

**Tract 36764/Phase 1**  
**Garretson Ave**  
**Corona, CA**

<i>Date: January 18, 2016</i>	<i>Gross Acres: 11.45</i>	<i>DU: 20</i>
	<i>Net Acres: 11.45</i>	<i>Ref:</i>
<b>SUMMARY INTRACT</b>		
<b><u>CONSTRUCTION ITEMS</u></b>		<b>AMOUNT</b>
		<b>\$/DU</b>
ROUGH GRADING		478,413
SUB DRAINS		-
SLOPE DRAINAGE		17,970
TEMPORARY EROSION CONTROL		48,110
SLOPE & PARKWAY, LANDSCAPE & IRRIGATION		312,385
ENTRY MONUMENTATION		10,000
WALLS & FENCES		189,385
RETAINING WALLS		-
DOMESTIC WATER IMPROVEMENTS		203,614
SANITARY SEWER SYSTEM IMPROVEMENTS		109,966
STORM DRAIN SYSTEM IMPROVEMENTS		326,290
STREET IMPROVEMENTS		459,223
UTILITIES ( <i>Elec., Tel., Gas, CATV</i> )		212,093
	<i>Sub-Total , CONSTRUCTION</i>	2,367,449
	<b>10% CONTINGENCY</b>	<b>236,745</b>
	<b>TOTAL, CONSTRUCTION COSTS</b>	<b>2,604,194</b>
		<b>130,210</b>
<b><u>CONSULTING SERVICES</u></b>		
CONSULTANTS		346,591
	<b>TOTAL, CONSULTING SERVICES</b>	<b>346,591</b>
		<b>17,330</b>
<b><u>ASSESSMENTS, BONDS &amp; FEES</u></b>		
ASSESSMENTS / FEES, <i>Paid @ Final Map</i>		142,421
BONDS		29,764
ASSESSMENTS / FEES , <i>Paid @ Building Permit</i>		1,318,934
	<b>TOTAL, ASSESSMENTS, FEES &amp; BONDS</b>	<b>1,491,119</b>
		<b>74,556</b>
<b><u>ESTIMATED REFUNDS &amp; REIMBURSEMENTS</u></b>		
ELECTRIC, TELEPHONE, CATV & GAS REFUNDS		(24,754)
		(1,238)
	<b>Total, Tract 36764/Phase 1</b>	<b>4,417,150</b>
		<b>220,858</b>
<i>This Cost Estimate is the Exclusive Property of TRG Land</i>		
<i>and Shall Not be Used in Any Manner, Without Prior Written or Verbal Consent from TRG Land</i>		
<i>Any Reuse of this Cost Estimate by TRG Land or Others, Shall be at</i>		
<i>TRG Land and/or Other's Sole Risk, and Without Liability to Savello &amp; Associates, Inc.</i>		





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		<b>Net Acres: 11.45</b>	<b>Ref:</b>
<b>Item No.</b>	<b>Item Description</b>	<b>Unit Meas.</b>	<b>Unit Cost</b>
			<b>Item Quantity</b>
			<b>Item Amount</b>
<b><u>SLOPE &amp; PARKWAY, LANDSCAPE &amp; IRRIGATION</u></b>			
1.	<i>Slopes, Hydroseed, Planting &amp; Irrigation</i>		
a.)	Intract, Private Slopes	SF	1.85
b.)	HOA Down Slope Landscaping	SF	1.85
2.	<i>Parkway Landscape &amp; Irrigation</i>		
a.)	Garretson, Width = 15.5'	SF	3.75
b.)	Intract, W= 7.5'	SF	2.50
3.	Median Landscape & Irrigation		
4.	Water Quality Basin, Landscape & Irrigation @ Botton	SF	1.25
5.	Water Quality Basin, Landscape & Irrigation @ Slope	SF	1.85
6.	<i>Street Trees, 24" Box</i>		
a.)	In Tract, 2 Per Lot	EA	245.00
b.)	Garretson, (40' On Center)	EA	245.00
7.	Landscape Maintenance	SF	0.13
8.	Temporary Landscape Cost From Exhibit "C" Budget	LS	56,504.63
<b>Note:</b>			<b>Total, SLOPES, PARKWAY, LANDSCAPE &amp; IRRIGATION</b>
I.)			<b>\$/DU</b>
			<b>312,385</b>
			<b>15,619</b>

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			<b>Item Amount</b>
<b><u>ENTRY MONUMENTATION</u></b>			
1.	Neighborhood Entry Monumentation (Allowance)	EA	10,000.00
<b>Note:</b>			<b>Total, ENTRY MONUMENTATION</b>
1.)			<b>\$/DU 500</b>
<b><u>WALLS &amp; FENCES</u></b>			
1.	72" Decorative Block Wall	LF	70.00
2.	72" Decorative Block Wall w/Decorative Cap, @ Rear of Lots		
3.	6' Wrought Iron Fence @Basin	LF	29.00
4.	72" Decorative Block Wall W/ Decorative Caps Between Lots		
5.	Side Yard Gates		
6.	Wood Fencing		
7.	Swing Gate @ Emergency Access with Knox Lock (Allowance)	LS	6,500.00
8.	Basin Access Gate	EA	1,650.00
9.	Temporary Fence/Gate Cost From Exhibit "C" Budget	LS	1,025.00
<b>Note:</b>			<b>Total, WALLS &amp; FENCES</b>
			<b>\$/DU 189,385</b>
<b><u>RETAINING WALLS</u></b>			
1.	Slope Block Retaining Wall		
			<b>Total, RETAINING WALLS</b>
			<b>\$/DU -</b>

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<b><u>DOMESTIC WATER IMPROVEMENTS</u></b>					
1.	8" DI, Water Main	LF	45.00	2,157	97,065
2.	8" Gate Valve	EA	1,725.00	5	8,625
3.	1" Domestic Lot Service, Including Meter Box ( <i>Meter By Others</i> )	DU	1,100.00	20	22,000
4.	6" Fire Hydrant Assembly @ 8" Main	EA	5,050.00	9	45,450
5.	1½" Irrigation Service w/ Backflow Preventor	EA	2,200.00	1	2,200
6.	8" x 8" x 8" Tees	EA	500.00	1	500
7.	8" x 8" x 8" Cross				-
8.	8" Bends	EA	400.00	5	2,000
9.	Connect to Existing Water Main	LS	5,500.00	2	11,000
10.	Temp BO			-	-
11.	1" Air Release/Air Vacuum Valve	EA	2,750.00	1	2,750
12.	Flush, Chlorinate & Pressure Test For Final Agency Acceptance	LF	2.00	2,157	4,314
13.	Concrete Thrust Blocks @ Tees & Bends	EA	185.00	6	1,110
14.	Raise Water Gate Valve Cover To Finish Grade	EA	225.00	14	3,150
15.	Remove & Replace Existing A.C. Pavement (Temporary)	SF	6.00	75	450
16.	Traffic Controls ( <i>Allowance</i> )	LS	3,000.00	1	3,000
<b>Total, WATER IMPROVEMENTS</b>					<b>203,614</b>
				<b>\$/DU</b>	<b>10,181</b>
<b><u>SANITARY SEWER SYSTEM IMPROVEMENTS</u></b>					
1.	8"PVC, SDR 35, Sewer Main, Depth: 0' - 12'	LF	31.00	1,827	56,637
2.	48" Standard Precast Sewer Manhole, Depth: 0' - 12'	EA	3,250.00	7	22,750
3.	48" Standard Precast Sewer Manhole @ Existing Main	EA	5,500.00	1	5,500
4.	4" PVC Lot Sewer Lateral	DU	800.00	20	16,000
5.	Clean, Mandrel & Pressure Test For Final Agency Acceptance	LF	1.00	1,827	1,827
6.	T.V. Test For Final Agency Acceptance	LF	1.00	1,827	1,827
7.	Tie Into Existing Sewer Main ( <i>Allowance</i> )				<i>n/a</i>
8.	Raise Sewer Manhole Frame & Cover to Finish Grade	EA	425.00	7	2,975
9.	Remove & Replace A.C. Pavement	SF	6.00	75	450
10.	Traffic Control ( <i>Allowance</i> )	EA	2,000.00	1	2,000
<b>Total, SANITARY SEWER</b>					<b>109,966</b>
				<b>\$/DU</b>	<b>5,498</b>



