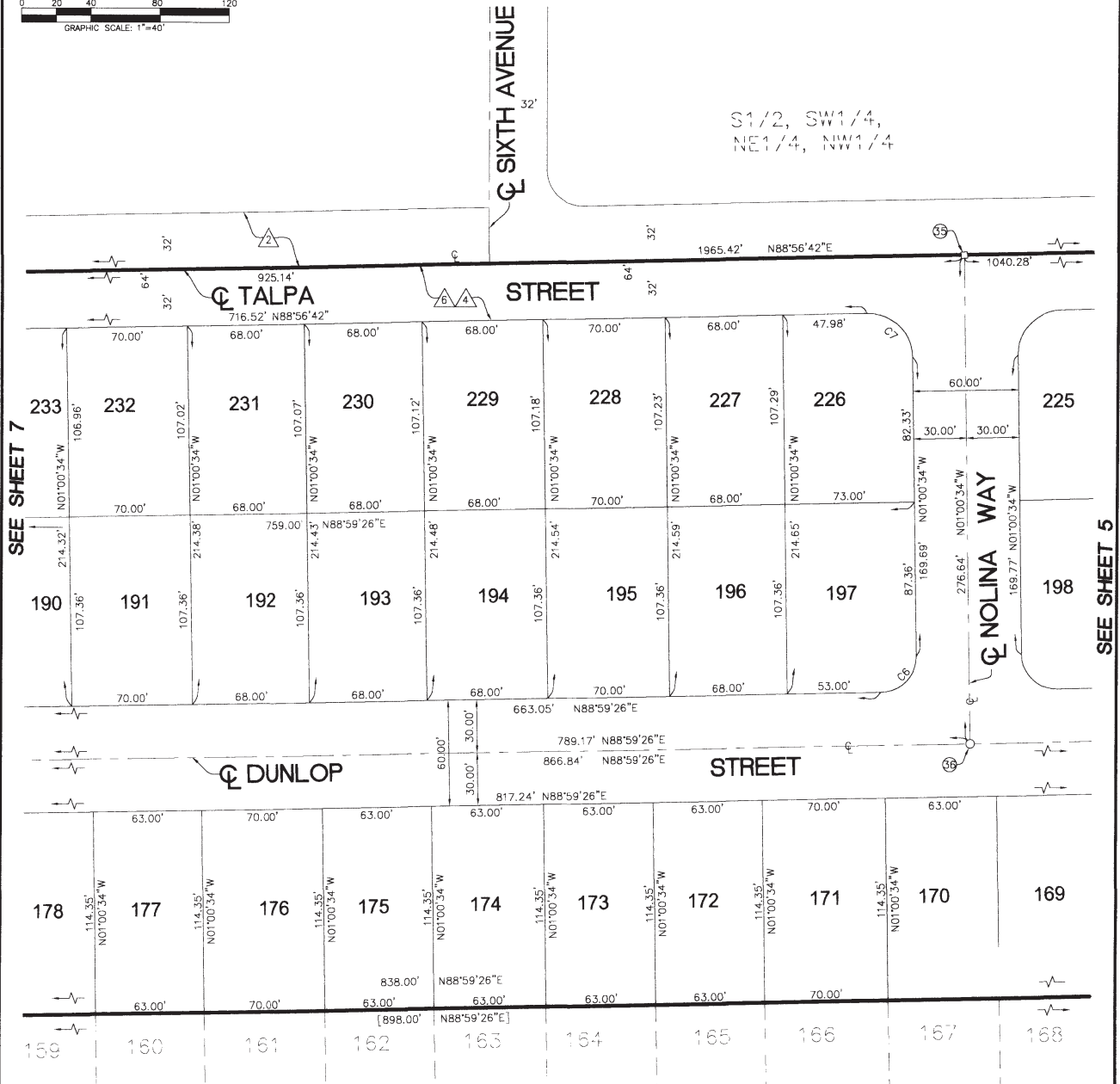
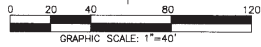
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C4	90°00'00"	20.00'	31.42'	20.00'
C5	89°57'18"	25.00'	39.25'	24.98'

NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND.

⑦ DENOTES MONUMENTS TIED OUT PER SCHEDULE OF TIES
FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

TRACT MAP NO. 14132-3

BEING A SUBDIVISION OF A PORTION OF THE NORTH
1/2 OF THE SOUTH 1/2 OF THE NORTHWEST
1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005



TRACT MAP NO. 14132-2
M.B. 329 / 79-85

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C6	90°00'00"	20.00'	31.41'	20.00'
C7	90°02'44"	25.00'	39.29'	25.02'

EASEMENT NOTES:

NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.

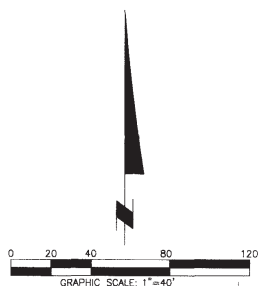
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND.

① DENOTES MONUMENTS TIED OUT PER SCHEDULE OF TIES
FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

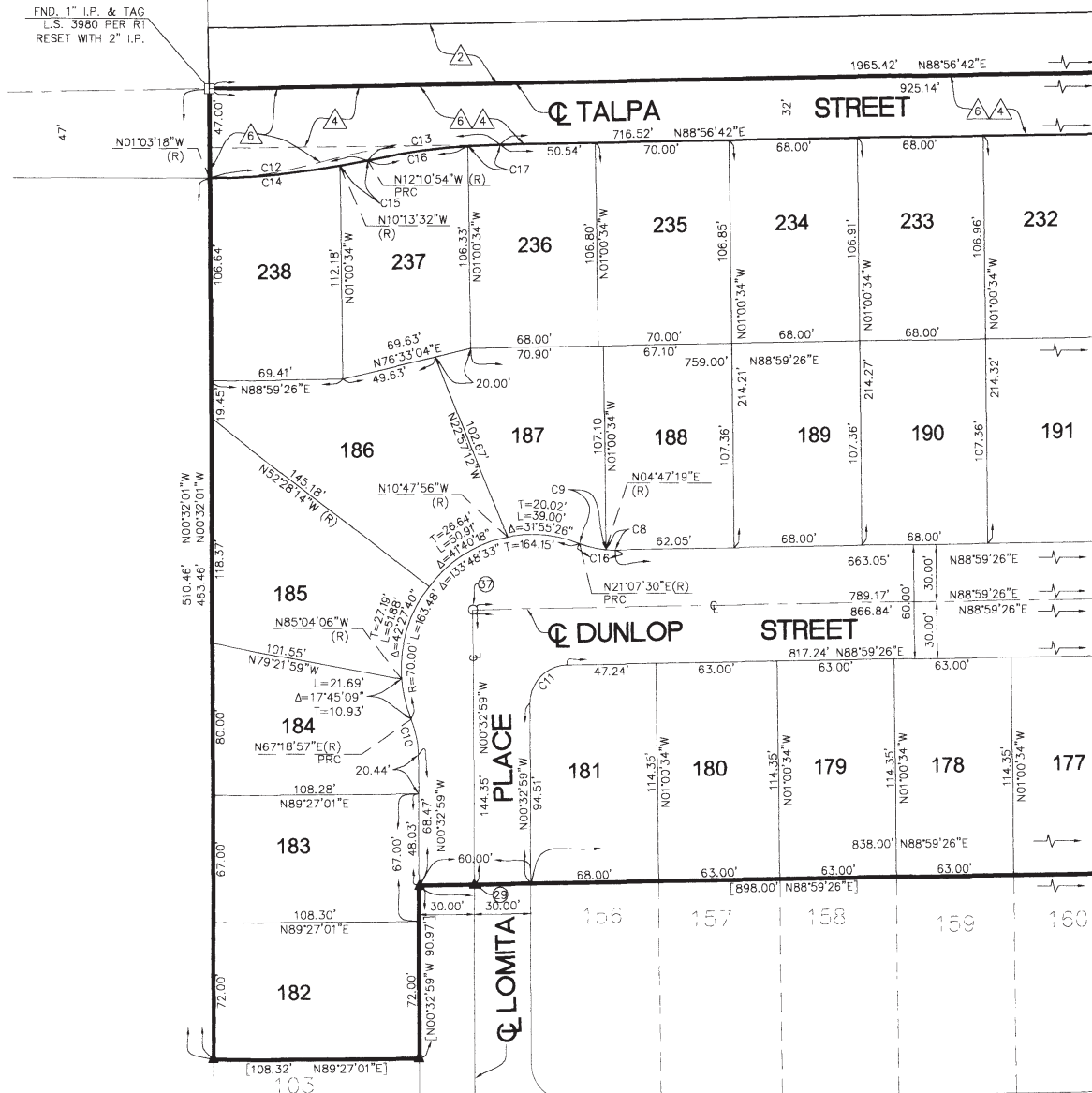
- ② AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED MAR. 8, 2007 PER DOCUMENT NO. 2007-148872 O.R.
- ④ AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED FEB. 12, 1990 PER INST. NO. 90-056325 O.R.
- ⑥ AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES, RECORDED AUG. 23, 1990 PER INST. NO. 90-337087, O.R.

BEING A SUBDIVISION OF A PORTION OF THE NORTH
1/2 OF THE SOUTH 1/2 OF THE NORTH **WEST**
1/4 OF SECTION 28, T5N, R4W, S.B.M.
TETRA TECH, INC. DAVID H. WILLIAMS PLS 4131
MAY, 2005

MAY, 2005



FND. 1" I.P. & TAG
L.S. 3980 PER R1
RESET WITH 2" I.P.



SEE SHEET 6

TRACT MAP NO. 14132-2
M.B. 329 / 79-85

2 AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED MAR. 8, 2007 PER DOCUMENT NO. 2007-148872 O.R.

4 AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES RECORDED FEB. 12, 1990 PER INST. NO. 90-056325 O.R.

6 AN EASEMENT TO THE CITY OF VICTORVILLE FOR HIGHWAY AND ROAD PURPOSES, RECORDED AUG. 23, 1990 PER INST. NO. 90-337087, O.R.

NOTE: TABLED ANNOTATION SHOWN
HEREON APPLIES TO THIS
SHEET ONLY.
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
AND LEGEND.

Ⓜ DENOTES MONUMENTS TIED OUT PER SCHEDULE OF TIES
FILED WITH THE CITY OF VICTORVILLE ENGINEERING DEPT.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGEN
C8	05°44'33"	50.00'	5.06'	2.53'
C9	16°20'00"	50.00'	14.26'	7.18'
C10	22°08'04"	50.00'	19.32'	9.78'
C11	89°32'25"	20.00'	31.26'	19.84'
C12	11°07'36"	43.00'	83.50'	41.88'
C13	11°07'36"	368.00'	71.46'	35.84'
C14	09°10'14"	43.00'	68.82'	34.49'
C15	01°57'22"	43.00'	14.68'	7.34'
C16	22°08'04"	50.00'	19.32'	27.05'
C17	02°43'09"	368.00'	17.46'	8.73'

EXHIBIT C

APPROVED ENGINEER'S COST ESTIMATES

ENGINEER'S COST ESTIMATE FOR OFF-SITE PUBLIC IMPROVEMENTS ONLY

TOTAL TRAFFIC SIGNAL COST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
TRAFFIC SIGNAL PLAN CHECKING FEE:	\$ -
TRAFFIC SIGNAL CONST. PERMIT & INSP. FEE:	\$ -
TOTAL WATER COST EST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
WATER PLAN CHECKING FEE:	\$ -
WATER CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL RECLAIM WATER COST EST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
REC. WATER PLAN CHECKING FEE:	\$ -
REC. WTR CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL DRAINAGE COST COST.	\$ 56,459.10
Faithful Performance Security Amount*:	\$ 56,459.10
Labor & Material Security Amount*:	\$ 28,229.55
DRAINAGE PLAN CHECKING FEE:	\$ 2,758.36
DRAINAGE CONST. PERMIT & INSPECTION FEE:	\$ 2,758.36
TOTAL SEWER COST EST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
SEWER PLAN CHECKING FEE:	\$ -
SEWER CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL STREET COST EST.	\$ 1,807,326.48
Faithful Performance Security Amount*:	\$ 1,807,326.48
Labor & Material Security Amount*:	\$ 903,663.24
STREET PLAN CHECKING FEE:	\$ 57,219.79
STREET CONST. PERMIT & INSPECTION FEE:	\$ 57,219.79
TOTAL MONUMENTATION COST EST.	\$ -
Faithful Performance Security Amount*:	\$ -
MONUMENTATION INSPECTION FEE:	\$ -

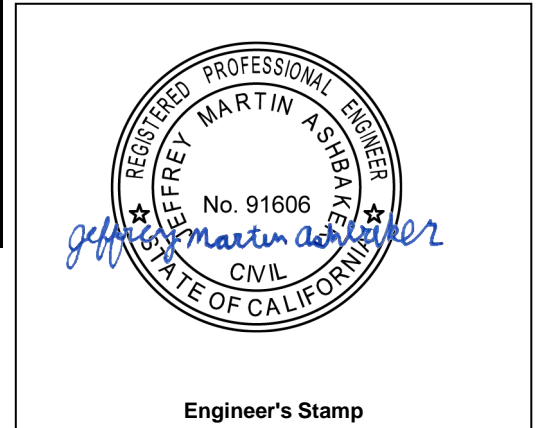
DRY UTILITY TRENCHING INSPECTION FEE:	\$ -
TOTAL LINEAR FOOTAGE	0
0 LF-100 LF = \$78.00 Min	\$ -
101 LF-200 LF = \$78.00 + \$0.24/LF	\$ -
201 LF + = \$102.00 + \$0.16/LF	\$ -

*Securities shall be provided in accordance with Victorville Municipal Code, §17.64.060. The Faithful Performance portion shall be at 100% of the approved Engineer's Cost Estimate of the required improvement. The Labor & Material portion shall be at 50% of the approved Engineer's Cost Estimate of the required improvement.

TOTAL PLAN CHECKING FEE**
\$ 59,978.16

TOTAL CONSTRUCTION PERMIT & INSPECTION FEE**
\$ 60,039.78

** There may be additional fees that pertain to your project. Please see the Engineering Schedule of Fees and Charges for Services for a complete list of fees required for your project.



91606 12/31/2024
R.C.E. # Exp. Date

**Approved Cost Estimate,
Tract No. 14132-1
Off-site Improvements**

PLACE ENG/WTR CASE LABEL HERE



Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 02/09/2024



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: TRACT 14132-1 OFF-SITE STREET

LOCATION: Ottawa Street & 3rd Avenue

DATE: 1/23/24

BY: Ludwig Engineering & Assoc., Inc.

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
PAVEMENT				
3" Asphalt Concrete	145,382	\$1.31	S.F.	\$ 190,813.88
3.5" Asphalt Concrete		\$1.53	S.F.	\$ -
4" Asphalt Concrete		\$1.75	S.F.	\$ -
5" Asphalt Concrete		\$2.19	S.F.	\$ -
5.5" Asphalt Concrete		\$2.41	S.F.	\$ -
6" Asphalt Concrete		\$2.63	S.F.	\$ -
7" Asphalt Concrete		\$3.06	S.F.	\$ -
8" Asphalt Concrete		\$3.50	S.F.	\$ -
Crushed Aggregate Base	3,607	\$30.00	CY	\$ 108,210.00
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Asphalt Concrete &/or P.C.C. Removal		\$60.00	C.Y.	\$ -
A.C. Curb		\$15.00	L.F.	\$ -
A.C. Repair		\$200.00	C.Y.	\$ -
Slurry Seal, Type I		\$0.50	S.F.	\$ -
Slurry Seal, Type II		\$0.75	S.F.	\$ -
Grind and Overlay (Talpa)	20,000	\$4.00	S.F.	\$ 80,000.00
				\$ -
Extend/Adjust Exist. D/W to New Grade	33	\$4,500.00	EA	\$ 148,500.00
Remove A.C. Pavement and Base	109,000	\$0.75	S.F.	\$ 81,750.00
Sub Total Pavement:				\$ 609,273.88
CURB & GUTTER				
6" Curb & Gutter, per City Standard S-09		\$20.00	L.F.	\$ -
8" Curb & Gutter, per City Standard S-09	5,700	\$25.00	L.F.	\$ 142,500.00
Cross Gutter, per City Standard S-05		\$5.50	S.F.	\$ -
Cross Gutter with Spandrels	2,880	\$8.74	S.F.	\$ 25,171.20
P.C.C. Alley Gutter		\$10.25	L.F.	\$ -
Local Depression	3	\$950.00	EA	\$ 2,850.00
Adjust Exist. Signage to New Grade	1	\$150.00	EA	\$ 150.00
Remove and Salvage Exist. Signage	8	\$100.00	EA	\$ 800.00
Pavement "STOP" Lettering	6	\$130.00	EA	\$ 780.00
Sub Total Curb & Gutter:				\$ 172,251.20
P.C. CONCRETE				
4" Thick Residential Sidewalk (6' wide)	33,500	\$7.50	S.F.	\$ 251,250.00
4" Thick Commercial Sidewalk (10' wide)		\$7.50	S.F.	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: TRACT 14132-1 OFF-SITE STREET

LOCATION: Ottawa Street & 3rd Avenue

DATE: 1/23/24

BY: Ludwig Engineering & Assoc., Inc.

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
6" Thick Residential Drive Approach, per City Standard S-02 (12' wide)		\$6.13	S.F.	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: TRACT 14132-1 OFF-SITE STREET

LOCATION: Ottawa Street & 3rd Avenue

DATE: 1/23/24

BY: Ludwig Engineering & Assoc., Inc.

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
P.C. CONCRETE CONT'D				
6" Thick Residential Drive Approach, per City Standard S-02 (18' wide)		\$6.13	S.F.	\$ -
6" Thick Residential Drive Approach for Knuckles & Cul-de-Sacs, per City Standard S-02A (24' wide)		\$6.13	S.F.	\$ -
6" Thick Residential Drive Approach, per City Standard S-02 (24' wide)		\$6.13	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 1, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 2, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 3, per City Standard S-03		\$12.50	S.F.	\$ -
Curb Ramp per City Standard S-11A	8	\$5,000.00	EA	\$ 40,000.00
P.C.C. Alley Intersection		\$9.50	S.F.	\$ -
Reinforced Concrete		\$575.00	C.Y.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total P.C. Concrete:				\$ 291,250.00
MISCELLANEOUS UTILITIES				
Dry Utility Trenching			L.F.	\$ -
				\$ -
				\$ -
Sub Total Miscellaneous Utilities				\$ -
UNDERGROUNDING EXIST. UTILITIES				
Relocate Power Poles		\$30,000.00	EA	\$ -
Remove Power Poles			EA	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Undergrounding of Existing Utilities				\$ -
MISCELLANEOUS				
Earthwork Cut	12,939	\$18.00	C.Y.	\$ 232,902.00
Earthwork Fill	10,188	\$25.00	C.Y.	\$ 254,700.00
Trenching		\$3.50	L.F.	\$ -
Backfill		\$3.50	L.F.	\$ -
Crushed A.B. under Sidewalk		\$5.00	SF	\$ -
Adjust Manhole to Grade		\$250.00	EA	\$ -
Saw Cut		\$0.75	L.F.	\$ -
Truncated Dome Panels per APWA Standard 111-3	8	\$600.00	EA	\$ 4,800.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: TRACT 14132-1 OFF-SITE STREET

LOCATION: Ottawa Street & 3rd Avenue

DATE: 1/23/24

BY: Ludwig Engineering & Assoc., Inc.

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
Tree Removal		\$665.00	EA	\$ -
MISCELLANEOUS CONT'D				
Tree Wells & Covers		\$85.00	EA	\$ -
Hand Railings		\$45.00	LF	\$ -
Street Lighting	8	\$2,500.00	AC	\$ 20,000.00
Rough Grading - Cut & Transport (Talpa)	2,720	\$15.00	C.Y.	\$ 40,800.00
Rough grading - Fill & Transport (Talpa)	270	\$20.00	C.Y.	\$ 5,400.00
Barricade	1	\$2,500.00	EA	\$ 2,500.00
Remove Barricade	1	\$1,000.00	EA	\$ 1,000.00
Sub Total Miscellaneous:				\$ 562,102.00

TRAFFIC CONTROL				
Striping Removals		\$2.00	L.F.	\$ -
2" to 4" wide Pavement Striping		\$2.00	L.F.	\$ -
4" wide Pavement Striping	680	\$1.00	L.F.	\$ 680.00
8" wide Pavement Striping		\$2.00	L.F.	\$ -
12" wide Pavement Striping	94	\$3.00	L.F.	\$ 282.00
Pavement Markings	6	\$250.00	EA	\$ 1,500.00
Traffic Signs		\$275.00	EA	\$ -
Street Name Signs		\$383.33	EA	\$ -
Sign Removals	4	\$175.00	EA	\$ 700.00
Replace Vehicle Detector Loops		\$400.00	EA	\$ -
Guard Rail/Barricade		\$48.00	L.F.	\$ -
Guide Markers		\$18.00	EA	\$ -
Remove Temporary Turnaround		\$710.00	EA	\$ -
Construct Temporary Turnaround		\$1,400.00	EA	\$ -
Traffic Control Plans			L.S.	\$ -
Misc. Striping	8,040	\$0.25	L.F.	\$ 2,010.00
Turn Arrow	5	\$130.00	EA	\$ 650.00
Misc. Signage (Talpa)	2	\$375.00	EA	\$ 750.00
Relocate Exist. Signage	7	\$225.00	EA	\$ 1,575.00
Sub Total Traffic Control:				\$ 8,147.00

Sub-Total Streets: \$ 1,643,024.08

10% Contingency: \$ 164,302.41

TOTAL STREET COST: \$ 1,807,326.48

PLAN & PERMIT FEE CALCULATION FORMULA	\$ 57,219.79
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 46,719.79



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1 OFF-SITE

LOCATION:

Ottawa Street & 3rd avenue

DATE:

1/23/24

BY:

Ludwig Engineering, Assoc., Inc

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
PIPES				
8" R.C.P.		\$ 69.00	L.F.	\$ -
12" R.C.P.		\$ 72.67	L.F.	\$ -
15" R.C.P.		\$ 84.25	L.F.	\$ -
18" R.C.P.	65	\$ 97.33	L.F.	\$ 6,326
21" R.C.P.		\$ 96.80	L.F.	\$ -
24" R.C.P.		\$ 113.83	L.F.	\$ -
27" R.C.P.		\$ 99.33	L.F.	\$ -
30" R.C.P.		\$ 129.17	L.F.	\$ -
33" R.C.P.		\$ 136.50	L.F.	\$ -
36" R.C.P.		\$ 130.00	L.F.	\$ -
39" R.C.P.		\$ 149.50	L.F.	\$ -
42" R.C.P.		\$ 145.00	L.F.	\$ -
45" R.C.P.		\$ 170.00	L.F.	\$ -
48" R.C.P.		\$ 160.00	L.F.	\$ -
51" R.C.P.		\$ 197.50	L.F.	\$ -
54" R.C.P.		\$ 200.00	L.F.	\$ -
57" R.C.P.		\$ 235.00	L.F.	\$ -
60" R.C.P.		\$ 240.00	L.F.	\$ -
84" R.C.P.		\$ 280.00	L.F.	\$ -
96" R.C.P.		\$ 320.00	L.F.	\$ -
96" CMP		\$ 230.00	L.F.	\$ -
120" CMP		\$ 245.00	L.F.	\$ -
Pipe Size -			L.F.	\$ -
Pipe Size -			L.F.	\$ -
				\$ -
				\$ -
Sub Total Pipes:				\$ 6,326
MANHOLES				
Standard Manhole, 36" pipe or less, per Standard D-04 or APWA 321-1		\$ 7,500.00	EA	\$ -
Standard Manhole, Greater than 36" pipe, per Standard D-04 or APWA 320-1		\$ 8,000.00	EA	\$ -
Pre-Cast Storm Drain Manhole, per Standard D-05 or APWA 322-1		\$ 8,500.00	EA	\$ -
Adjust Manhole to grade		\$ 400.00	EA	\$ -
Concrete Collar (up to 48")		\$ 300.00	EA	\$ -
				\$ -
				\$ -
Sub Total Manholes:				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1 OFF-SITE

LOCATION:

Ottawa Street & 3rd avenue

DATE:

1/23/24

BY:

Ludwig Engineering, Assoc., Inc

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
STRUCTURES/BOXES				
Junction Structure per APWA 333-1		\$ 6,500.00	EA	\$ -
Junction Structure per APWA 333-2		\$ 6,500.00	EA	\$ -
Junction Structure per APWA 334-1		\$ 4,000.00	EA	\$ -
Junction Structure per APWA 332-1		\$ 4,000.00	EA	\$ -
Transition Structure per APWA 340-1		\$ 10,000.00	EA	\$ -
				\$ -
				\$ -
				\$ -
Headwalls (to nearest 1/2 C.Y.	30	\$ 500.00	C.Y.	\$ 15,000
Concrete Slope Anchor		\$ 500.00	EA	\$ -
				\$ -
				\$ -
Reinforced Concrete Box (4'x12')		\$ 500.00	L.F.	\$ -
Reinforced Concrete Box (7'x12')		\$ 1,800.00	L.F.	\$ -
Reinforced Concrete Box (10.5'x15.5')		\$ 2,200.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Structures/Boxes:				\$ 15,000
BASINS				
Catch Basin W = 4', V=7'		\$ 3,500.00	EA	\$ -
Catch Basin W = 7', V=7'		\$ 5,500.00	EA	\$ -
Catch Basin W = 10', V=7'		\$ 10,000.00	EA	\$ -
Catch Basin W = 14', V=7'		\$ 15,000.00	EA	\$ -
Catch Basin W = 21', V=7'		\$ 18,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Basins:				\$ -
INLETS/OUTLETS				
Standard Drop Inlet, per Standard D-02		\$ 3,500.00	EA	\$ -
Standard Drop Inlet, per Standard D-03		\$ 3,500.00	EA	\$ -
Side Inlet for Standard Drop Inlet		\$ 2,500.00	EA	\$ -
36" CMP Inlet		\$ 3,500.00	EA	\$ -
CSP Drop Inlet		\$ 3,500.00	EA	\$ -
Inlet Structure			L.F.	\$ -
Outlet Structure			L.F.	\$ -
				\$ -
				\$ -
Sub Total Inlets/Outlets:				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1 OFF-SITE

LOCATION:

Ottawa Street & 3rd avenue

DATE:

1/23/24

BY:

Ludwig Engineering, Assoc., Inc

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
CROSSINGS				
Standard Wash Crossing, per Std D-01A		\$ 4,000.00	EA	\$ -
Channel Crossing for Exist. Rural Residential, per Standard D-01B		\$ 6,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Crossings:				\$ -
DRYWELLS				
Drywell System, per Standard D-06		\$ 25,000.00	EA	\$ -
Drywell & Interceptor, per Standard D-07	1	\$ 30,000.00	EA	\$ 30,000
				\$ -
				\$ -
Sub Total Drywells:				\$ 30,000
DRAINS				
Curb Drain		\$ 1,500.00	EA	\$ -
Under sidewalk Drain		\$ 2,500.00	EA	\$ -
Parkway Drain per APWA 151-1 Type 2		\$ 3,500.00	EA	\$ -
Parkway Culvert		\$ 47.50	L.F.	\$ -
Rail top Culvert: S=		\$ 300.00	L.F.	\$ -
			EA	\$ -
				\$ -
Sub Total Drains:				\$ -
MISCELLANEOUS				
Breaking Pavement & Resurface - A.C.			S.F.	\$ -
Traffic Control - Storm Drain			L.S.	\$ -
P.C.C. Access Drive		\$ 7.50	S.F.	\$ -
Perimeter Masonry Wall		\$ 15.00	L.F.	\$ -
Perimeter Wrought Iron Fence		\$ 6.00	L.F.	\$ -
Wrought Iron Gates - 5' Pedestrian			L.S.	\$ -
Wrought Iron Gates - 20'			L.S.	\$ -
Pump			EA	\$ -
Water Valve			EA	\$ -
Slope Protection		\$ 0.45	S.F.	\$ -
Rip Rap		\$ 11.00	C.Y.	\$ -
Grouted Rip Rap		\$ 150.00	C.Y.	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1 OFF-SITE
 LOCATION: Ottawa Street & 3rd avenue
 DATE: 1/23/24
 BY: Ludwig Engineering, Assoc., Inc