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<b><u>STREET IMPROVEMENT / In Tract</u></b>					
<b>"Asphalt"</b>					
1.	Dirt Balance & Fine GradeSub Grade, Prior to Aggregate	SF	0.125	66,252	8,282
2.	6" Aggregate Base, Class II	SF	0.65	66,252	43,064
3.	3" Asphalt Concrete Type "B", Base Course	SF	1.35	66,252	89,440
4.	Clean, Wash & Tack, Prior to 1" Asphalt Concrete Cap	SF	0.10	66,252	6,625
5.	1" Asphalt Concrete Cap	SF	0.63	66,252	41,408
6.	Fog Seal				n/a
7.	Miscellaneous Repairs for Final Agency Acceptance ( <i>Allowance</i> )	DU	200.00	20	4,000
8.	Mobilization for 3" Asphalt Concrete/6" Aggregate Base ( <i>Allowance</i> )	EA	3,500.00	1	3,500
9.	Mobilization for 1" Asphalt Concrete Cap ( <i>Allowance</i> )	EA	3,250.00	1	3,250
10.	3" / 4" AB or DG Access Road,	SF	2.00	8,981	17,962
				<i>Total, "Asphalt"</i>	<b>217,530</b>
<b>"Concrete"</b>					
11.	6" Curb & Gutter, Including Fine Grade & Backfill	LF	13.50	3,664	49,464
12.	6" Median Curb Only, Including Fine Grade & Backfill				-
13.	4" P.C.C. Sidewalk, Width = 4', Including Fine Grade	SF	3.15	13,312	41,933
14.	6" P.C.C. Drive Approach	SF	4.10	4,336	17,778
15.	8" P.C.C. Cross Gutters, w/Spandrels, & 6" Curb Only, and 8" Aggregate Base				n/a
16.	Pedestrian Access Ramp ( <i>Finish Only</i> )	EA	600.00	6	3,600
17.	P.C.C. Parkway Culvert, Including Transition Structure				-
18.	Concrete Repairs for Bond Release & Final Acceptance ( <i>Allowance</i> )	%	10.00%	112,774	11,277
				<i>Total, "Concrete"</i>	<b>124,052</b>
<b>"Miscellaneous"</b>					
19.	Stop Sign w/Bar Legend	EA	525.00	1	525
20.	Street Name Sign	EA	365.00	5	1,825
21.	Traffic Signal				n/a
22.	Traffic Control During Construction ( <i>Allowance</i> )				n/a
23.	Miscellaneous Striping ( <i>Allowance</i> )				n/a
24.	Miscellaneous Traffic Control Signs ( <i>Allowance</i> )				-
				<i>Total, "Miscellaneous"</i>	<b>2,350</b>
				<b>Sub Total, STREET IMPROVEMENTS</b>	<b>343,932</b>

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<b><u>STREET IMPROVEMENT / Offtract</u></b>					
<b>"Asphalt"</b>					
1.	Dirt Balance & Fine Grade R.O.W. Sub Grade, Prior to Aggregate	SF	0.35	22,148	7,752
2.	6" Aggregate Base, Class II	SF	0.72	22,148	15,947
3.	4" Asphalt Concrete Full Lift	SF	2.00	22,148	44,296
4.	Clean, Wash & Tack, Prior to 1" Asphalt Concrete Cap				-
5.	1" Asphalt Concrete Cap				-
6.	Fog Seal				n/a
7.	Miscellaneous Repairs for Final Agency Acceptance (Allowance)			-	-
8.	Mobilization for AC/AB	EA	3,250.00	1	3,250
9.	Mobilization for 1" Asphalt Concrete Cap (Allowance)				-
10.	Remove Existing Asphalt	SF	0.85	15,820	13,447
				<b>Total, "Asphalt"</b>	<b>84,691</b>
<b>"Concrete"</b>					
11.	8" Curb & Gutter				n/a
11.	6" Curb & Gutter, Including Fine Grade & Backfill	LF	13.50	702	9,477
12.	6" Median Curb Only, Including Fine Grade & Backfill				-
13.	4" P.C.C. Sidewalk, Width = ', Including Fine Grade	SF	3.50	2,755	9,643
14.	6" P.C.C. Drive Approach				-
15.	8" P.C.C. Cross Gutters, w/Spandrels, & 6" Curb Only, and 8" Aggregate Base				n/a
16.	Pedestrian Access Ramp (Finish Only)	EA	600.00	2	1,200
17.	P.C.C. Parkway Culvert, Including Transition Structure				n/a
18.	Concrete Repairs for Bond Release & Final Acceptance (Allowance)	%	10.00%	20,320	2,032
				<b>Total, "Concrete"</b>	<b>22,351</b>
<b>"Miscellaneous"</b>					
19.	Stop Sign w/Bar Legend				-
20.	Street Name Sign				-
21.	Traffic Signal				-
22.	Traffic Control During Construction (Allowance)	LS	5,000.00	1	5,000
23.	Miscellaneous Striping (Allowance)	LS	3.00	791	2,373
24.	Miscellaneous Traffic Control Signs (Allowance)	EA	175.00	5	875
				<b>Total, "Miscellaneous"</b>	<b>8,248</b>
				<b>Sub Total, STREET IMPROVEMENTS</b>	<b>115,291</b>
				<b>Total, STREET IMPROVEMENTS</b>	<b>459,223</b>
				<b>\$/DU</b>	<b>22,961</b>

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<b>Item No.</b>	<b>Item Description</b>	<b>Unit Meas.</b>	<b>Unit Cost</b>
	<b>UTILITIES, (Elec., Tel., Gas, &amp; CATV)</b>		<b>Item Quantity</b>
	<b>Item Amount</b>		
1.	<b>Contractor Charges/Trenching</b>		
a.)	Contractor/Mainline Expenses (In Tract) Place Holder	LS	71,875.00
b.)	Contractor/Street Crossing Expenses (In Tract)	LS	17,207.00
			<i>Sub-Total, Contractor Charges/Trenching</i>
			89,082
2.	<b>Street Light Expenses</b>		
a.)	Private Streetlights (In Tract) (By Edison)	LS	33,075.00
b.)	Streetlights/Public (In Tract) (By Developer)	LS	
c.)	Energy Fees (In Tract)	LS	3,850.00
			<i>Sub-Total, Street Light Expenses</i>
			36,925
3.	<b>Gas Advancements / Fees</b>		
a.)	Gas Main Advancement (In Tract)	LS	31,437.00
b.)	Gas Service Stub / Advancement (In Tract)		
			<i>Sub-Total, Gas Advancements / Fees</i>
			31,437
4.	<b>Electric Advancements / Fees</b>		
a.)	Electric - Payment (In Tract)	LS	\$47,770
b.)	Electric - Non Refundable CIAC Taxes (In Tract)	LS	6,329.86
c.)	Electric - Non Refundable Fees (In Tract)	LS	550.00
			<i>Sub-Total, Electric Advancements / Fees</i>
			54,649
			<b>Total, UTILITIES, (Elec., Tel., Gas, CATV)</b>
			<b>212,093</b>
			<b>\$/DU</b>
			<b>10,605</b>
	<b>Dry Utilities Provided by BJ Palmer &amp; Associates</b>		