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
CHANNEL SYSTEM				
Concrete Slope, 6" Thick			C.Y.	\$ -
Reinforcing Steel			L.F.	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Channel System:				\$ -
MS4 PERMIT COMPLIANCE				
NPDES/SWPPP		\$ 3,000.00	LS	\$ -
				\$ -
				\$ -
				\$ -
Sub Total MS4 Permit Compliance:				\$ -
Sub-Total Drainage:				\$ 51,326
10% Contingencies				\$ 5,133
TOTAL DRAINAGE COST:				\$ 56,459

PLAN & PERMIT FEE CALCULATION FORMULA	\$2,758.36
\$0-\$50,000 is 5% of Cost Est.	\$2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$258.36
\$250,001 + is 3% of Cost Est.	\$0.00

ENGINEER'S COST ESTIMATE FOR ON-SITE PUBLIC IMPROVEMENTS ONLY

TOTAL TRAFFIC SIGNAL <input type="checkbox"/> T.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
TRAFFIC SIGNAL PLAN CHECKING FEE:	\$ -
TRAFFIC SIGNAL CONST. PERMIT & INSP. FEE:	\$ -
TOTAL WATER COST EST. <input checked="" type="checkbox"/> T.	\$ 812,821.90
Faithful Performance Security Amount*:	\$ 812,821.90
Labor & Material Security Amount*:	\$ 406,410.95
WATER PLAN CHECKING FEE:	\$ 27,384.66
WATER CONST. PERMIT & INSPECTION FEE:	\$ 27,384.66
TOTAL RECLAIM WATER <input type="checkbox"/> OST EST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
REC. WATER PLAN CHECKING FEE:	\$ -
REC. WTR CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL DRAINAGE COST <input checked="" type="checkbox"/> T.	\$ 906,774.67
Faithful Performance Security Amount*:	\$ 906,774.67
Labor & Material Security Amount*:	\$ 453,387.34
DRAINAGE PLAN CHECKING FEE:	\$ 30,203.24
DRAINAGE CONST. PERMIT & INSPECTION FEE:	\$ 30,203.24
TOTAL SEWER COST EST. <input checked="" type="checkbox"/> T.	\$ 767,992.50
Faithful Performance Security Amount*:	\$ 767,992.50
Labor & Material Security Amount*:	\$ 383,996.25
SEWER PLAN CHECKING FEE:	\$ 26,039.78
SEWER CONST. PERMIT & INSPECTION FEE:	\$ 26,039.78
TOTAL STREET COST ES. <input checked="" type="checkbox"/> T.	\$ 1,836,698.84
Faithful Performance Security Amount*:	\$ 1,836,698.84
Labor & Material Security Amount*:	\$ 918,349.42
STREET PLAN CHECKING FEE:	\$ 58,100.97
STREET CONST. PERMIT & INSPECTION FEE:	\$ 58,100.97
TOTAL MONUMENTATION <input checked="" type="checkbox"/> COST EST.	\$ 12,012.00
Faithful Performance Security Amount*:	\$ 12,012.00
MONUMENTATION INSPECTION FEE:	\$ -

DRY UTILITY TRENCHING	\$ -
INSPECTION FEE:	
TOTAL LINEAR FOOTAGE	0
0 LF-100 LF = \$78.00 Min	\$ -
101 LF-200 LF = \$78.00 + \$0.24/LF	\$ -
201 LF + = \$102.00 + \$0.16/LF	\$ -

*Securities shall be provided in accordance with Victorville Municipal Code, §17.64.060. The Faithful Performance portion shall be at 100% of the approved Engineer's Cost Estimate of the required improvement. The Labor & Material portion shall be at 50% of the approved Engineer's Cost Estimate of the required improvement.

TOTAL PLAN CHECKING FEE**
\$ 141,728.64

TOTAL CONSTRUCTION PERMIT & INSPECTION FEE**
\$ 141,790.26

** There may be additional fees that pertain to your project. Please see the Engineering Schedule of Fees and Charges for Services for a complete list of fees required for your project.



Engineer's Stamp

91606

R.C.E. #

12/31/2024

Exp. Date

Approved Cost Estimate,
Tract No. 14132-1
On-site Improvements

PLACE ENG/WTR CASE LABEL HERE



Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 02/09/2024



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
PAVEMENT				
3" Asphalt Concrete	278,125	\$1.31	S.F.	\$ 365,039.06
3.5" Asphalt Concrete		\$1.53	S.F.	\$ -
4" Asphalt Concrete		\$1.75	S.F.	\$ -
5" Asphalt Concrete		\$2.19	S.F.	\$ -
5.5" Asphalt Concrete		\$2.41	S.F.	\$ -
6" Asphalt Concrete		\$2.63	S.F.	\$ -
7" Asphalt Concrete		\$3.06	S.F.	\$ -
8" Asphalt Concrete		\$3.50	S.F.	\$ -
Crushed Aggregate Base	6,902	\$30.00	CY	\$ 207,060.00
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Asphalt Concrete &/or P.C.C. Removal		\$60.00	C.Y.	\$ -
A.C. Curb		\$15.00	L.F.	\$ -
A.C. Repair		\$200.00	C.Y.	\$ -
Slurry Seal, Type I		\$0.50	S.F.	\$ -
Slurry Seal, Type II		\$0.75	S.F.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Pavement:				\$ 572,099.06
CURB & GUTTER				
6" Curb & Gutter, per City Standard S-09	7,981	\$20.00	L.F.	\$ 159,620.00
8" Curb & Gutter, per City Standard S-09		\$25.00	L.F.	\$ -
Cross Gutter, per City Standard S-05		\$5.50	S.F.	\$ -
Cross Gutter with Spandrels	4,095	\$8.74	S.F.	\$ 35,790.30
P.C.C. Alley Gutter		\$10.25	L.F.	\$ -
6" to 8" Curb Transition	4	\$15.00	EA.	\$ 60.00
Local Depression	10	\$975.00	EA	\$ 9,750.00
				\$ -
				\$ -
Sub Total Curb & Gutter:				\$ 205,220.30
P.C. CONCRETE				
4" Thick Residential Sidewalk (6' wide)	49,025	\$7.50	S.F.	\$ 367,687.50
4" Thick Commercial Sidewalk (10' wide)		\$7.50	S.F.	\$ -
6" Thick Residential Drive Approach, per City Standard S-02 (12' wide)		\$6.13	S.F.	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
P.C. CONCRETE CONT'D				
6" Thick Residential Drive Approach, per City Standard S-02 (18' wide)	20,880	\$6.13	S.F.	\$ 127,994.40
6" Thick Residential Drive Approach for Knuckles & Cul-de-Sacs, per City Standard S-02A (24' wide)		\$6.13	S.F.	\$ -
6" Thick Residential Drive Approach, per City Standard S-02 (24' wide)		\$6.13	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 1, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 2, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 3, per City Standard S-03		\$12.50	S.F.	\$ -
Curb Ramp per City Standard S-11A	20	\$5,000.00	EA	\$ 100,000.00
P.C.C. Alley Intersection		\$9.50	S.F.	\$ -
Reinforced Concrete		\$575.00	C.Y.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total P.C. Concrete:				\$ 595,681.90
MISCELLANEOUS UTILITIES				
Dry Utility Trenching			L.F.	\$ -
				\$ -
				\$ -
Sub Total Miscellaneous Utilities				\$ -
UNDERGROUNDING EXIST. UTILITIES				
Relocate Power Poles		\$30,000.00	EA	\$ -
Remove Power Poles			EA	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Undergrounding of Existing Utilities				\$ -
MISCELLANEOUS				
Earthwork Cut		\$18.00	C.Y.	\$ -
Earthwork Fill		\$25.00	C.Y.	\$ -
Trenching		\$3.50	L.F.	\$ -
Backfill		\$3.50	L.F.	\$ -
Crushed A.B. under Sidewalk	49,025	\$5.00	SF	\$ 245,125.00
Adjust Manhole to Grade		\$250.00	EA	\$ -
Saw Cut		\$0.75	L.F.	\$ -
Truncated Dome Panels per APWA Standard 111-3	20	\$600.00	EA	\$ 12,000.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
Tree Removal		\$665.00	EA	\$ -
MISCELLANEOUS CONT'D				
Tree Wells & Covers		\$85.00	EA	\$ -
Hand Railings		\$45.00	LF	\$ -
Street Lighting	14	\$2,500.00	AC	\$ 35,000.00
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 292,125.00

TRAFFIC CONTROL				
Striping Removals		\$2.00	L.F.	\$ -
2" to 4" wide Pavement Striping		\$2.00	L.F.	\$ -
4" wide Pavement Striping		\$1.00	L.F.	\$ -
8" wide Pavement Striping		\$2.00	L.F.	\$ -
12" wide Pavement Striping		\$3.00	L.F.	\$ -
Pavement Markings		\$250.00	EA	\$ -
Traffic Signs		\$275.00	EA	\$ -
Street Name Signs	12	\$383.33	EA	\$ 4,599.96
Sign Removals		\$175.00	EA	\$ -
Replace Vehicle Detector Loops		\$400.00	EA	\$ -
Guard Rail/Barricade		\$48.00	L.F.	\$ -
Guide Markers		\$18.00	EA	\$ -
Remove Temporary Turnaround		\$710.00	EA	\$ -
Construct Temporary Turnaround		\$1,400.00	EA	\$ -
Traffic Control Plans			L.S.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Traffic Control:				\$ 4,599.96

Sub-Total Streets: \$ 1,669,726.22

10% Contingency: \$ 166,972.62

TOTAL STREET COST: \$ 1,836,698.84

PLAN & PERMIT FEE CALCULATION FORMULA	\$ 58,100.97
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 47,600.97



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1

LOCATION:

Ottawa Street & 3rd avenue

DATE:

9/11/2023

BY:

Ludwig Engineering, Assoc., Inc.

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
PIPES				
8" R.C.P.		\$ 69.00	L.F.	\$ -
12" R.C.P.		\$ 72.67	L.F.	\$ -
15" R.C.P.		\$ 84.25	L.F.	\$ -
18" R.C.P.	254	\$ 97.33	L.F.	\$ 24,722
21" R.C.P.		\$ 96.80	L.F.	\$ -
24" R.C.P.	407	\$ 113.83	L.F.	\$ 46,329
27" R.C.P.		\$ 99.33	L.F.	\$ -
30" R.C.P.	94	\$ 129.17	L.F.	\$ 12,142
33" R.C.P.		\$ 136.50	L.F.	\$ -
36" R.C.P.	270	\$ 130.00	L.F.	\$ 35,100
39" R.C.P.		\$ 149.50	L.F.	\$ -
42" R.C.P.		\$ 145.00	L.F.	\$ -
45" R.C.P.		\$ 170.00	L.F.	\$ -
48" R.C.P.		\$ 160.00	L.F.	\$ -
51" R.C.P.		\$ 197.50	L.F.	\$ -
54" R.C.P.		\$ 200.00	L.F.	\$ -
57" R.C.P.		\$ 235.00	L.F.	\$ -
60" R.C.P.		\$ 240.00	L.F.	\$ -
84" R.C.P.		\$ 280.00	L.F.	\$ -
96" R.C.P.		\$ 320.00	L.F.	\$ -
96" CMP		\$ 230.00	L.F.	\$ -
120" CMP		\$ 245.00	L.F.	\$ -
Pipe Size -			L.F.	\$ -
Pipe Size -			L.F.	\$ -
12" PVC (Drywell)	12	50	L.F.	\$ 600
				\$ -
Sub Total Pipes:				\$ 118,893
MANHOLES				
Standard Manhole, 36" pipe or less, per Standard D-04 or APWA 321-1		\$ 7,500.00	EA	\$ -
Standard Manhole, Greater than 36" pipe, per Standard D-04 or APWA 320-1		\$ 8,000.00	EA	\$ -
Pre-Cast Storm Drain Manhole, per Standard D-05 or APWA 322-1	9	\$ 8,500.00	EA	\$ 76,500
Adjust Manhole to grade		\$ 400.00	EA	\$ -
Concrete Collar (up to 48")		\$ 300.00	EA	\$ -
				\$ -
				\$ -
Sub Total Manholes:				\$ 76,500



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1

LOCATION:

Ottawa Street & 3rd avenue

DATE:

9/11/2023

BY:

Ludwig Engineering, Assoc., Inc.

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
STRUCTURES/BOXES				
Junction Structure per APWA 333-1		\$ 6,500.00	EA	\$ -
Junction Structure per APWA 333-2		\$ 6,500.00	EA	\$ -
Junction Structure per APWA 334-1		\$ 4,000.00	EA	\$ -
Junction Structure per APWA 332-1		\$ 4,000.00	EA	\$ -
Transition Structure per APWA 340-1		\$ 10,000.00	EA	\$ -
Reinforced Concrete Box (3'x5')	90	\$ 400.00	L.F.	\$ 36,000
Reinforced Concrete Triple Box (2'x4')	163	\$ 1,000.00	L.F.	\$ 163,000
Reinforced Concrete Box (3'x6')	90	\$ 500.00	L.F.	\$ 45,000
Headwalls (to nearest 1/2 C.Y.)		\$ 500.00	C.Y.	\$ -
Concrete Slope Anchor		\$ 500.00	EA	\$ -
Headwall - CalTrans D86A	6	\$ 500.00	C.Y.	\$ 3,000
Headwall - CalTrans D86B	14	\$ 500.00	C.Y.	\$ 7,000
Reinforced Concrete Box (4'x12')		\$ 500.00	L.F.	\$ -
Reinforced Concrete Box (7'x12')		\$ 1,800.00	L.F.	\$ -
Reinforced Concrete Box (10.5'x15.5')		\$ 2,200.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Structures/Boxes:				\$ 254,000

BASINS				
Catch Basin W = 4', V=7'		\$ 3,500.00	EA	\$ -
Catch Basin W = 7', V=7'	2	\$ 5,500.00	EA	\$ 11,000
Catch Basin W = 10', V=7'	1	\$ 10,000.00	EA	\$ 10,000
Catch Basin W = 14', V=7'	4	\$ 15,000.00	EA	\$ 60,000
Catch Basin W = 21', V=7'	6	\$ 18,000.00	EA	\$ 108,000
Lot "A" - CUT	6,000	\$ 15.00	CY	\$ 90,000
Lot "A" - FILL	300	20	CY	\$ 6,000
Sub Total Basins:				\$ 285,000

INLETS/OUTLETS				
Standard Drop Inlet, per Standard D-02		\$ 3,500.00	EA	\$ -
Standard Drop Inlet, per Standard D-03		\$ 3,500.00	EA	\$ -
Side Inlet for Standard Drop Inlet		\$ 2,500.00	EA	\$ -
36" CMP Inlet		\$ 3,500.00	EA	\$ -
CSP Drop Inlet		\$ 3,500.00	EA	\$ -
Inlet Structure			L.F.	\$ -
Outlet Structure			L.F.	\$ -
				\$ -
				\$ -
Sub Total Inlets/Outlets:				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1

LOCATION:

Ottawa Street & 3rd avenue

DATE:

9/11/2023

BY:

Ludwig Engineering, Assoc., Inc.

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
CROSSINGS				
Standard Wash Crossing, per Std D-01A		\$ 4,000.00	EA	\$ -
Channel Crossing for Exist. Rural Residential, per Standard D-01B		\$ 6,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Crossings:				\$ -
DRYWELLS				
Drywell System, per Standard D-06	2	\$ 25,000.00	EA	\$ 50,000
Drywell & Interceptor, per Standard D-07		\$ 30,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Drywells:				\$ 50,000
DRAINS				
Curb Drain		\$ 1,500.00	EA	\$ -
Under sidewalk Drain		\$ 2,500.00	EA	\$ -
Parkway Drain per APWA 151-1 Type 2		\$ 3,500.00	EA	\$ -
Parkway Culvert		\$ 47.50	L.F.	\$ -
Rail top Culvert: S=		\$ 300.00	L.F.	\$ -
Drain Pipe & Riser	1	\$ 1,500.00	EA	\$ 1,500
				\$ -
Sub Total Drains:				\$ 1,500
MISCELLANEOUS				
Breaking Pavement & Resurface - A.C.			S.F.	\$ -
Traffic Control - Storm Drain			L.S.	\$ -
P.C.C. Access Drive		\$ 7.50	S.F.	\$ -
Perimeter Masonry Wall	437	\$ 15.00	L.F.	\$ 6,555
Perimeter Wrought Iron Fence	571	\$ 6.00	L.F.	\$ 3,426
Wrought Iron Gates - 5' Pedestrian			L.S.	\$ -
Wrought Iron Gates - 20'	1	\$ 3,000.00	L.S.	\$ 3,000
Pump			EA	\$ -
Water Valve			EA	\$ -
Slope Protection		\$ 0.45	S.F.	\$ -
Rip Rap		\$ 11.00	C.Y.	\$ -
Grouted Rip Rap		\$ 150.00	C.Y.	\$ -
1100 SF - 1/4 ton rip-rap (30" deep)	102	\$ 150.00	C.Y.	\$ 15,300
Cable Railing - CalTrans Std b11-47	50	\$ 75.00	LF	\$ 3,750
Landscaping	4,278	\$ 1.50	SF	\$ 6,417
Sub Total Miscellaneous:				\$ 38,448



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering, Assoc., Inc.

DRAINAGE

Item Description	Quantity	Unit Cost	Unit	Cost
CHANNEL SYSTEM				
Concrete Slope, 6" Thick			C.Y.	\$ -
Reinforcing Steel			L.F.	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Channel System:				\$ -
MS4 PERMIT COMPLIANCE				
NPDES/SWPPP		\$ 3,000.00	LS	\$ -
				\$ -
				\$ -
				\$ -
Sub Total MS4 Permit Compliance:				\$ -
Sub-Total Drainage:				\$ 824,341
10% Contingencies				\$ 82,434
TOTAL DRAINAGE COST:				\$ 906,775

PLAN & PERMIT FEE CALCULATION FORMULA	\$30,203.24
\$0-\$50,000 is 5% of Cost Est.	\$2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$8,000.00
\$250,001 + is 3% of Cost Est.	\$19,703.24



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1

LOCATION:

Ottawa Street & 3rd Avenue

DATE:

9/11/2023

BY:

Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
PIPES				
4" PVC/VCP Lateral per Standard SS-03	2,850	\$ 60.00	L.F.	\$ 171,000
6" PVC/VCP Lateral Per Standard SS-03		\$ 65.00	L.F.	\$ -
				\$ -
8" PVC/VCP Sewer Main	4,855	\$ 75.00	L.F.	\$ 364,125
10" PVC/VCP Sewer Main		\$ 80.00	L.F.	\$ -
12" PVC/VCP Sewer Main		\$ 85.00	L.F.	\$ -
15" PVC/VCP Sewer Main		\$ 100.00	L.F.	\$ -
18" PVC/VCP Sewer Main		\$ 120.00	L.F.	\$ -
21" PVC/VCP Sewer Main		\$ 145.00	L.F.	\$ -
24" PVC/VCP Sewer Main		\$ 170.00	L.F.	\$ -
27" PVC/VCP Sewer Main		\$ 185.00	L.F.	\$ -
30" PVC/VCP Sewer Main		\$ 195.00	L.F.	\$ -
33" PVC/VCP Sewer Main		\$ 210.00	L.F.	\$ -
36" PVC/VCP Sewer Main		\$ 225.00	L.F.	\$ -
39" PVC/VCP Sewer Main		\$ 240.00	L.F.	\$ -
42" PVC/VCP Sewer Main		\$ 260.00	L.F.	\$ -
45" PVC/VCP Sewer Main		\$ 280.00	L.F.	\$ -
48" PVC/VCP Sewer Main		\$ 300.00	L.F.	\$ -
8" PVC (3rd Avenue)	40	\$ 75.00		\$ 3,000
Cast Iron Pipe		\$ 8.25	L.F.	\$ -
				\$ -
				\$ -
Sub Total Pipes:				\$ 538,125
MANHOLES				
48" Diameter Manhole per Standard SS-01	14	\$ 2,500.00	EA	\$ 35,000
60" Diameter Manhole per Standard SS-01	9	\$ 7,500.00	EA	\$ 67,500
48" Sewer Drop Manhole per Standard SS-07		\$ 3,250.00	EA	\$ -
60" Drop Manhole per SS-07A		\$ 5,750.00	EA	\$ -
Sewer Manhole w/Internal Sewer Main Drop per Standard SS-07A		\$ 8,000.00	EA	\$ -
Adjust Manhole To Grade		\$ 400.00	EA	\$ -
Connect to Exist. Manhole		\$ 2,500.00	EA	\$ -
Reconstruct Manhole Bottom		\$ 1,000.00	EA	\$ -
Concrete, Class 1, 3250 PSI (Manhole Bases, Sewer Saddles, etc.)			C.Y.	\$ -
Remove 4' Manhole (3rd Ave)	1	\$ 1,500.00	EA	\$ 1,500
48" Diameter Manhole (3rd Ave)		\$ 2,500.00		\$ -
Sub Total Manholes:				\$ 104,000



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-1

LOCATION:

Ottawa Street & 3rd Avenue

DATE:

9/11/2023

BY:

Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
SADDLES/REPAIR				
Sewer Saddle per Standard SS-09		\$ 250.00	EA	\$ -
Sewer Clean Out per Standard SS-04	80	\$ 600.00	EA	\$ 48,000
Saddle Connection		\$ 1,000.00	EA	\$ -
Adjust Cleanout To Grade		\$ 200.00	EA	\$ -
Trench Repair		\$ 3.50	S.F.	\$ -
				\$ -
				\$ -
Sub Total Saddles/Repair:				\$ 48,000

SPECIAL CONSTRUCTION				
Extra Depth Construction (10'-12')		\$ 4.15	L.F.	\$ -
Extra Depth Construction (12'-14')		\$ 7.00	L.F.	\$ -
Extra Depth Construction (14'-16')		\$ 10.00	L.F.	\$ -
Extra Depth Construction (16'-18')		\$ 13.00	L.F.	\$ -
Extra Depth Construction (18'-20')		\$ 16.00	L.F.	\$ -
Extra Depth Construction (20'-22')		\$ 19.00	L.F.	\$ -
Extra Depth Construction (22'-24')		\$ 22.00	L.F.	\$ -
Extra Depth Construction (24'-26')		\$ 25.00	L.F.	\$ -
				\$ -
Jack and Bore Operations		\$ 1,100.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Special Construction:				\$ -

CASING				
16" Steel Casing		\$ 80.00	L.F.	\$ -
24" Steel Casing		\$ 100.00	L.F.	\$ -
30" Steel Casing		\$ 125.00	L.F.	\$ -
36" Steel Casing		\$ 150.00	L.F.	\$ -
				\$ -
Concrete Encasement		\$ 25.00	L.F.	\$ -
Special Encasement		\$ 35.00	L.F.	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Casing:				\$ -

BEDDING				
Pipe Bedding, Less than 18"		\$ 2.50	L.F.	\$ -
Pipe Bedding, Greater than 18"		\$ 5.00	L.F.	\$ -
Unstable Bedding		\$ 7.00	L.F.	\$ -
				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
BEDDING CONT'D				
				\$ -
Sub Total Bedding:				\$ -
MISCELLANEOUS				
Breaking Pavement & Resurface - A.C.		\$ 7.00	S.F.	\$ -
Breaking Pavement & Resurface - Concrete		\$ 13.00	S.F.	\$ -
Stub & Plug Ends		\$ 100.00	EA	\$ -
Chimneys		\$ 900.00	EA	\$ -
Backwater Valve	23	\$ 350.00	EA	\$ 8,050
Tees & Wyes		\$ 90.00	EA	\$ -
TV Inspections		\$ 1.75	L.F.	\$ -
Traffic Control			LS	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 8,050

Sub-Total Sewer: \$ 698,175

10% Contingency: \$ 69,818

TOTAL SEWER COST: \$ 767,993

PLAN & PERMIT FEE CALCULATION FORMULA	\$
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 15,539.78



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
MAINLINE				
4" PVC C-900, Class 305		\$ 31.00	L.F.	\$ -
6" PVC C-900, Class 305		\$ 42.00	L.F.	\$ -
8" PVC C-900, Class 305	4,875	\$ 55.00	L.F.	\$ 268,125.00
10" PVC C-900, Class 305		\$ 62.00	L.F.	\$ -
12" PVC C-900, Class 305	1,843	\$ 68.00	L.F.	\$ 125,324.00
16" PVC C-905, Class 235		\$ 84.00	L.F.	\$ -
18" PVC C-905, Class 235		\$ 106.00	L.F.	\$ -
20" PVC C-905, Class 235		\$ 124.00	L.F.	\$ -
24" PVC C-905, Class 235		\$ 289.00	L.F.	\$ -
				\$ -
4" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 31.00	L.F.	\$ -
6" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 42.00	L.F.	\$ -
8" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 55.00	L.F.	\$ -
10" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 62.00	L.F.	\$ -
12" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 68.00	L.F.	\$ -
16" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 84.00	L.F.	\$ -
18" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 106.00	L.F.	\$ -
20" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 124.00	L.F.	\$ -
24" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 289.00	L.F.	\$ -
				\$ -
4" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 31.00	L.F.	\$ -
6" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 42.00	L.F.	\$ -
8" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 55.00	L.F.	\$ -
10" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 62.00	L.F.	\$ -
12" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 68.00	L.F.	\$ -
MAINLINE (cont'd)				
16" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 84.00	L.F.	\$ -
18" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 106.00	L.F.	\$ -
20" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 124.00	L.F.	\$ -
24" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 289.00	L.F.	\$ -
8" DIP Waterline	140	\$ 112.50	L.F.	\$ 15,750.00
12" DIP Waterline	26	\$ 150.00	L.F.	\$ 3,900.00
Sub Total Mainline:				\$ 413,099.00
HOT TAP				
Hot Tap - 4"		\$ 1,750.00	EA	\$ -
Hot Tap - 6"		\$ 2,000.00	EA	\$ -
Hot Tap - 8"		\$ 2,250.00	EA	\$ -
Hot Tap - 10"		\$ 2,500.00	EA	\$ -
Hot Tap - 12"		\$ 2,750.00	EA	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
HOT TAP CONT'D				
				\$ -
				\$ -
Sub Total Hot Tap:				\$ -
METERS & SERVICE LINES				
3/4" Water Meter with Service Line		\$ 1,830.00	EA	\$ -
3/4" Water Meter without Service Line		\$ 479.00	EA	\$ -
1" Water Meter with Service Line	80	\$ 2,031.00	EA	\$ 162,480.00
1" Water Meter without Service Line		\$ 651.00	EA	\$ -
1-1/2" Water Meter with Service Line		\$ 2,951.00	EA	\$ -
1-1/2" Water Meter without Service Line		\$ 1,215.00	EA	\$ -
2" Water Meter with Service Line		\$ 3,234.00	EA	\$ -
2" Water Meter without Service Line		\$ 1,786.00	EA	\$ -
3" Water Meter with strainer		\$ 2,386.00	EA	\$ -
4" Water Meter with strainer		\$ 3,270.00	EA	\$ -
6" Water Meter with strainer		\$ 5,045.00	EA	\$ -
8" Water Meter with strainer		\$ 6,462.00	EA	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Meters & Service Lines:				\$ 162,480.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
VALVES				
4" Gate Valve		\$ 700.00	EA	\$ -
6" Gate Valve		\$ 1,000.00	EA	\$ -
8" Gate Valve	32	\$ 1,350.00	EA	\$ 43,200.00
12" Gate Valve		\$ 2,200.00	EA	\$ -
				\$ -
12" Butterfly Valve	4	\$ 2,200.00	EA	\$ 8,800.00
16" Butterfly Valve		\$ 4,500.00	EA	\$ -
18" Butterfly Valve		\$ 6,800.00	EA	\$ -
20" Butterfly Valve		\$ 8,000.00	EA	\$ -
				\$ -
1" Air Vacuum Valve	2	\$ 3,000.00	EA	\$ 6,000.00
2" Air Vacuum Valve		\$ 5,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Valves:				\$ 58,000.00