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<b><u>ESTIMATED UTILITIES REFUNDS (Elec., Tel., Gas, CATV)</u></b>						
1.	Telephone Joint/Sole Trench Reimbursement ( <i>In Tract</i> )	LS	(3,170.00)	1	(3,170)	
2.	Telephone Structure Reimbursement ( <i>In Tract</i> )				-	
3.	Gas Refundable Main/Service Advancement ( <i>In Tract</i> )	LS	(21,584.00)	1	(21,584)	
<b>Dry Utilities Provided by BJ Palmer &amp; Associates</b>					<b>Total, ESTIMATED UTILITY REFUNDS</b>	<b>(24,754)</b>
					<b>\$/DU</b>	<b>(1,238)</b>
<b><u>CONSULTANTS</u></b>						
1. a.)	Soils Engineering, Testing & Report ( <i>Allowance</i> )				<i>Completed</i>	
b.)	Soils Engineering Tentative Map Review ( <i>Allowance</i> )				-	
c.)	Soils Engineering Grading Plan Review ( <i>Allowance</i> )	LS	3,000.00	1	3,000	
d.)	Soils Engineering, Grading Observation & Testing ( <i>Allowance</i> )	CY	0.20	105,455	21,091	
e.)	Soils Engineering, Rough Grading, Final Report ( <i>Allowance</i> )	LS	3,500.00	1	3,500	
f.)	Soils Engineering, Utility Trench Testing ( <i>Water, Sewer, Storm Drain, Dry Utilities</i> ) ( <i>Allowance</i> )	DU	1,300.00	20	26,000	
g.)	Soils Engineering, Street Testing & R Values ( <i>Allowance</i> )	DU	700.00	20	14,000	
h.)	Soils Engineering, Additional Field & Lab ( <i>Allowance</i> )	LS	7,500.00	1	7,500	
I.)	Soils Engineering, Final Soils Report ( <i>Allowance</i> )	LS	5,000.00	1	5,000	
2. a.)	Civil Engineering, Preliminary Planning ( <i>Allowance</i> )	LS	10,000.00	1	10,000	
b.)	Civil Engineering, Rough Grading Plans ( <i>Allowance</i> )	DU	1,800.00	20	36,000	
c.)	Civil Engineering, Final Plans, Streets & Storm Drain ( <i>Allow.</i> )	DU	2,200.00	20	44,000	
d.)	Civil Engineering, Final Plans, Water & Sewer ( <i>Allowance</i> )	DU	1,200.00	20	24,000	
e.)	Civil Engineering, Field Survey ( <i>Allowance</i> )	DU	4,000.00	20	80,000	
3.	Landscape Architect, ( <i>Allowance</i> )	LS	12,500.00	1	12,500	
4. a.)	Biologist ( <i>Allowance</i> )	LS	7,500.00	1	7,500	
b.)	Paleontologist ( <i>Allowance</i> )				-	
c.)	Archeologist ( <i>Allowance</i> )				-	
5.	Utility Coordination & Design ( <i>Allowance</i> )	DU	350.00	20	7,000	
6.	Blue Prints ( <i>Allowance</i> )	DU	100.00	20	2,000	
7.	Acoustical Engineering ( <i>Allowance</i> )	LS	3,500.00	1	3,500	
8.	Misc Reports Maps	DU	2,000.00	20	40,000	
<b>Total, CONSULTING SERVICES</b>					<b>346,591</b>	
					<b>\$/DU</b>	<b>17,330</b>

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<b>FEES / ASSESSMENTS, Paid @ Final Map</b>					
1.	<b>Tentative Map</b>				<i>Completed</i>
a.)	Base	LS	4,705.00		-
b.)	Lot	DU	30.00		-
c.)	Public Notice Posting	LS	110.00		-
d.)	Legal Publication Fee	LS	85.00		-
2.	<b>Tract Map Plan Check</b>				
a.)	Base	LS	5,140.00	1	5,140
b.)	Lot	DU	30.00	20	600
c.)	Scanning Fee	SHT	30.00	10	300
d.)	Over 30 Lots				-
3.	Drainage Study Review	LS	4,130.00	1	4,130
4.	Traffic Study Review	LS	2,095.00	1	2,095
5.	Record of Survey Plan Check	LS	760.00	1	760
6.	<b>Development Plan Review</b>				<i>Completed</i>
a.)	Tentative Map	LS	4,305.00		-
b.)	Lot	DU	10.00		-
7.	<b>Environmental Assessment Fee</b>				
a.)	EIR				<i>Pending</i>
b.)	Negative Declaratory (Without Mitigation)	LS	2,755.00	1	2,755
8.	<b>Fish &amp; Game</b>				
a.)	Fish & Game	LS	64.00	1	64
b.)	Negative Declaration Fee	LS	1,800.00	1	1,800
c.)	EIR Fee	LS	2,500.00	1	2,500
9.	<b>Erosion Control</b>				
a.)	Plan Check (Over 10 Acres)	LS	1,250.00	1	1,250
b.)	Scanning Fee	SHT	22.00	5	110
c.)	Acre	AC	3.05	11.45	35
10.	<b>Grading</b>				
a.)	Plan Check Fee (Over 15,000 CY)	LS	6,280.00	1	6,280
b.)	Plan Check	CY	0.005	105,455	527
c.)	Plan Check Scanning Fee	SHT	22.00	10	220
d.)	Inspection (Over 5,000 CY)	LS	757.00	1	757
e.)	Inspection	CY	0.024	105,455	2,531
f.)	Scanning Fee	SHT	22.00	10	220
<b>(Continued)</b>					

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<b><u>FEES / ASSESSMENTS, Paid @ Final Map (Continued)</u></b>					
11.	<b>Public Improvement Plan Check</b>				
	<i>(Street Improvement, Storm Drainage, &amp; Street Lights)</i>				
a.)	1st \$20,000	%	5.00%	20,000	1,000
b.)	\$20,000 to \$100,000	%	3.50%	80,000	2,800
c.)	\$100,000 to \$500,000	%	2.50%	685,513	17,138
d.)	Over \$500,000				-
e.)	Scanning Fee	SHT	22.00	10	220
12.	<b>Public Improvement Inspection</b>				
	<i>(Street Improvement, Storm Drainage, &amp; Street Lights)</i>				
a.)	1st \$100,000	LS	12,899.00	1	12,899
b.)	1st \$100,000	%	5.53%	685,513	37,909
13.	Landscape & Irrigation Review	LS	1,620.00	1	1,620
14.	Landscape & Irrigation Inspection	%	2.00%	511,770	10,235
15.	Landscape & Irrigation Scanning Fee	SHT	22.00	20	440
16.	Water Quality Management Plan	LS	3,405.00	1	3,405
17.	Water Quality Management Site Inspection	EA	365.00	2	730
16.	<b>City of Corona Water</b>				
a.)	Plan Check	%	2.50%	203,614	5,090
b.)	Inspection	%	4.50%	203,614	9,163
17.	<b>City of Corona Sewer</b>				
a.)	Plan Check	%	2.50%	109,966	2,749
b.)	Inspection	%	4.50%	109,966	4,948
<b>Total, FEES / ASSESSMENTS, Paid @ Final Map</b>					<b>142,421</b>
<b>\$/DU</b>					<b>7,121</b>
<b><u>BONDING</u></b>					
1.	Performance Bond	%	1.20%	1,136,018	13,632
	<i>(Street Improvement, Street Lights, Water, Sewer, Storm Drain )</i>				
2.	Labor & Materials Bond	%	0.60%	1,136,018	6,816
	<i>(Street Improvement, Street Lights, Water, Sewer, Storm Drain )</i>				
3.	Rough Grading Bond	%	1.20%	496,383	5,957
4.	Landscape & Erosion Control Bond	%	0.60%	559,880	3,359
<b>Total, BONDING</b>					<b>29,764</b>
<b>\$/DU</b>					<b>1,488</b>