BACKFLOWS				
3/4" Reduced Pressure Backflow Device		\$ 1,700.00	EA	\$ -
1" Reduced Pressure Backflow Device		\$ 2,000.00	EA	\$ -
1-1/2" Reduced Pressure Backflow Device		\$ 2,800.00	EA	\$ -
2" Reduced Pressure Backflow Device		\$ 3,500.00	EA	\$ -
3" Reduced Pressure Backflow Device			EA	\$ -
4" Reduced Pressure Backflow Device			EA	\$ -
6" Reduced Pressure Backflow Device			EA	\$ -
8" Reduced Pressure Backflow Device			EA	\$ -
				\$ -
				\$ -
Backflow Test (RP)		\$ 65.00	EA	\$ -
				\$ -
				\$ -
Sub Total Backflows:				\$ -

FIRE SERVICE				
RPDCA, Reduced Pressure Backflow Device for Fire Services		\$ 25,000.00	EA	\$ -
Standard Fire Hydrant, High-Pressure Dry Barrel w/Traffic Break Away, Mueller or American Flow Control, Model Super Centurion, American Darling or Waterous	21	\$ 4,750.00	EA	\$ 99,750.00
				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
FIRE SERVICE (cont'd)				
				\$ -
				\$ -
Sub Total Fire Service:				\$ 99,750.00
MISCELLANEOUS				
Water Sampler Station		\$ 500.00	EA	\$ -
Thrust Block		\$ 350.00	EA	\$ -
Remove Thrust Block		\$ 200.00	EA	\$ -
Adjust water valve can to grade		\$ 300.00	EA	\$ -
Trench Repair		\$ 3.50	S.F.	\$ -
Pump Station		\$ 1,100.00	GPM	\$ -
Disinfection Facilities (CL & NH ₃ System)		\$ 500,000.00	EA	\$ -
Regulating Facilities		\$ 250,000.00	EA	\$ -
Water Storage Tank		\$ 1.25	GAL.	\$ -
Blow Off		\$ 5,000.00	EA	\$ -
Traffic Control			L.S.	\$ -
Misc. fittings (8" and 12" Cross, Tees & Bends)	14	\$ 400.00		\$ 5,600.00
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 5,600.00

Sub-Total Water:	\$ 738,929.00
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10% Contingency:	\$ 73,892.90
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TOTAL WATER COST:	\$ 812,821.90
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PLAN & PERMIT FEE CALCULATION FORMULA	\$ 27,384.66
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 16,884.66



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-1
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 9/11/2023
 BY: Ludwig Engineering & Assoc., Inc.

MONUMENTATION



Engineer's Stamp

80
 No. of Lots

14132-1
 Subdivision No.

Jeff Ashbaker
 Prepared By

P.L.S. 9745
 R.C.E. Number

3/31/2025
 Expiration Date

Item Description	Quantity	Unit Cost	Unit	Cost
PROPERTY BOUNDARIES				
2" Iron Pipe or Lead w/Brass Tag for setting Tract Boundary Corners	29	\$40.00	EA	\$ 1,160.00
1" Iron Pipe or Nail w/Brass Tag for setting in Face or Top of Wall for Rear Lot Corners	60	\$40.00	EA	\$ 2,400.00
Nail for setting at Top of Curb on prolongation of Side Lot Lines	124	\$40.00	EA	\$ 4,960.00
			\$	-
			\$	-
Sub Total Property Boundaries:				\$ 8,520.00

Intersections/Centerlines/BCR's/ECR's				
1" Iron Pipe or Lead w/Brass Tag for setting all Street Intersections, Street Centerlines, BC's, EC's, & PRC's	24	\$100.00	EA	\$ 2,400.00
			\$	-
			\$	-
Sub Total Intersections/Centerlines/BCR's/ECR's:				\$ 2,400.00

Sub-Total Monumentation:	\$ 10,920.00
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10% Contingencies:	\$ 1,092.00
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TOTAL MONUMENTATION COST:	\$ 12,012.00
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INSPECTION & PERMIT FEE CALCULATION FORMULA	\$ -
1 LOTS -100 LOTS @ \$240.00	FALSE
101 LOTS - 200 LOTS @ \$240.00 + \$1.60/LOT	\$ -
201 LOTS PLUS @ \$400.00 + \$1.00/LOT	\$ -

ENGINEER'S COST ESTIMATE FOR 14132-2 ON-SITE PUBLIC IMPROVEMENTS ONLY

TOTAL TRAFFIC SIGNAL <input type="checkbox"/> T.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
TRAFFIC SIGNAL PLAN CHECKING FEE:	\$ -
TRAFFIC SIGNAL CONST. PERMIT & INSP. FEE:	\$ -
TOTAL WATER COST EST. <input checked="" type="checkbox"/> T.	\$ 464,578.40
Faithful Performance Security Amount*:	\$ 464,578.40
Labor & Material Security Amount*:	\$ 232,289.20
WATER PLAN CHECKING FEE:	\$ 16,937.35
WATER CONST. PERMIT & INSPECTION FEE:	\$ 16,937.35
TOTAL RECLAIM WATER <input type="checkbox"/> OST EST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
REC. WATER PLAN CHECKING FEE:	\$ -
REC. WTR CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL DRAINAGE COST <input checked="" type="checkbox"/> T.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
DRAINAGE PLAN CHECKING FEE:	\$ -
DRAINAGE CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL SEWER COST EST. <input checked="" type="checkbox"/> T.	\$ 545,490.00
Faithful Performance Security Amount*:	\$ 545,490.00
Labor & Material Security Amount*:	\$ 272,745.00
SEWER PLAN CHECKING FEE:	\$ 19,364.70
SEWER CONST. PERMIT & INSPECTION FEE:	\$ 19,364.70
TOTAL STREET COST ES. <input checked="" type="checkbox"/> T.	\$ 1,198,464.09
Faithful Performance Security Amount*:	\$ 1,198,464.09
Labor & Material Security Amount*:	\$ 599,232.04
STREET PLAN CHECKING FEE:	\$ 38,953.92
STREET CONST. PERMIT & INSPECTION FEE:	\$ 38,953.92
TOTAL MONUMENTATION <input checked="" type="checkbox"/> COST EST.	\$ 7,414.00
Faithful Performance Security Amount*:	\$ 7,414.00
MONUMENTATION INSPECTION FEE:	\$ -

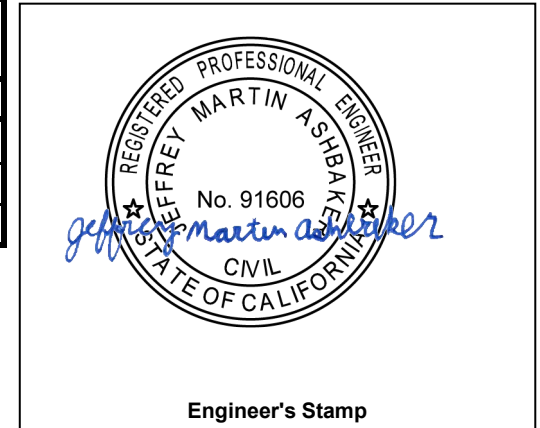
DRY UTILITY TRENCHING	\$ -
INSPECTION FEE:	
TOTAL LINEAR FOOTAGE	0
0 LF-100 LF = \$78.00 Min	\$ -
101 LF-200 LF = \$78.00 + \$0.24/LF	\$ -
201 LF + = \$102.00 + \$0.16/LF	\$ -

*Securities shall be provided in accordance with Victorville Municipal Code, §17.64.060. The Faithful Performance portion shall be at 100% of the approved Engineer's Cost Estimate of the required improvement. The Labor & Material portion shall be at 50% of the approved Engineer's Cost Estimate of the required improvement.

TOTAL PLAN CHECKING FEE**
\$ 75,255.97

TOTAL CONSTRUCTION PERMIT & INSPECTION FEE**
\$ 75,317.59

** There may be additional fees that pertain to your project. Please see the Engineering Schedule of Fees and Charges for Services for a complete list of fees required for your project.



91606 12/31/2024
R.C.E. # Exp. Date

**Approved Cost Estimate,
Tract No. 14132-2**

PLACE ENG/WTR CASE LABEL HERE



Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 02/09/2024



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
LOCATION: Ottawa Street & 3rd Avenue
DATE: 2/05/2024
BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
PAVEMENT				
3" Asphalt Concrete	129,523	\$1.31	S.F.	\$ 169,998.94
3.5" Asphalt Concrete		\$1.53	S.F.	\$ -
4" Asphalt Concrete		\$1.75	S.F.	\$ -
5" Asphalt Concrete		\$2.19	S.F.	\$ -
5.5" Asphalt Concrete		\$2.41	S.F.	\$ -
6" Asphalt Concrete		\$2.63	S.F.	\$ -
7" Asphalt Concrete		\$3.06	S.F.	\$ -
8" Asphalt Concrete		\$3.50	S.F.	\$ -
Crushed Aggregate Base	3,198	\$30.00	CY	\$ 95,940.00
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Asphalt Concrete &/or P.C.C. Removal		\$60.00	C.Y.	\$ -
A.C. Curb		\$15.00	L.F.	\$ -
A.C. Repair		\$200.00	C.Y.	\$ -
Slurry Seal, Type I		\$0.50	S.F.	\$ -
Slurry Seal, Type II		\$0.75	S.F.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Pavement:				\$ 265,938.94
CURB & GUTTER				
6" Curb & Gutter, per City Standard S-09	6,178	\$20.00	L.F.	\$ 123,560.00
8" Curb & Gutter, per City Standard S-09		\$25.00	L.F.	\$ -
Cross Gutter, per City Standard S-05		\$5.50	S.F.	\$ -
Cross Gutter with Spandrels	1,371	\$8.74	S.F.	\$ 11,982.54
P.C.C. Alley Gutter		\$10.25	L.F.	\$ -
6" to 8" Curb Transition		\$15.00	EA.	\$ -
Local Depression		\$975.00	EA	\$ -
Longitudinal Cross Gutter (Lomita PL.)	265	\$5.00	S.F.	\$ 1,325.00
				\$ -
Sub Total Curb & Gutter:				\$ 136,867.54
P.C. CONCRETE				
4" Thick Residential Sidewalk (6' wide)	38,693	\$7.50	S.F.	\$ 290,197.50
4" Thick Commercial Sidewalk (10' wide)		\$7.50	S.F.	\$ -
6" Thick Residential Drive Approach, per City Standard S-02 (12' wide)		\$6.13	S.F.	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
LOCATION: Ottawa Street & 3rd Avenue
DATE: 2/05/2024
BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
P.C. CONCRETE CONT'D				
6" Thick Residential Drive Approach, per City Standard S-02 (18' wide)	22,968	\$6.13	S.F.	\$ 140,793.84
6" Thick Residential Drive Approach for Knuckles & Cul-de-Sacs, per City Standard S-02A (24' wide)		\$6.13	S.F.	\$ -
6" Thick Residential Drive Approach, per City Standard S-02 (24' wide)		\$6.13	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 1, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 2, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 3, per City Standard S-03		\$12.50	S.F.	\$ -
Curb Ramp per City Standard S-11A	6	\$5,000.00	EA	\$ 30,000.00
P.C.C. Alley Intersection		\$9.50	S.F.	\$ -
Reinforced Concrete		\$575.00	C.Y.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total P.C. Concrete:				\$ 460,991.34
MISCELLANEOUS UTILITIES				
Dry Utility Trenching			L.F.	\$ -
				\$ -
				\$ -
Sub Total Miscellaneous Utilities				\$ -
UNDERGROUNDING EXIST. UTILITIES				
Relocate Power Poles		\$30,000.00	EA	\$ -
Remove Power Poles			EA	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Undergrounding of Existing Utilities				\$ -
MISCELLANEOUS				
Earthwork Cut		\$18.00	C.Y.	\$ -
Earthwork Fill		\$25.00	C.Y.	\$ -
Trenching		\$3.50	L.F.	\$ -
Backfill		\$3.50	L.F.	\$ -
Crushed A.B. under Sidewalk	38,693	\$5.00	SF	\$ 193,465.00
Adjust Manhole to Grade		\$250.00	EA	\$ -
Saw Cut		\$0.75	L.F.	\$ -
Truncated Dome Panels per APWA Standard 111-3	6	\$600.00	EA	\$ 3,600.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
Tree Removal		\$665.00	EA	\$ -
MISCELLANEOUS CONT'D				
Tree Wells & Covers		\$85.00	EA	\$ -
Hand Railings		\$45.00	LF	\$ -
Street Lighting	11	\$2,500.00	AC	\$ 27,500.00
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 224,565.00

TRAFFIC CONTROL				
Striping Removals		\$2.00	L.F.	\$ -
2" to 4" wide Pavement Striping		\$2.00	L.F.	\$ -
4" wide Pavement Striping		\$1.00	L.F.	\$ -
8" wide Pavement Striping		\$2.00	L.F.	\$ -
12" wide Pavement Striping		\$3.00	L.F.	\$ -
Pavement Markings		\$250.00	EA	\$ -
Traffic Signs		\$275.00	EA	\$ -
Street Name Signs	3	\$383.33	EA	\$ 1,149.99
Sign Removals		\$175.00	EA	\$ -
Replace Vehicle Detector Loops		\$400.00	EA	\$ -
Guard Rail/Barricade		\$48.00	L.F.	\$ -
Guide Markers		\$18.00	EA	\$ -
Remove Temporary Turnaround		\$710.00	EA	\$ -
Construct Temporary Turnaround		\$1,400.00	EA	\$ -
Traffic Control Plans			L.S.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Traffic Control:				\$ 1,149.99

Sub-Total Streets: \$ 1,089,512.81

10% Contingency: \$ 108,951.28

TOTAL STREET COST: \$ 1,198,464.09

PLAN & PERMIT FEE CALCULATION FORMULA	\$ 38,953.92
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 28,453.92



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-2

LOCATION:

Ottawa Street & 3rd Avenue

DATE:

2/05/2024

BY:

Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
PIPES				
4" PVC/VCP Lateral per Standard SS-03	2,645	\$ 60.00	L.F.	\$ 158,700
6" PVC/VCP Lateral Per Standard SS-03		\$ 65.00	L.F.	\$ -
				\$ -
8" PVC/VCP Sewer Main	3,172	\$ 75.00	L.F.	\$ 237,900
10" PVC/VCP Sewer Main		\$ 80.00	L.F.	\$ -
12" PVC/VCP Sewer Main		\$ 85.00	L.F.	\$ -
15" PVC/VCP Sewer Main		\$ 100.00	L.F.	\$ -
18" PVC/VCP Sewer Main		\$ 120.00	L.F.	\$ -
21" PVC/VCP Sewer Main		\$ 145.00	L.F.	\$ -
24" PVC/VCP Sewer Main		\$ 170.00	L.F.	\$ -
27" PVC/VCP Sewer Main		\$ 185.00	L.F.	\$ -
30" PVC/VCP Sewer Main		\$ 195.00	L.F.	\$ -
33" PVC/VCP Sewer Main		\$ 210.00	L.F.	\$ -
36" PVC/VCP Sewer Main		\$ 225.00	L.F.	\$ -
39" PVC/VCP Sewer Main		\$ 240.00	L.F.	\$ -
42" PVC/VCP Sewer Main		\$ 260.00	L.F.	\$ -
45" PVC/VCP Sewer Main		\$ 280.00	L.F.	\$ -
48" PVC/VCP Sewer Main		\$ 300.00	L.F.	\$ -
8" PVC (3rd Avenue)		\$ 75.00		\$ -
Cast Iron Pipe		\$ 8.25	L.F.	\$ -
				\$ -
				\$ -
Sub Total Pipes:				\$ 396,600
MANHOLES				
48" Diameter Manhole per Standard SS-01	9	\$ 2,500.00	EA	\$ 22,500
60" Diameter Manhole per Standard SS-01	2	\$ 7,500.00	EA	\$ 15,000
48" Sewer Drop Manhole per Standard SS-07		\$ 3,250.00	EA	\$ -
60" Drop Manhole per SS-07A		\$ 5,750.00	EA	\$ -
Sewer Manhole w/Internal Sewer Main Drop per Standard SS-07A		\$ 8,000.00	EA	\$ -
Adjust Manhole To Grade		\$ 400.00	EA	\$ -
Connect to Exist. Manhole		\$ 2,500.00	EA	\$ -
Reconstruct Manhole Bottom		\$ 1,000.00	EA	\$ -
Concrete, Class 1, 3250 PSI (Manhole Bases, Sewer Saddles, etc.)			C.Y.	\$ -
Remove 4' Manhole (3rd Ave)		\$ 1,500.00	EA	\$ -
48" Diameter Manhole (3rd Ave)		\$ 2,500.00		\$ -
Sub Total Manholes:				\$ 37,500



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-2

LOCATION:

Ottawa Street & 3rd Avenue

DATE:

2/05/2024

BY:

Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
SADDLES/REPAIR				
Sewer Saddle per Standard SS-09		\$ 250.00	EA	\$ -
Sewer Clean Out per Standard SS-04	89	\$ 600.00	EA	\$ 53,400
Saddle Connection		\$ 1,000.00	EA	\$ -
Adjust Cleanout To Grade		\$ 200.00	EA	\$ -
Trench Repair		\$ 3.50	S.F.	\$ -
				\$ -
				\$ -
Sub Total Saddles/Repair:				\$ 53,400
SPECIAL CONSTRUCTION				
Extra Depth Construction (10'-12')		\$ 4.15	L.F.	\$ -
Extra Depth Construction (12'-14')		\$ 7.00	L.F.	\$ -
Extra Depth Construction (14'-16')		\$ 10.00	L.F.	\$ -
Extra Depth Construction (16'-18')		\$ 13.00	L.F.	\$ -
Extra Depth Construction (18'-20')		\$ 16.00	L.F.	\$ -
Extra Depth Construction (20'-22')		\$ 19.00	L.F.	\$ -
Extra Depth Construction (22'-24')		\$ 22.00	L.F.	\$ -
Extra Depth Construction (24'-26')		\$ 25.00	L.F.	\$ -
				\$ -
Jack and Bore Operations		\$ 1,100.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Special Construction:				\$ -
CASING				
16" Steel Casing		\$ 80.00	L.F.	\$ -
24" Steel Casing		\$ 100.00	L.F.	\$ -
30" Steel Casing		\$ 125.00	L.F.	\$ -
36" Steel Casing		\$ 150.00	L.F.	\$ -
				\$ -
Concrete Encasement		\$ 25.00	L.F.	\$ -
Special Encasement		\$ 35.00	L.F.	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Casing:				\$ -
BEDDING				
Pipe Bedding, Less than 18"		\$ 2.50	L.F.	\$ -
Pipe Bedding, Greater than 18"		\$ 5.00	L.F.	\$ -
Unstable Bedding		\$ 7.00	L.F.	\$ -
				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-2

LOCATION:

Ottawa Street & 3rd Avenue

DATE:

2/05/2024

BY:

Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
BEDDING CONT'D				
				\$ -
Sub Total Bedding:				\$ -
MISCELLANEOUS				
Breaking Pavement & Resurface - A.C.		\$ 7.00	S.F.	\$ -
Breking Pavement & Resurface - Concrete		\$ 13.00	S.F.	\$ -
Stub & Plug Ends		\$ 100.00	EA	\$ -
Chimneys		\$ 900.00	EA	\$ -
Backwater Valve	24	\$ 350.00	EA	\$ 8,400
Tees & Wyes		\$ 90.00	EA	\$ -
TV Inspections		\$ 1.75	L.F.	\$ -
Traffic Control			LS	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 8,400

Sub-Total Sewer: \$

495,900

10% Contingency: \$

49,590

TOTAL SEWER COST: \$**545,490**

PLAN & PERMIT FEE CALCULATION FORMULA	\$ 19,364.70
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 8,864.70



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
MAINLINE				
4" PVC C-900, Class 305		\$ 31.00	L.F.	\$ -
6" PVC C-900, Class 305		\$ 42.00	L.F.	\$ -
8" PVC C-900, Class 305	3,367	\$ 55.00	L.F.	\$ 185,185.00
10" PVC C-900, Class 305		\$ 62.00	L.F.	\$ -
12" PVC C-900, Class 305		\$ 68.00	L.F.	\$ -
16" PVC C-905, Class 235		\$ 84.00	L.F.	\$ -
18" PVC C-905, Class 235		\$ 106.00	L.F.	\$ -
20" PVC C-905, Class 235		\$ 124.00	L.F.	\$ -
24" PVC C-905, Class 235		\$ 289.00	L.F.	\$ -
				\$ -
4" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 31.00	L.F.	\$ -
6" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 42.00	L.F.	\$ -
8" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 55.00	L.F.	\$ -
10" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 62.00	L.F.	\$ -
12" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 68.00	L.F.	\$ -
16" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 84.00	L.F.	\$ -
18" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 106.00	L.F.	\$ -
20" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 124.00	L.F.	\$ -
24" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 289.00	L.F.	\$ -
				\$ -
4" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 31.00	L.F.	\$ -
6" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 42.00	L.F.	\$ -
8" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 55.00	L.F.	\$ -
10" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 62.00	L.F.	\$ -
12" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 68.00	L.F.	\$ -
MAINLINE (cont'd)				
16" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 84.00	L.F.	\$ -
18" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 106.00	L.F.	\$ -
20" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 124.00	L.F.	\$ -
24" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 289.00	L.F.	\$ -
8" DIP Waterline		\$ 112.50	L.F.	\$ -
				\$ -
Sub Total Mainline:				\$ 185,185.00
HOT TAP				
Hot Tap - 4"		\$ 1,750.00	EA	\$ -
Hot Tap - 6"		\$ 2,000.00	EA	\$ -
Hot Tap - 8"		\$ 2,250.00	EA	\$ -
Hot Tap - 10"		\$ 2,500.00	EA	\$ -
Hot Tap - 12"		\$ 2,750.00	EA	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
LOCATION: Ottawa Street & 3rd Avenue
DATE: 2/05/2024
BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
HOT TAP CONT'D				
				\$ -
				\$ -
Sub Total Hot Tap:				\$ -
METERS & SERVICE LINES				
3/4" Water Meter with Service Line		\$ 1,830.00	EA	\$ -
3/4" Water Meter without Service Line		\$ 479.00	EA	\$ -
1" Water Meter with Service Line	89	\$ 2,031.00	EA	\$ 180,759.00
1" Water Meter without Service Line		\$ 651.00	EA	\$ -
1-1/2" Water Meter with Service Line		\$ 2,951.00	EA	\$ -
1-1/2" Water Meter without Service Line		\$ 1,215.00	EA	\$ -
2" Water Meter with Service Line		\$ 3,234.00	EA	\$ -
2" Water Meter without Service Line		\$ 1,786.00	EA	\$ -
3" Water Meter with strainer		\$ 2,386.00	EA	\$ -
4" Water Meter with strainer		\$ 3,270.00	EA	\$ -
6" Water Meter with strainer		\$ 5,045.00	EA	\$ -
8" Water Meter with strainer		\$ 6,462.00	EA	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Meters & Service Lines:				\$ 180,759.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
VALVES				
4" Gate Valve		\$ 700.00	EA	\$ -
6" Gate Valve		\$ 1,000.00	EA	\$ -
8" Gate Valve	7	\$ 1,350.00	EA	\$ 9,450.00
12" Gate Valve		\$ 2,200.00	EA	\$ -
				\$ -
12" Butterfly Valve		\$ 2,200.00	EA	\$ -
16" Butterfly Valve		\$ 4,500.00	EA	\$ -
18" Butterfly Valve		\$ 6,800.00	EA	\$ -
20" Butterfly Valve		\$ 8,000.00	EA	\$ -
				\$ -
1" Air Vacuum Valve	1	\$ 3,000.00	EA	\$ 3,000.00
2" Air Vacuum Valve		\$ 5,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Valves:				\$ 12,450.00

BACKFLOWS				
3/4" Reduced Pressure Backflow Device		\$ 1,700.00	EA	\$ -
1" Reduced Pressure Backflow Device		\$ 2,000.00	EA	\$ -
1-1/2" Reduced Pressure Backflow Device		\$ 2,800.00	EA	\$ -
2" Reduced Pressure Backflow Device		\$ 3,500.00	EA	\$ -
3" Reduced Pressure Backflow Device			EA	\$ -
4" Reduced Pressure Backflow Device			EA	\$ -
6" Reduced Pressure Backflow Device			EA	\$ -
8" Reduced Pressure Backflow Device			EA	\$ -
				\$ -
				\$ -
Backflow Test (RP)		\$ 65.00	EA	\$ -
				\$ -
				\$ -
Sub Total Backflows:				\$ -

FIRE SERVICE				
RPDCA, Reduced Pressure Backflow Device for Fire Services		\$ 25,000.00	EA	\$ -
Standard Fire Hydrant, High-Pressure Dry Barrel w/Traffic Break Away, Mueller or American Flow Control, Model Super Centurion, American Darling or Waterous	9	\$ 4,750.00	EA	\$ 42,750.00
				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
FIRE SERVICE (cont'd)				
				\$ -
				\$ -
Sub Total Fire Service:				\$ 42,750.00
MISCELLANEOUS				
Water Sampler Station		\$ 500.00	EA	\$ -
Thrust Block		\$ 350.00	EA	\$ -
Remove Thrust Block		\$ 200.00	EA	\$ -
Adjust water valve can to grade		\$ 300.00	EA	\$ -
Trench Repair		\$ 3.50	S.F.	\$ -
Pump Station		\$ 1,100.00	GPM	\$ -
Disinfection Facilities (CL & NH ₃ System)		\$ 500,000.00	EA	\$ -
Regulating Facilities		\$ 250,000.00	EA	\$ -
Water Storage Tank		\$ 1.25	GAL.	\$ -
Blow Off		\$ 5,000.00	EA	\$ -
Traffic Control			L.S.	\$ -
Misc. fittings (8" and 12" Cross, Tees & Bends)	3	\$ 400.00		\$ 1,200.00
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 1,200.00

Sub-Total Water:	\$ 422,344.00
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10% Contingency:	\$ 42,234.40
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TOTAL WATER COST:	\$ 464,578.40
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PLAN & PERMIT FEE CALCULATION FORMULA	\$ 16,937.35
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 6,437.35



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-2
LOCATION: Ottawa Street & 3rd Avenue
DATE: 2/05/2024
BY: Ludwig Engineering & Assoc., Inc.

MONUMENTATION

Engineer's Stamp

88 14132-2
No. of Lots Subdivision No.