**Tract 36764/Phase 1  
Garretson Ave  
Corona, CA**

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
<b>Date: January 18, 2016</b>		<b>Gross Acres:</b>	<b>11.45</b>	<b>DU:</b>	<b>20</b>
		<b>Net Acres:</b>	<b>11.45</b>	<b>Ref:</b>	
<b>FEES / ASSESSMENTS, Paid @ Building Permit</b>					
1.	School Fee / Corona Unified School District (Assume 3,800 SF/DU) (951-736-5045)	SF	3.36	76,000	255,360
2.	City of Corona Sewer Connection Fee	DU	3,396.00	20	67,920
3.	<b>City of Corona Water District</b>				
a.)	1" Meter Fee	DU	360.00	20	7,200
b.)	1½" Meter Fee	EA	628.00	1	628
c.)	Water System Improvement Fee for 1" Meter	DU	15,072.00	20	301,440
d.)	Water System Improvement Fee for 1½" Meter	EA	25,121.00	1	25,121
e.)	Water Meter Set-up Account	EA	140.00	20	2,800
4.	<b>City of Corona Impact Fee (Estate Residential)</b>				
a.)	Street & Signal	DU	4,047.00	20	80,940
b.)	TUMF	DU	8,873.00	20	177,460
c.)	Drainage	DU	2,146.00	20	42,920
d.)	Law Enforcement	DU	212.00	20	4,240
e.)	Fire Protection	DU	352.00	20	7,040
f.)	Radio Communication Facilities	DU	60.00	20	1,200
g.)	Library Expansion Facilities	DU	479.00	20	9,580
h.)	Quimby Fee (Per City. It's either Item "h" or "k", not both)	DU	12,708.00	20	254,160
i.)	Public Meeting Facilities	DU	311.00	20	6,220
j.)	Aquatic Center Facilities	DU	192.00	20	3,840
k.)	Park Land and Open Space	DU	12,708.00	20	N/A
l.)	Landscape Improvement Fee (South Corona)	DU	1,391.00	20	27,820
m.)	Community Facilities Plan & Reimbursement (South Corona)	DU	68.00	20	1,360
n.)	MSHCP Fee	DU	1,952.00	20	39,040
5.	Fire Facility Fee	AC	231.00	11	2,645
<b>Total, FEES / ASSESSMENTS, (Paid @ Building Permit)</b>					<b>1,318,934</b>
<b>Notes:</b>				<b>\$/DU</b>	<b>65,947</b>
<b>This Estimate Is Based on a 60 Scale Tentative Map, That Has Been Approved</b>					
<b>By The City of Corona</b>					
<b>Some Unit Costs Have Been Provided By Others.</b>					
<b>Savello &amp; Associates, Inc. Makes No Representation Concerning the Estimated Quantities.</b>					
<b>Cost Figures Are Estimates Only, And Savello &amp; Associates, Inc. Shall Not Be Responsible</b>					
<b>For Fluctuations In Cost Factors or Changes Due To Final Engineering Design, and the</b>					
<b>City of Corona Standards, Requirements, and Specifications.</b>					
<b>This Estimate is For Preliminary Information Only and Is Not Intended To Be Considered a Proposal and/or Bid.</b>					
<b>This Site May Require Remedial Grading, and the Quantities Shown are Estimated Only.</b>					
<b>Further Soils Investigation Will Be Required to Determine The Limits of Said Remedial Grading.</b>					
<b>The Unit Costs in This Cost Estimate are Current in the Industry, as of The Original Estimate Date.</b>					
<b>TRG is Advised to Update this Estimate Periodically, to Reflect the Most Current Industry Costs</b>					

**Tract 36764/Exhibit "C"**

*Garretson Ave*

*Corona, CA*

###		<i>Gross Acres:</i>	<i>14.13</i>	<i>DU:</i>	<i>20</i>
		<i>Net Acres:</i>	<i>14.13</i>	<i>Ref:</i>	
<b>SUMMARY INTRACT/EXHIBIT "C"</b>					
	<b>CONSTRUCTION ITEMS</b>			<b>AMOUNT</b>	<b>\$/DU</b>
	ROUGH GRADING			-	-
	SUB DRAINS			-	-
	SLOPE DRAINAGE			-	-
	TEMPORARY EROSION CONTROL			-	-
	SLOPE & PARKWAY, LANDSCAPE & IRRIGATION			56,505	2,825
	ENTRY MONUMENTATION			-	-
	WALLS & FENCES			1,025	51
	RETAINING WALLS			-	-
	DOMESTIC WATER IMPROVEMENTS			-	-
	SANITARY SEWER SYSTEM IMPROVEMENTS			-	-
	STORM DRAIN SYSTEM IMPROVEMENTS			-	-
	STREET IMPROVEMENTS			-	-
	UTILITIES ( <i>Elec., Tel., Gas, CATV</i> )			-	-
		<i>Sub-Total , CONSTRUCTION</i>		57,530	2,876
				5,753	288
				<b>63,283</b>	<b>3,164</b>
	<b>CONSULTING SERVICES</b>				
	CONSULTANTS			2,500	125
				<b>2,500</b>	<b>125</b>
	<b>ASSESSMENTS, BONDS &amp; FEES</b>				
	ASSESSMENTS / FEES, <i>Paid @ Final Map</i>			-	-
	BONDS			-	-
	ASSESSMENTS / FEES , <i>Paid @ Building Permit</i>			-	-
				<b>-</b>	<b>-</b>
	<b>ESTIMATED REFUNDS &amp; REIMBURSEMENTS</b>				
	ELECTRIC, TELEPHONE, CATV & GAS REFUNDS			-	-
				<b>65,783</b>	<b>3,289</b>
<p><i>This Cost Estimate is the Exclusive Property of TRG Land and Shall Not be Used in Any Manner, Without Prior Written or Verbal Consent from TRG Land Any Reuse of this Cost Estimate by TRG Land or Others, Shall be at TRG Land and/or Other's Sole Risk, and Without Liability to Savello &amp; Associates, Inc.</i></p>					