JEFFREY MARTIN ASHBAKER
Prepared By

9745 03/31/2025
L.S. Number Expiration Date

Item Description	Quantity	Unit Cost	Unit	Cost
PROPERTY BOUNDARIES				
2" Iron Pipe or Lead w/Brass Tag for setting Tract Boundary Corners	5	\$40.00	EA	\$ 200.00
1" Iron Pipe or Nail w/Brass Tag for setting in Face or Top of Wall for Rear Lot Corners	67	\$40.00	EA	\$ 2,680.00
Nail for setting at Top of Curb on prolongation of Side Lot Lines	89	\$40.00	EA	\$ 3,560.00
			\$	-
			\$	-
Sub Total Property Boundaries:				\$ 6,440.00

Intersections/Centerlines/BCR's/ECR's				
1" Iron Pipe or Lead w/Brass Tag for setting all Street Intersections, Street Centerlines, BC's, EC's, & PRC's	3	\$100.00	EA	\$ 300.00
			\$	-
			\$	-
Sub Total Intersections/Centerlines/BCR's/ECR's:				\$ 300.00

Sub-Total Monumentation:	\$ 6,740.00
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10% Contingencies:	\$ 674.00
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TOTAL MONUMENTATION COST:	\$ 7,414.00
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INSPECTION & PERMIT FEE CALCULATION FORMULA	\$	-
1 LOTS -100 LOTS @ \$240.00	\$	-
101 LOTS - 200 LOTS @ \$240.00 + \$1.60/LOT	\$	-
201 LOTS PLUS @ \$400.00 + \$1.00/LOT	\$	-

ENGINEER'S COST ESTIMATE FOR 14132-3 ON-SITE PUBLIC IMPROVEMENTS ONLY

TOTAL TRAFFIC SIGNAL COST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
TRAFFIC SIGNAL PLAN CHECKING FEE:	\$ -
TRAFFIC SIGNAL CONST. PERMIT & INSP. FEE:	\$ -
TOTAL WATER COST EST.	\$ 350,545.25
Faithful Performance Security Amount*:	\$ 350,545.25
Labor & Material Security Amount*:	\$ 175,272.63
WATER PLAN CHECKING FEE:	\$ 13,516.36
WATER CONST. PERMIT & INSPECTION FEE:	\$ 13,516.36
TOTAL RECLAIM WATER COST EST.	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
REC. WATER PLAN CHECKING FEE:	\$ -
REC. WTR CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL DRAINAGE COST	\$ -
Faithful Performance Security Amount*:	\$ -
Labor & Material Security Amount*:	\$ -
DRAINAGE PLAN CHECKING FEE:	\$ -
DRAINAGE CONST. PERMIT & INSPECTION FEE:	\$ -
TOTAL SEWER COST EST.	\$ 386,298.00
Faithful Performance Security Amount*:	\$ 386,298.00
Labor & Material Security Amount*:	\$ 193,149.00
SEWER PLAN CHECKING FEE:	\$ 14,588.94
SEWER CONST. PERMIT & INSPECTION FEE:	\$ 14,588.94
TOTAL STREET COST EST.	\$ 518,459.85
Faithful Performance Security Amount*:	\$ 518,459.85
Labor & Material Security Amount*:	\$ 259,229.92
STREET PLAN CHECKING FEE:	\$ 18,553.80
STREET CONST. PERMIT & INSPECTION FEE:	\$ 18,553.80
TOTAL MONUMENTATION COST EST.	\$ 6,270.00
Faithful Performance Security Amount*:	\$ 6,270.00
MONUMENTATION INSPECTION FEE:	\$ -

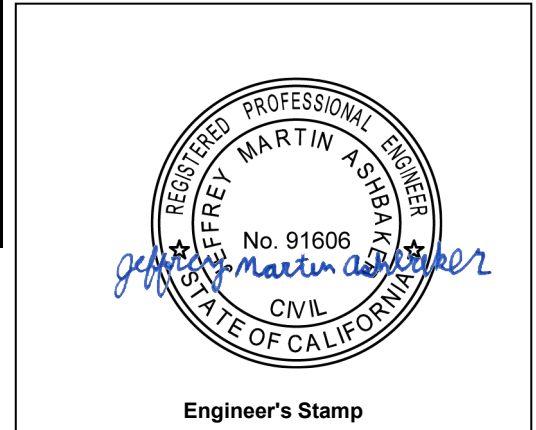
DRY UTILITY TRENCHING INSPECTION FEE:	\$ -
TOTAL LINEAR FOOTAGE	0
0 LF-100 LF = \$78.00 Min	\$ -
101 LF-200 LF = \$78.00 + \$0.24/LF	\$ -
201 LF + = \$102.00 + \$0.16/LF	\$ -

*Securities shall be provided in accordance with Victorville Municipal Code, §17.64.060. The Faithful Performance portion shall be at 100% of the approved Engineer's Cost Estimate of the required improvement. The Labor & Material portion shall be at 50% of the approved Engineer's Cost Estimate of the required improvement.

TOTAL PLAN CHECKING FEE**
\$ 46,659.09

TOTAL CONSTRUCTION PERMIT & INSPECTION FEE**
\$ 46,720.71

** There may be additional fees that pertain to your project. Please see the Engineering Schedule of Fees and Charges for Services for a complete list of fees required for your project.



91606

R.C.E. #

12/31/2024

Exp. Date

Approved Cost Estimate,
Tract No. 14132-3

PLACE ENG/WTR CASE LABEL HERE



Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 02/09/2024



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
LOCATION: Ottawa Street & 3rd Avenue
DATE: 2/05/2024
BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
PAVEMENT				
3" Asphalt Concrete	51,294	\$1.31	S.F.	\$ 67,323.38
3.5" Asphalt Concrete		\$1.53	S.F.	\$ -
4" Asphalt Concrete		\$1.75	S.F.	\$ -
5" Asphalt Concrete		\$2.19	S.F.	\$ -
5.5" Asphalt Concrete		\$2.41	S.F.	\$ -
6" Asphalt Concrete		\$2.63	S.F.	\$ -
7" Asphalt Concrete		\$3.06	S.F.	\$ -
8" Asphalt Concrete		\$3.50	S.F.	\$ -
Crushed Aggregate Base	1,267	\$30.00	CY	\$ 38,010.00
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Crushed Aggregate Base		\$0.21	CY	\$ -
Asphalt Concrete &/or P.C.C. Removal		\$60.00	C.Y.	\$ -
A.C. Curb		\$15.00	L.F.	\$ -
A.C. Repair		\$200.00	C.Y.	\$ -
Slurry Seal, Type I		\$0.50	S.F.	\$ -
Slurry Seal, Type II		\$0.75	S.F.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Pavement:				\$ 105,333.38
CURB & GUTTER				
6" Curb & Gutter, per City Standard S-09	2,446	\$20.00	L.F.	\$ 48,920.00
8" Curb & Gutter, per City Standard S-09		\$25.00	L.F.	\$ -
Cross Gutter, per City Standard S-05		\$5.50	S.F.	\$ -
Cross Gutter with Spandrels	550	\$8.74	S.F.	\$ 4,807.00
P.C.C. Alley Gutter		\$10.25	L.F.	\$ -
6" to 8" Curb Transition	2	\$15.00	EA.	\$ 30.00
Local Depression		\$975.00	EA	\$ -
				\$ -
				\$ -
Sub Total Curb & Gutter:				\$ 53,757.00
P.C. CONCRETE				
4" Thick Residential Sidewalk (6' wide)	14,262	\$7.50	S.F.	\$ 106,965.00
4" Thick Commercial Sidewalk (10' wide)		\$7.50	S.F.	\$ -
6" Thick Residential Drive Approach, per City Standard S-02 (12' wide)		\$6.13	S.F.	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
P.C. CONCRETE CONT'D				
6" Thick Residential Drive Approach, per City Standard S-02 (18' wide)	18,270	\$6.13	S.F.	\$ 111,995.10
6" Thick Residential Drive Approach for Knuckles & Cul-de-Sacs, per City Standard S-02A (24' wide)		\$6.13	S.F.	\$ -
6" Thick Residential Drive Approach, per City Standard S-02 (24' wide)		\$6.13	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 1, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 2, per City Standard S-03		\$12.50	S.F.	\$ -
8" Thick Commercial Drive Approach, Type 3, per City Standard S-03		\$12.50	S.F.	\$ -
Curb Ramp per City Standard S-11A	2	\$5,000.00	EA	\$ 10,000.00
P.C.C. Alley Intersection		\$9.50	S.F.	\$ -
Reinforced Concrete		\$575.00	C.Y.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total P.C. Concrete:				\$ 228,960.10
MISCELLANEOUS UTILITIES				
Dry Utility Trenching			L.F.	\$ -
				\$ -
				\$ -
Sub Total Miscellaneous Utilities				\$ -
UNDERGROUNDING EXIST. UTILITIES				
Relocate Power Poles		\$30,000.00	EA	\$ -
Remove Power Poles			EA	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Undergrounding of Existing Utilities				\$ -
MISCELLANEOUS				
Earthwork Cut		\$18.00	C.Y.	\$ -
Earthwork Fill		\$25.00	C.Y.	\$ -
Trenching		\$3.50	L.F.	\$ -
Backfill		\$3.50	L.F.	\$ -
Crushed A.B. under Sidewalk	14,262	\$5.00	SF	\$ 71,310.00
Adjust Manhole to Grade		\$250.00	EA	\$ -
Saw Cut		\$0.75	L.F.	\$ -
Truncated Dome Panels per APWA Standard 111-3	2	\$600.00	EA	\$ 1,200.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc

STREETS

Item Description	Quantity	Unit Cost	Unit	Cost
Tree Removal		\$665.00	EA	\$ -
MISCELLANEOUS CONT'D				
Tree Wells & Covers		\$85.00	EA	\$ -
Hand Railings		\$45.00	LF	\$ -
Street Lighting	4	\$2,500.00	AC	\$ 10,000.00
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 82,510.00

TRAFFIC CONTROL				
Striping Removals		\$2.00	L.F.	\$ -
2" to 4" wide Pavement Striping		\$2.00	L.F.	\$ -
4" wide Pavement Striping		\$1.00	L.F.	\$ -
8" wide Pavement Striping		\$2.00	L.F.	\$ -
12" wide Pavement Striping		\$3.00	L.F.	\$ -
Pavement Markings		\$250.00	EA	\$ -
Traffic Signs		\$275.00	EA	\$ -
Street Name Signs	2	\$383.33	EA	\$ 766.66
Sign Removals		\$175.00	EA	\$ -
Replace Vehicle Detector Loops		\$400.00	EA	\$ -
Guard Rail/Barricade		\$48.00	L.F.	\$ -
Guide Markers		\$18.00	EA	\$ -
Remove Temporary Turnaround		\$710.00	EA	\$ -
Construct Temporary Turnaround		\$1,400.00	EA	\$ -
Traffic Control Plans			L.S.	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total Traffic Control:				\$ 766.66

Sub-Total Streets: \$ 471,327.14

10% Contingency: \$ 47,132.71

TOTAL STREET COST: \$ 518,459.85

PLAN & PERMIT FEE CALCULATION FORMULA	\$ 18,553.80
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 8,053.80



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-3

LOCATION:

Ottawa Street & 3rd Avenue

DATE:

2/05/2024

BY:

Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
PIPES				
4" PVC/VCP Lateral per Standard SS-03	1,218	\$ 60.00	L.F.	\$ 73,080
6" PVC/VCP Lateral Per Standard SS-03		\$ 65.00	L.F.	\$ -
				\$ -
8" PVC/VCP Sewer Main	2,856	\$ 75.00	L.F.	\$ 214,200
10" PVC/VCP Sewer Main		\$ 80.00	L.F.	\$ -
12" PVC/VCP Sewer Main		\$ 85.00	L.F.	\$ -
15" PVC/VCP Sewer Main		\$ 100.00	L.F.	\$ -
18" PVC/VCP Sewer Main		\$ 120.00	L.F.	\$ -
21" PVC/VCP Sewer Main		\$ 145.00	L.F.	\$ -
24" PVC/VCP Sewer Main		\$ 170.00	L.F.	\$ -
27" PVC/VCP Sewer Main		\$ 185.00	L.F.	\$ -
30" PVC/VCP Sewer Main		\$ 195.00	L.F.	\$ -
33" PVC/VCP Sewer Main		\$ 210.00	L.F.	\$ -
36" PVC/VCP Sewer Main		\$ 225.00	L.F.	\$ -
39" PVC/VCP Sewer Main		\$ 240.00	L.F.	\$ -
42" PVC/VCP Sewer Main		\$ 260.00	L.F.	\$ -
45" PVC/VCP Sewer Main		\$ 280.00	L.F.	\$ -
48" PVC/VCP Sewer Main		\$ 300.00	L.F.	\$ -
8" PVC (3rd Avenue)		\$ 75.00		\$ -
Cast Iron Pipe		\$ 8.25	L.F.	\$ -
				\$ -
				\$ -
Sub Total Pipes:				\$ 287,280
MANHOLES				
48" Diameter Manhole per Standard SS-01	11	\$ 2,500.00	EA	\$ 27,500
60" Diameter Manhole per Standard SS-01		\$ 7,500.00	EA	\$ -
48" Sewer Drop Manhole per Standard SS-07		\$ 3,250.00	EA	\$ -
60" Drop Manhole per SS-07A		\$ 5,750.00	EA	\$ -
Sewer Manhole w/Internal Sewer Main Drop per Standard SS-07A		\$ 8,000.00	EA	\$ -
Adjust Manhole To Grade		\$ 400.00	EA	\$ -
Connect to Exist. Manhole		\$ 2,500.00	EA	\$ -
Reconstruct Manhole Bottom		\$ 1,000.00	EA	\$ -
Concrete, Class 1, 3250 PSI (Manhole Bases, Sewer Saddles, etc.)			C.Y.	\$ -
Remove 4' Manhole (3rd Ave)		\$ 1,500.00	EA	\$ -
48" Diameter Manhole (3rd Ave)		\$ 2,500.00		\$ -
Sub Total Manholes:				\$ 27,500



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO:

14132-3

LOCATION:

Ottawa Street & 3rd Avenue

DATE:

2/05/2024

BY:

Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
SADDLES/REPAIR				
Sewer Saddle per Standard SS-09		\$ 250.00	EA	\$ -
Sewer Clean Out per Standard SS-04	56	\$ 600.00	EA	\$ 33,600
Saddle Connection		\$ 1,000.00	EA	\$ -
Adjust Cleanout To Grade		\$ 200.00	EA	\$ -
Trench Repair		\$ 3.50	S.F.	\$ -
				\$ -
				\$ -
Sub Total Saddles/Repair:				\$ 33,600
SPECIAL CONSTRUCTION				
Extra Depth Construction (10'-12')		\$ 4.15	L.F.	\$ -
Extra Depth Construction (12'-14')		\$ 7.00	L.F.	\$ -
Extra Depth Construction (14'-16')		\$ 10.00	L.F.	\$ -
Extra Depth Construction (16'-18')		\$ 13.00	L.F.	\$ -
Extra Depth Construction (18'-20')		\$ 16.00	L.F.	\$ -
Extra Depth Construction (20'-22')		\$ 19.00	L.F.	\$ -
Extra Depth Construction (22'-24')		\$ 22.00	L.F.	\$ -
Extra Depth Construction (24'-26')		\$ 25.00	L.F.	\$ -
				\$ -
Jack and Bore Operations		\$ 1,100.00	L.F.	\$ -
				\$ -
				\$ -
Sub Total Special Construction:				\$ -
CASING				
16" Steel Casing		\$ 80.00	L.F.	\$ -
24" Steel Casing		\$ 100.00	L.F.	\$ -
30" Steel Casing		\$ 125.00	L.F.	\$ -
36" Steel Casing		\$ 150.00	L.F.	\$ -
				\$ -
Concrete Encasement		\$ 25.00	L.F.	\$ -
Special Encasement		\$ 35.00	L.F.	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Casing:				\$ -
BEDDING				
Pipe Bedding, Less than 18"		\$ 2.50	L.F.	\$ -
Pipe Bedding, Greater than 18"		\$ 5.00	L.F.	\$ -
Unstable Bedding		\$ 7.00	L.F.	\$ -
				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering, Assoc., Inc.