**Tract 36764/Exhibit "C"**  
**Garretson Ave**  
**Corona, CA**

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
		<i>Gross Acres:</i> 14.13		<i>DU:</i> 20	
		<i>Net Acres:</i> 14.13		<i>Ref:</i>	
<b><u>ENTRY MONUMENTATION</u></b>					
1.	Neighborhood Entry Monumentation ( <i>Allowance</i> )				-
<i>Note:</i>				<b>Total, ENTRY MONUMENTATION</b>	
I.)				<b>\$/DU</b>	-
<b><u>WALLS &amp; FENCES</u></b>					
1.	72" Decorative Block Wall				-
2.	72" Decorative Block Wall w/Decorative Cap, @ Rear of Lots				<i>n/a</i>
3.	6' Wrought Iron Fence @Basin				-
4.	24" x 24" x 72" Pilasters @ Property Lines				-
5.	72" Decorative Block Wall W/ Decorative Caps Between Lots				<i>House Cost</i>
6.	Side Yard Gates				<i>House Cost</i>
7.	Wood Fencing				<i>House Cost</i>
8.	Temp Fence	LF	25.00	15	375
9.	Temp Gate	EA	325.00	2	650
<i>Note:</i>				<b>Total, WALLS &amp; FENCES</b>	
				<b>\$/DU</b>	<b>51</b>
<b><u>RETAINING WALLS</u></b>					
1.	Slope Block Retaining Wall				-
				<b>Total, RETAINING WALLS</b>	
				<b>\$/DU</b>	-

**Tract 36764/Exhibit "C"**

*Garretson Ave  
Corona, CA*

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
###					
		<i>Gross Acres:</i>	<i>14.13</i>	<i>DU:</i>	<i>20</i>
		<i>Net Acres:</i>	<i>14.13</i>	<i>Ref:</i>	
<b><u>DOMESTIC WATER IMPROVEMENTS</u></b>					
1.	8" DI, Water Main				-
2.	8" Gate Valve				-
3.	1" Domestic Lot Service, Including Meter Box ( <i>Meter By Others</i> )				-
4.	6" Fire Hydrant Assembly @ 8" Main				-
5.	1½" Irrigation Service w/ Backflow Preventor				-
6.	8" x 8" x 8" Tees				-
7.	8" x 8" x 8" Cross				-
8.	8" Bends				-
9.	Connect to Existing Water Main				-
10.	Temp BO				-
11.	1" Air Release/Air Vacuum Valve				-
12.	Flush, Chlorinate & Pressure Test For Final Agency Acceptance				-
13.	Concrete Thrust Blocks @ Tees & Bends				-
14.	Raise Water Gate Valve Cover To Finish Grade				-
15.	Remove & Replace Existing A.C. Pavement (Temporary)				-
16.	Traffic Controls ( <i>Allowance</i> )				-
				<b>Total, WATER IMPROVEMENTS</b>	-
				<b>\$/DU</b>	-
<b><u>SANITARY SEWER SYSTEM IMPROVEMENTS</u></b>					
1.	8"PVC, SDR 35, Sewer Main, Depth: 0' - 12'				-
2.	48" Standard Precast Sewer Manhole, Depth: 0' - 12'				-
3.	48" Standard Precast Sewer Manhole @ Existing Main				-
4.	4" PVC Lot Sewer Lateral				-
5.	Clean, Mandrel & Pressure Test For Final Agency Acceptance				-
6.	T.V. Test For Final Agency Acceptance				-
7.	Tie Into Existing Sewer Main ( <i>Allowance</i> )				n/a
8.	Raise Sewer Manhole Frame & Cover to Finish Grade				-
9.	Remove & Replace A.C. Pavement				-
10.	Traffic Control ( <i>Allowance</i> )				-
				<b>Total, SANITARY SEWER</b>	-
				<b>\$/DU</b>	-

**Tract 36764/Exhibit "C"**

*Garretson Ave*

*Corona, CA*

###		<i>Gross Acres:</i>	<i>14.13</i>	<i>DU:</i>	<i>20</i>
		<i>Net Acres:</i>	<i>14.13</i>	<i>Ref:</i>	
<b>Item</b>	<b>Item</b>	<b>Unit</b>	<b>Unit</b>	<b>Item</b>	<b>Item</b>
<b>No.</b>	<b>Description</b>	<b>Meas.</b>	<b>Cost</b>	<b>Quantity</b>	<b>Amount</b>
	<b><u>STORM DRAIN SYSTEM IMPROVEMENTS</u></b>				
1.	Temp HDPE Storm Drain				-
2.	Landscape Repair				-
3.	Concrete Dwy Repair				-
4.	<b><i>Catch Basin, Curb Inlet, Complete</i></b>				
a)	Width = 7' ( <i>Allowance</i> )				-
b)	Width = 14 ( <i>Allowance</i> )				-
5.	<b><i>Outlet Wing Type Headwall</i></b>				
a)	24"				-
6.	Storm Drain Manholes				-
7.	Junction Structure Type 1				-
8.	Raise Storm Drain Manhole Frame & Cover To Finish Grade				-
9.	24" CMP Inlet Riser @ Basin				-
10.	Concrete Overflow				-
11.	Connect to Existing Pipe				-
12.	Temp Basin Riser				-
13.	Bio Basin (Rock, Fabric, Perforated Pipe) Depth of 3'				-
14.	Remove & Replace Asphalt @ Tie-in				-
15.	Traffic Control ( <i>Allowance</i> )				-
	<b>Total, STORM DRAIN SYSTEM IMPROVEMENTS</b>				-
				<b>\$/DU</b>	-



**Tract 36764/Exhibit "C"**

*Garretson Ave*

*Corona, CA*

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
###				<b>Gross Acres:</b> 14.13	<b>DU:</b> 20
				<b>Net Acres:</b> 14.13	<b>Ref:</b>
<b><u>STREET IMPROVEMENT</u> / Offtract</b>					
<b>"Asphalt"</b>					
1.	Dirt Balance & Fine Grade R.O.W. Sub Grade, Prior to Aggregate				-
2.	6" Aggregate Base, Class II				-
3.	4" Asphalt Concrete Full Lift				-
4.	Clean, Wash & Tack, Prior to 1" Asphalt Concrete Cap				-
5.	1" Asphalt Concrete Cap				-
6.	Fog Seal				n/a
7.	Miscellaneous Repairs for Final Agency Acceptance ( <i>Allowance</i> )			-	-
8.	Mobilization for 3" Asphalt Concrete/6" Aggregate Base ( <i>Allowance</i> )				-
9.	Mobilization for 1" Asphalt Concrete Cap ( <i>Allowance</i> )				-
10.	Remove Existing Asphalt				-
	Width = 15' & 20'				-
				<i>Total, "Asphalt"</i>	-
<b>"Concrete"</b>					
11.	8" Curb & Gutter				n/a
11.	6" Curb & Gutter, Including Fine Grade & Backfill				-
12.	6" Median Curb Only, Including Fine Grade & Backfill				-
13.	4" P.C.C. Sidewalk, Width = ', Including Fine Grade				-
14.	6" P.C.C. Drive Approach				-
15.	8" P.C.C. Cross Gutters, w/Spandrels, & 6" Curb Only, and				n/a
	8" Aggregate Base				
16.	Pedestrian Access Ramp ( <i>Finish Only</i> )				-
17.	P.C.C. Parkway Culvert, Including Transition Structure				n/a
18.	Concrete Repairs for Bond Release & Final Acceptance				-
	( <i>Allowance</i> )				
				<i>Total, "Concrete"</i>	-
<b>"Miscellaneous"</b>					
19.	Stop Sign w/Bar Legend				-
20.	Street Name Sign				-
21.	Traffic Signal				-
22.	Traffic Control During Construction ( <i>Allowance</i> )				-
23.	Miscellaneous Striping ( <i>Allowance</i> )				-
24.	Miscellaneous Traffic Control Signs ( <i>Allowance</i> )				-
				<i>Total, "Miscellaneous"</i>	-
				<i>Sub Total, STREET IMPROVEMENTS</i>	-
				<b>Total, STREET IMPROVEMENTS</b>	-
				<b>\$/DU</b>	-

**Tract 36764/Exhibit "C"**

*Garretson Ave*

*Corona, CA*

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
		<b>Gross Acres:</b>	<b>14.13</b>	<b>DU:</b>	<b>20</b>
		<b>Net Acres:</b>	<b>14.13</b>	<b>Ref:</b>	
<b>UTILITIES, (Elec., Tel., Gas, &amp; CATV)</b>					
1.	<b>Contractor Charges/Trenching</b>				
a.)	Contractor/Mainline Expenses (In Tract) Place Holder				-
b.)	Contractor/Street Crossing Expenses (In Tract)				-
<i>Sub-Total, Contractor Charges/Trenching</i>					-
2.	<b>Street Light Expenses</b>				
a.)	Private Streetlights (In Tract) (By Edison)				-
b.)	Streetlights/Public (In Tract) (By Developer)				-
c.)	Energy Fees (In Tract)				-
<i>Sub-Total, Street Light Expenses</i>					-
3.	<b>Gas Advancements / Fees</b>				
a.)	Gas Main Advancement (In Tract)				-
b.)	Gas Service Stub / Advancement (In Tract)				-
<i>Sub-Total, Gas Advancements / Fees</i>					-
4.	<b>Electric Advancements / Fees</b>				
a.)	Electric - Payment (In Tract)				-
b.)	Electric - Non Refundable CIAC Taxes (In Tract)				-
c.)	Electric - Non Refundable Fees (In Tract)				-
<i>Sub-Total, Electric Advancements / Fees</i>					-
<b>Total, UTILITIES, (Elec., Tel., Gas, CATV)</b>					-
<b>\$/DU</b>					-
<i>Dry Utilities Provided by BJ Palmer &amp; Associates</i>					

**Tract 36764/Exhibit "C"**

**Garretson Ave  
Corona, CA**

###						
		<b>Gross Acres:</b>	<b>14.13</b>		<b>DU:</b>	<b>20</b>
		<b>Net Acres:</b>	<b>14.13</b>		<b>Ref:</b>	
<b>Item</b>	<b>Item</b>	<b>Unit</b>	<b>Unit</b>	<b>Item</b>	<b>Item</b>	
<b>No.</b>	<b>Description</b>	<b>Meas.</b>	<b>Cost</b>	<b>Quantity</b>	<b>Amount</b>	
	<b><u>ESTIMATED UTILITIES REFUNDS</u></b> (Elec., Tel., Gas, CATV)					
1.	Telephone Joint/Sole Trench Reimbursement (In Tract)					-
2.	Telephone Structure Reimbursement (In Tract)					-
3.	Gas Refundable Main/Service Advancement (In Tract)					-
	<b>Dry Utilities Provided by BJ Palmer &amp; Associates</b>				<b>Total, ESTIMATED UTILITY REFUNDS</b>	<b>-</b>
					<b>\$/DU</b>	<b>-</b>
	<b><u>CONSULTANTS</u></b>					
1. a.)	Soils Engineering, Testing & Report (Allowance)					<i>Completed</i>
b.)	Soils Engineering Tentative Map Review (Allowance)					-
c.)	Soils Engineering Grading Plan Review (Allowance)					-
d.)	Soils Engineering, Grading Observation & Testing (Allowance)					-
e.)	Soils Engineering, Rough Grading, Final Report (Allowance)					-
f.)	Soils Engineering, Utility Trench Testing (Water, Sewer, Storm Drain, Dry Utilities) (Allowance)					-
g.)	Soils Engineering, Street Testing & R Values (Allowance)					-
h.)	Soils Engineering, Additional Field & Lab (Allowance)					-
I.)	Soils Engineering, Final Soils Report (Allowance)					-
2. a.)	Civil Engineering, Preliminary Planning (Allowance)					-
b.)	Civil Engineering, Rough Grading Plans (Allowance)					-
c.)	Civil Engineering, Final Plans, Streets & Storm Drain (Allow.)					-
d.)	Civil Engineering, Final Plans, Water & Sewer (Allowance)					-
e.)	Civil Engineering, Field Survey (Allowance)					-
3.	Landscape Architect, (Allowance)	LS	2,500.00	1		2,500
4. a.)	Biologist (Allowance)					-
b.)	Paleontologist (Allowance)					-
c.)	Archeologist (Allowance)					-
5.	Utility Coordination & Design (Allowance)					-
6.	Blue Prints (Allowance)					-
7.	Acoustical Engineering (Allowance)					-
8.	Misc Reports Maps					-
					<b>Total, CONSULTING SERVICES</b>	<b>2,500</b>
					<b>\$/DU</b>	<b>125</b>

**Tract 36764/Exhibit "C"**  
**Garretson Ave**  
**Corona, CA**

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
		<i>Gross Acres:</i>	<b>14.13</b>	<i>DU:</i>	<b>20</b>
		<i>Net Acres:</i>	<b>14.13</b>	<i>Ref:</i>	
<b>FEES / ASSESSMENTS, Paid @ Final Map</b>					
1.	<b>Tentative Map</b>				<i>Completed</i>
a.)	Base				-
b.)	Lot				-
c.)	Public Notice Posting				-
d.)	Legal Publication Fee				-
2.	<b>Tract Map Plan Check</b>				
a.)	Base				-
b.)	Lot				-
c.)	Scanning Fee				-
d.)	Over 30 Lots				-
3.	Drainage Study Review				-
4.	Traffic Study Review				-
5.	Record of Survey Plan Check				-
6.	<b>Development Plan Review</b>				<i>Completed</i>
a.)	Tentative Map				-
b.)	Lot				-
7.	<b>Environmental Assessment Fee</b>				
a.)	EIR				<i>Pending</i>
b.)	Negative Declaratory ( <i>Without Mitigation</i> )				-
8.	<b>Fish &amp; Game</b>				
a.)	Fish & Game				-
b.)	Negative Declaration Fee				-
c.)	EIR Fee				-
9.	<b>Erosion Control</b>				
a.)	Plan Check ( <i>Over 10 Acres</i> )				-
b.)	Scanning Fee				-
c.)	Acre				-
10.	<b>Grading</b>				
a.)	Plan Check Fee ( <i>Over 15,000 CY</i> )				-
b.)	Plan Check				-
c.)	Plan Check Scanning Fee				-
d.)	Inspection ( <i>Over 5,000 CY</i> )				-
e.)	Inspection				-
f.)	Scanning Fee				-
<i>(Continued)</i>					