SEWER

Item Description	Quantity	Unit Cost	Unit	Cost
BEDDING CONT'D				
				\$ -
Sub Total Bedding:				\$ -
MISCELLANEOUS				
Breaking Pavement & Resurface - A.C.		\$ 7.00	S.F.	\$ -
Breking Pavement & Resurface - Concrete		\$ 13.00	S.F.	\$ -
Stub & Plug Ends		\$ 100.00	EA	\$ -
Chimneys		\$ 900.00	EA	\$ -
Backwater Valve	8	\$ 350.00	EA	\$ 2,800
Tees & Wyes		\$ 90.00	EA	\$ -
TV Inspections		\$ 1.75	L.F.	\$ -
Traffic Control			LS	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 2,800

Sub-Total Sewer: \$ 351,180

10% Contingency: \$ 35,118

TOTAL SEWER COST: \$ 386,298

PLAN & PERMIT FEE CALCULATION FORMULA	\$
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 4,088.94



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
MAINLINE				
4" PVC C-900, Class 305		\$ 31.00	L.F.	\$ -
6" PVC C-900, Class 305		\$ 42.00	L.F.	\$ -
8" PVC C-900, Class 305	2,537	\$ 55.00	L.F.	\$ 139,535.00
10" PVC C-900, Class 305		\$ 62.00	L.F.	\$ -
12" PVC C-900, Class 305		\$ 68.00	L.F.	\$ -
16" PVC C-905, Class 235		\$ 84.00	L.F.	\$ -
18" PVC C-905, Class 235		\$ 106.00	L.F.	\$ -
20" PVC C-905, Class 235		\$ 124.00	L.F.	\$ -
24" PVC C-905, Class 235		\$ 289.00	L.F.	\$ -
				\$ -
4" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 31.00	L.F.	\$ -
6" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 42.00	L.F.	\$ -
8" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 55.00	L.F.	\$ -
10" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 62.00	L.F.	\$ -
12" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 68.00	L.F.	\$ -
16" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 84.00	L.F.	\$ -
18" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 106.00	L.F.	\$ -
20" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 124.00	L.F.	\$ -
24" CMLC Pipe, 10GA Min. Steel Wall Thickness		\$ 289.00	L.F.	\$ -
				\$ -
4" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 31.00	L.F.	\$ -
6" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 42.00	L.F.	\$ -
8" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 55.00	L.F.	\$ -
10" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 62.00	L.F.	\$ -
12" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 68.00	L.F.	\$ -
MAINLINE (cont'd)				
16" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 84.00	L.F.	\$ -
18" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 106.00	L.F.	\$ -
20" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 124.00	L.F.	\$ -
24" CMLC Pipe, 0.25" Min. Steel Wall Thickness		\$ 289.00	L.F.	\$ -
8" DIP Waterline	23	\$ 112.50	L.F.	\$ 2,587.50
				\$ -
Sub Total Mainline:				\$ 142,122.50
HOT TAP				
Hot Tap - 4"		\$ 1,750.00	EA	\$ -
Hot Tap - 6"		\$ 2,000.00	EA	\$ -
Hot Tap - 8"		\$ 2,250.00	EA	\$ -
Hot Tap - 10"		\$ 2,500.00	EA	\$ -
Hot Tap - 12"		\$ 2,750.00	EA	\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
HOT TAP CONT'D				
				\$ -
				\$ -
Sub Total Hot Tap:				\$ -
METERS & SERVICE LINES				
3/4" Water Meter with Service Line		\$ 1,830.00	EA	\$ -
3/4" Water Meter without Service Line		\$ 479.00	EA	\$ -
1" Water Meter with Service Line	55	\$ 2,031.00	EA	\$ 111,705.00
1" Water Meter without Service Line		\$ 651.00	EA	\$ -
1-1/2" Water Meter with Service Line		\$ 2,951.00	EA	\$ -
1-1/2" Water Meter without Service Line		\$ 1,215.00	EA	\$ -
2" Water Meter with Service Line		\$ 3,234.00	EA	\$ -
2" Water Meter without Service Line		\$ 1,786.00	EA	\$ -
3" Water Meter with strainer		\$ 2,386.00	EA	\$ -
4" Water Meter with strainer		\$ 3,270.00	EA	\$ -
6" Water Meter with strainer		\$ 5,045.00	EA	\$ -
8" Water Meter with strainer		\$ 6,462.00	EA	\$ -
				\$ -
				\$ -
				\$ -
Sub Total Meters & Service Lines:				\$ 111,705.00



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
 LOCATION: Ottawa Street & 3rd Avenue
 DATE: 2/05/2024
 BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
VALVES				
4" Gate Valve		\$ 700.00	EA	\$ -
6" Gate Valve		\$ 1,000.00	EA	\$ -
8" Gate Valve	12	\$ 1,350.00	EA	\$ 16,200.00
12" Gate Valve		\$ 2,200.00	EA	\$ -
				\$ -
12" Butterfly Valve		\$ 2,200.00	EA	\$ -
16" Butterfly Valve		\$ 4,500.00	EA	\$ -
18" Butterfly Valve		\$ 6,800.00	EA	\$ -
20" Butterfly Valve		\$ 8,000.00	EA	\$ -
				\$ -
1" Air Vacuum Valve	2	\$ 3,000.00	EA	\$ 6,000.00
2" Air Vacuum Valve		\$ 5,000.00	EA	\$ -
				\$ -
				\$ -
Sub Total Valves:				\$ 22,200.00

BACKFLOWS				
3/4" Reduced Pressure Backflow Device		\$ 1,700.00	EA	\$ -
1" Reduced Pressure Backflow Device		\$ 2,000.00	EA	\$ -
1-1/2" Reduced Pressure Backflow Device		\$ 2,800.00	EA	\$ -
2" Reduced Pressure Backflow Device		\$ 3,500.00	EA	\$ -
3" Reduced Pressure Backflow Device			EA	\$ -
4" Reduced Pressure Backflow Device			EA	\$ -
6" Reduced Pressure Backflow Device			EA	\$ -
8" Reduced Pressure Backflow Device			EA	\$ -
				\$ -
				\$ -
Backflow Test (RP)		\$ 65.00	EA	\$ -
				\$ -
				\$ -
Sub Total Backflows:				\$ -

FIRE SERVICE				
RPDCA, Reduced Pressure Backflow Device for Fire Services		\$ 25,000.00	EA	\$ -
Standard Fire Hydrant, High-Pressure Dry Barrel w/Traffic Break Away, Mueller or American Flow Control, Model Super Centurion, American Darling or Waterous	7	\$ 4,750.00	EA	\$ 33,250.00
				\$ -



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3

LOCATION: Ottawa Street & 3rd Avenue

DATE: 2/05/2024

BY: Ludwig Engineering & Assoc., Inc.

WATER

Item Description	Quantity	Unit Cost	Unit	Cost
FIRE SERVICE (cont'd)				
				\$ -
				\$ -
Sub Total Fire Service:				\$ 33,250.00
MISCELLANEOUS				
Water Sampler Station		\$ 500.00	EA	\$ -
Thrust Block		\$ 350.00	EA	\$ -
Remove Thrust Block		\$ 200.00	EA	\$ -
Adjust water valve can to grade		\$ 300.00	EA	\$ -
Trench Repair		\$ 3.50	S.F.	\$ -
Pump Station		\$ 1,100.00	GPM	\$ -
Disinfection Facilities (CL & NH ₃ System)		\$ 500,000.00	EA	\$ -
Regulating Facilities		\$ 250,000.00	EA	\$ -
Water Storage Tank		\$ 1.25	GAL.	\$ -
Blow Off	1	\$ 5,000.00	EA	\$ 5,000.00
Traffic Control			L.S.	\$ -
Misc. fittings (8" and 12" Cross, Tees & Bends)	11	\$ 400.00		\$ 4,400.00
				\$ -
				\$ -
Sub Total Miscellaneous:				\$ 9,400.00

Sub-Total Water: \$ 318,677.50**10% Contingency:** \$ 31,867.75**TOTAL WATER COST:** \$ **350,545.25**

PLAN & PERMIT FEE CALCULATION FORMULA	\$ 13,516.36
\$0-\$50,000 is 5% of Cost Est.	\$ 2,500.00
\$50,001-\$250,000 is 4% of Cost Est.	\$ 8,000.00
\$250,001 + is 3% of Cost Est.	\$ 3,016.36



ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT

ENGINEER'S COST ESTIMATE

PROJECT NO: 14132-3
LOCATION: Ottawa Street & 3rd Avenue
DATE: 2/05/2024
BY: Ludwig Engineering & Assoc., Inc.

MONUMENTATION

Engineer's Stamp

70 14132-3
No. of Lots Subdivision No.

JEFFREY MARTIN ASHBAKER
Prepared By

9745 03/31/2025
R.C.E. Number Expiration Date

Item Description	Quantity	Unit Cost	Unit	Cost
PROPERTY BOUNDARIES				
2" Iron Pipe or Lead w/Brass Tag for setting Tract Boundary Corners	1	\$40.00	EA	\$ 40.00
1" Iron Pipe or Nail w/Brass Tag for setting in Face or Top of Wall for Rear Lot Corners	58	\$40.00	EA	\$ 2,320.00
Nail for setting at Top of Curb on prolongation of Side Lot Lines	76	\$40.00	EA	\$ 3,040.00
			\$	-
			\$	-
Sub Total Property Boundaries:				\$ 5,400.00

Intersections/Centerlines/BCR's/ECR's				
1" Iron Pipe or Lead w/Brass Tag for setting all Street Intersections, Street Centerlines, BC's, EC's, & PRC's	3	\$100.00	EA	\$ 300.00
			\$	-
			\$	-
Sub Total Intersections/Centerlines/BCR's/ECR's:				\$ 300.00

Sub-Total Monumentation:	\$ 5,700.00
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10% Contingencies:	\$ 570.00
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TOTAL MONUMENTATION COST:	\$ 6,270.00
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INSPECTION & PERMIT FEE CALCULATION FORMULA	\$ -
1 LOTS -100 LOTS @ \$240.00	\$ -
101 LOTS - 200 LOTS @ \$240.00 + \$1.60/LOT	\$ -
201 LOTS PLUS @ \$400.00 + \$1.00/LOT	\$ -

LANDSCAPE MANAGEMENT ASSESSMENT DISTRICT BOND FORMAT

Developer: Richmond American Homes

Tract: 14132-1 Linear Footage 1,799 Square Footage 20,398

Streets: Ottawa Street and 3rd Street

Prepared by: Ludwig Engineering Assoc., Inc. Date: 14-Feb-24

ITEM	DESCRIPTION	TOTALS
1	Irrigation Materials (\$6.00 s/f)	\$ 122,388.00
2	Plant Materials (\$4.25 s/f)	\$ 86,691.50
3	Finish Grading (\$0.50 s/f)	\$ 10,199.00
4	Soil Preparation (\$1.50 s/f)	\$ 30,597.00
5	Standard S-09 Curbing (\$26.25 l/f)	\$ 47,223.75
6	Drains (1 in 100' - 150' @ \$400.00 each)	\$ 7,196.00
6	LMAD Block Walls (\$50/lf) 3,716	\$ 185,800.00
	Subtotal	\$ 490,095.25
	20% Plan Preparation fee	\$ 98,019.05
	Contingency fee of 10%	\$ 58,811.43
	Grand total	\$ 646,925.73
	Faithful Performance (100%)	\$ 646,925.73
	Labor & Materials (50%)	\$ 323,462.87



Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 03/19/2024

LANDSCAPE MANAGEMENT ASSESSMENT DISTRICT BOND FORMAT

Developer: Richmond American Homes

Tract: 14132-2 Linear Footage 926 Square Footage 9,454

Streets: Ottawa Street

Prepared by: Ludwig Engineering Assoc., Inc. Date: 14-Feb-24

ITEM	DESCRIPTION	TOTALS
1	Irrigation Materials (\$6.00 s/f)	\$ 56,724.00
2	Plant Materials (\$4.25 s/f)	\$ 40,179.50
3	Finish Grading (\$0.50 s/f)	\$ 4,727.00
4	Soil Preparation (\$1.50 s/f)	\$ 14,181.00
5	Standard S-09 Curbing (\$26.25 l/f)	\$ 24,307.50
6	Drains (1 in 100' - 150' @ \$400.00 each)	\$ 3,704.00
6	LMAD Block Walls (\$50/lf) 1,911	\$ 95,550.00
	Subtotal	\$ 239,373.00
	20% Plan Preparation fee	\$ 47,874.60
	Contingency fee of 10%	\$ 28,724.76
	Grand total	\$ 315,972.36
	Faithful Performance (100%)	\$ 315,972.36
	Labor & Materials (50%)	\$ 157,986.18



Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 03/19/2024

LANDSCAPE MANAGEMENT ASSESSMENT DISTRICT BOND FORMAT

Developer: Richmond American Homes

Tract: 14132-3 Linear Footage 253 Square Footage 2,780

Streets: 3rd Street

Prepared by: Ludwig Engineering Assoc., Inc. Date: 14-Feb-24

ITEM	DESCRIPTION	TOTALS
1	Irrigation Materials (\$6.00 s/f)	\$ 16,680.00
2	Plant Materials (\$4.25 s/f)	\$ 11,815.00
3	Finish Grading (\$0.50 s/f)	\$ 1,390.00
4	Soil Preparation (\$1.50 s/f)	\$ 4,170.00
5	Standard S-09 Curbing (\$26.25 l/f)	\$ 6,641.25
6	Drains (1 in 100' - 150' @ \$400.00 each)	\$ 1,012.00
6	LMAD Block Walls (\$50/lf) 517	\$ 25,850.00
	Subtotal	\$ 67,558.25
	20% Plan Preparation fee	\$ 13,511.65
	Contingency fee of 10%	\$ 8,106.99
	Grand total	\$ 89,176.89
	Faithful Performance (100%)	\$ 89,176.89
	Labor & Materials (50%)	\$ 44,588.45



Engineering Review:
Approved
by: Fredy A. Bonilla
Date: 03/19/2024