**Tract 36764/Exhibit "C"**  
**Garretson Ave**  
**Corona, CA**

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
		<b>Gross Acres:</b>	<b>14.13</b>	<b>DU:</b>	<b>20</b>
		<b>Net Acres:</b>	<b>14.13</b>	<b>Ref:</b>	
<b><u>FEES / ASSESSMENTS, Paid @ Final Map (Continued)</u></b>					
11.	<b>Public Improvement Plan Check</b>				
	<i>(Street Improvement, Storm Drainage, &amp; Street Lights)</i>				
a.)	1st \$20,000				-
b.)	\$20,000 to \$100,000				-
c.)	\$100,000 to \$500,000				-
d.)	Over \$500,000				-
e.)	Scanning Fee				-
12.	<b>Public Improvement Inspection</b>				
	<i>(Street Improvement, Storm Drainage, &amp; Street Lights)</i>				
a.)	1st \$100,000				-
b.)	1st \$100,000				-
13.	Landscape & Irrigation Review				-
14.	Landscape & Irrigation Inspection				-
15.	Landscape & Irrigation Scanning Fee				-
16.	Water Quality Management Plan				-
17.	Water Quality Management Site Inspection				-
16.	<b>City of Corona Water</b>				
a.)	Plan Check				0
b.)	Inspection				0
17.	<b>City of Corona Sewer</b>				
a.)	Plan Check				-
b.)	Inspection				0
<b>Total, FEES / ASSESSMENTS, Paid @ Final Map</b>					<b>-</b>
<b>\$/DU</b>					<b>-</b>
<b><u>BONDING</u></b>					
1.	Performance Bond	%			-
	<i>(Street Improvement, Street Lights, Water, Sewer, Storm Drain )</i>				
2.	Labor & Materials Bond	%			-
	<i>(Street Improvement, Street Lights, Water, Sewer, Storm Drain )</i>				
3.	Rough Grading Bond	%			-
4.	Landscape & Erosion Control Bond	%			-
<b>Total, BONDING</b>					<b>-</b>
<b>\$/DU</b>					<b>-</b>

**Tract 36764/Exhibit "C"**

**Garretson Ave  
Corona, CA**

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
		<b>Gross Acres:</b>	<b>14.13</b>	<b>DU:</b>	<b>20</b>
		<b>Net Acres:</b>	<b>14.13</b>	<b>Ref:</b>	
<b>FEES / ASSESSMENTS, Paid @ Building Permit</b>					
1.	School Fee / Corona Unified School District (Assume 3,800 SF/DU) (951-736-5045)				-
2.	City of Corona Sewer Connection Fee				-
3.	<b>City of Corona Water District</b>				
a.)	1" Meter Fee				-
b.)	1½" Meter Fee				-
c.)	Water System Improvement Fee for 1" Meter				-
d.)	Water System Improvement Fee for 1½" Meter				-
e.)	Water Meter Set-up Account				-
4.	<b>City of Corona Impact Fee (Estate Residential)</b>				
a.)	Street & Signal				-
b.)	TUMF				-
c.)	Drainage				-
d.)	Law Enforcement				-
e.)	Fire Protection				-
f.)	Radio Communication Facilities				-
g.)	Library Expansion Facilities				-
h.)	Quimby Fee (Per City. It's either Item "h" or "k", not both)				-
i.)	Public Meeting Facilities				-
j.)	Aquatic Center Facilities				-
k.)	Park Land and Open Space				N/A
l.)	Landscape Improvement Fee (South Corona)				-
m.)	Community Facilities Plan & Reimbursement (South Corona)				-
n.)	MSHCP Fee				-
5.	Fire Facility Fee				-
<b>Total, FEES / ASSESSMENTS, (Paid @ Building Permit)</b>					<b>-</b>
<b>Notes:</b>					<b>\$/DU</b>
<b>This Estimate Is Based on a 60 Scale Tentative Map, That Has Been Approved</b>					
<b>By The City of Corona</b>					
<b>Some Unit Costs Have Been Provided By Others.</b>					
<b>Savello &amp; Associates, Inc. Makes No Representation Concerning the Estimated Quantities.</b>					
<b>Cost Figures Are Estimates Only, And Savello &amp; Associates, Inc. Shall Not Be Responsible</b>					
<b>For Fluctuations In Cost Factors or Changes Due To Final Engineering Design, and the</b>					
<b>City of Corona Standards, Requirements, and Specifications.</b>					
<b>This Estimate is For Preliminary Information Only and Is Not Intended To Be Considered a Proposal and/or Bid.</b>					
<b>This Site May Require Remedial Grading, and the Quantities Shown are Estimated Only.</b>					
<b>Further Soils Investigation Will Be Required to Determine The Limits of Said Remedial Grading.</b>					
<b>The Unit Costs in This Cost Estimate are Current in the Industry, as of The Original Estimate Date.</b>					
<b>TRG is Advised to Update this Estimate Periodically, to Reflect the Most Current Industry Costs</b>					

## Preliminary Dry Utility Cost Estimate

Project: Corona 19, TTM-36764  
 Location: Corona  
 Component: Site, 19 Lots

Client: Savello and Associates, Inc.  
 Date: 07.31.14  
 Rev.: 00

ELECTRIC ADVANCEMENTS / REFUNDS / FEES		QUANTITY	UNIT	PRICE	TOTALS	REFUNDS
1	DISTRIBUTION FOOTAGE ADVANCEMENT	2,460	L.FT.	\$24.50	\$60,270	
2	REFUNDABLE CIAC TAXES	60,270	%	0.35	21,095	
3	SWITCHES AND/OR TRANSFORMERS/CABLE	1	LS.	10,500	10,500	
4	REFUNDABLE CIAC TAXES	10,500	%	0.35	3,675	
5	APPLICANT DESIGN CREDITS	0	EA.	13		0
6	STRUCTURE CREDITS	1	LS.	0		0
					95,540	
7	NON-REFUNDABLE CIAC TAXES	18,085	LS.	0.35	6,330	
8	3/4 OF 1% OWNERSHIP FEES @ 13TH MONTH PLUS	0	LS.	955	0	
9	PEDESTAL SERVICE FEE	0	EA.	1,050	0	
10	REAL ESTATE FEES (New Business)	1	EA.	550	550	
11	RULE 16 SERVICE ADVANCEMENTS	1	LS.	0	0	
12	CONVERSION / RELOCATIONS	1	LS.	0	0	
	<b>TOTAL ELECTRIC ADVANCEMENT</b>				<b>\$102,419</b>	
13	REFUNDABLE (50% OPTION)	1	LS.	47,770	47,770	\$47,770
	<b>NET ELECTRIC FEES</b>				<b>\$54,649</b>	

STREET LIGHT EXPENSES / ENERGY FEES		QUANTITY	UNIT	PRICE	TOTALS	REFUNDS
1	STREETLIGHTS - Cobra. (Utility Owned & Maint.)	10	EA.	\$2,450	\$24,500	
2	STREETLIGHT TAXES	24,500	%	0.35	8,575	
3	ADVANCED ENERGY FEES (Single Payment)	10	EA.	385	3,850	
4	STREETLIGHTS (Other)	1	EA.	0	0	
	<b>NET STREETLIGHT EXPENSES</b>				<b>\$36,925</b>	

TELEPHONE ADVANCEMENTS / REIMB. / FEES		QUANTITY	UNIT	PRICE	TOTALS	REFUNDS
1	REAL ESTATE CHARGES	0	EA.	\$550	\$0	
2	MPOE / PRIVATE SYSTEM	1	LS.	0	0	
3	RELOCATION / CONVERSION	1	LS.	0	0	
	<b>TOTAL TELEPHONE ADVANCEMENT</b>				<b>\$0</b>	
4	POTENTIAL REAL ESTATE REFUNDS	1	LS.	0		\$0
5	JOINT / SOLE TRENCH REIMBURSEMENTS	2,050	L.FT.	1.00		\$2,050
6	POTENTIAL STRUCTURE REIMBURSEMENTS	1	LS.	1,120		\$1,120
	<b>NET TELEPHONE FEES</b>				<b>(\$3,170)</b>	

CABLE TELEVISION ADVANCEMENTS / FEES		QUANTITY	UNIT	PRICE	TOTALS	REFUNDS
1	INSTALLATION FEE (Irvine & Rancho Santa Margarita)	0	EA.	\$350	\$0	
2	RELOCATION / CONVERSION	1	LS.	0	0	
	<b>NET CABLE TELEVISION FEES</b>				<b>\$0</b>	

GAS ADVANCEMENTS / FEES		QUANTITY	UNIT	PRICE	TOTALS	REFUNDS
1	DISTRIBUTION FOOTAGE ADVANCEMENT	2,520	L.FT.	\$9.50	\$23,940	
2	DISTRIBUTION JT CREDIT	2,520	L.FT.	1		2,520
3	DISTRIBUTION FOOTAGE ADVANCEMENT TAXES	21,420	%	0.35	7,497	
4	SERVICE/STUB ADVANCEMENT (W/CIAC)	0	EA.	350	0	
5	GAS METER / REGULATOR ADVANCEMENT	0	EA.	190	0	
6	OFF-SITE CONNECTION / SERVICE	1	LS.	0	0	
					31,437	
7	EXCESS SERVICE FOOTAGE FEE	0	L.FT.	5.50	0	
8	RELOCATIONS	1	LS.	0	0	
	<b>TOTAL GAS ADVANCEMENTS</b>				<b>\$31,437</b>	
9	POTENTIAL REFUNDS	19	EA.	1,136	21,584	\$21,584
	<b>NET GAS FEES</b>				<b>\$9,853</b>	

## Preliminary Dry Utility Cost Estimate

Project: Corona 19, TTM-36764

Location: Corona

Component: Site, 19 Lots

Client: Savello and Associates, Inc.

Date: 07.31.14

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MAINLINE - CONTRACTOR EXPENSES		QUANTITY	UNIT	PRICE	TOTAL	CIAC
1	TRENCH JOINT - ELEC/TELE/CATV/GAS	1,950	L.FT.	\$5.30	\$10,335	\$4,193
2	TRENCH JOINT - ELEC/TELE/CATV	100	L.FT.	5.30	530	215
3	TRENCH SOLE - ELECTRIC	210	L.FT.	5.30	1,113	452
4	TRENCH JOINT - ELEC/GAS	0	L.FT.	5.30	0	
5	TRENCH SOLE - TELE	40	L.FT.	5.30	212	
6	TRENCH SOLE - GAS	20	L.FT.	5.30	106	
7	3" SAND BASE	2,320	L.FT.	1.00	2,320	487
8	12" SAND SHADE OVER ELECTRIC	2,260	L.FT.	2.00	4,520	475
9	6" SAND SHADE OVER TELE / CATV	2,090	L.FT.	1.60	3,344	
10	12" SAND SHADE OVER GAS	1,970	L.FT.	2.00	3,940	
11	18" SAND SHADE OVER GAS (RSM Only)	0	L.FT.	3.00	0	
12	ENCASEMENT ELECTRIC	0	L.FT.	16.50	0	0
13	ENCASEMENT TELEPHONE	0	L.FT.	16.50	0	
14a	1-1.5" ELECTRIC CONDUIT	780	L.FT.	1.75	1,365	1,521
14b	1-3" ELECTRIC CONDUIT (Street Light)	300	L.FT.	2.75	825	585
15	1-3" ELECTRIC CONDUIT	3,200	L.FT.	2.75	8,800	6,240
16	1-4" ELECTRIC CONDUIT	40	L.FT.	3.75	150	78
17	1-5" ELECTRIC CONDUIT	0	L.FT.	4.50	0	0
18	1-2" TELEPHONE CONDUIT	1,620	L.FT.	2.00	3,240	
19	1-4" TELEPHONE CONDUIT	1,300	L.FT.	3.75	4,875	
20	1-2" DB CATV	0	L.FT.	2.00	0	
21	1-3" DB CATV	0	L.FT.	2.75	0	
22	LABOR TO INSTALL CATV CONDUIT	0	L.FT.	1.50	0	
23	ELEC. 13 x 24 x 12 S/L HAND HOLE (C)	0	EA.	250	0	0
24	ELEC. 17 x 30 x 15 HAND HOLE (P) (at Transformers)	2	EA.	290	580	226
25	ELEC. 17 x 30 x 15 HAND HOLE (P)	8	EA.	290	2,320	1,280
26	ELEC. 2 x 3 x 3 PULL BOX (C)	2	EA.	1,850	3,700	500
27	ELEC. 3 x 5 x 4 PULL BOX (C)	0	EA.	3,250	0	0
28	ELEC. 6 x 12 x 8 MH (C)	0	EA.	16,500	0	0
29	ELEC. 48 x 54 TRANSFORMER PAD	2	EA.	850	1,700	520
30	ELEC. BART PAD	0	EA.	2,600	0	0
31	ELEC. 10'X12' PAD W/8'X10' SB	0	EA.	10,500	0	0
32	RETAINING WALLS - PAD LOCATIONS	1	EA.	950	950	
33	TEMP. BARR. - ELEC. TRANSFORMER LOCATIONS	3	EA.	200	600	
34	TEMP. BARR. - ELEC. HAND HOLE LOCATIONS	10	EA.	50	500	
35	EXC., PROV. - ELEC. SWITCH LBFC	1	EA.	950	950	1,250
36	PREP ST LT LOCATIONS	10	EA.	50	500	65
37	CATV 2 x 3 HAND HOLE	0	EA.	850	0	
38	TELE. 2 X 3 HAND HOLE	4	EA.	850	3,400	
39	TELE. 3 X 5 PULL BOX	0	EA.	3,250	0	
40	NOTCH TELEPHONE & CATV RISER POLE LOCATION	1	EA.	500	500	
41	MOVE-INS - CONTRACTOR PHASING	3	EA.	500	1,500	
42	ASPHALT CUT & REPAIR W/ SLURRY	80	L.FT.	75	6,000	
43	ROCK CONTINGENCY (25% @ 1 FOOT)	0	L.FT.	6.50	0	0
44	SERVICES - SINGLE (Inclusive w/Sand & Conduit)	19	EA.	750	14,250	
45	SERVICES - MULTI (Inclusive w/Sand & Conduit)	0	LS.	0	0	
46A	MISCELLANEOUS / MANDREL & ROPE ALL	1	LS.	0	0	
46B	MISCELLANEOUS	1	LS.	3,000	3,000	
	UTILITY MAINLINE CIAC TAXES					\$18,085
	<b>NET - MAINLINE CONTRACTOR EXPENSES</b>				<b>\$86,125</b>	

## Preliminary Dry Utility Cost Estimate

Project: Corona 19, TTM-36764

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Component: Site, 19 Lots

Client: Savello and Associates, Inc.

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Rev.: 00

STREET CROSSING - CONTRACTOR EXPENSES		QUANTITY	UNIT	PRICE	TOTAL	CIAC
1	TRENCH JOINT MAINLINE - ELEC/TELE/CATV/GAS	130	L.FT.	\$5.30	\$689	\$280
2	TRENCH JOINT MAINLINE - ELEC/TELE/CATV	90	L.FT.	5.30	477	194
3	TRENCH JOINT SERVICE - ELEC/TELE/CATV/GAS	180	L.FT.	5.30	954	387
4	TRENCH JOINT SERVICE - ELEC/TELE/CATV	0	L.FT.	5.30	0	0
5	TRENCH SOLE - ELECTRIC	0	L.FT.	5.30	0	0
6	TRENCH SOLE - TELEPHONE	0	L.FT.	5.30	0	
7	TRENCH SOLE - CATV	0	L.FT.	5.30	0	
8	TRENCH SOLE - GAS	240	L.FT.	5.30	1,272	
9	TRENCH IRRIGATION	100	L.FT.	5.30	530	
10	3" SAND BASE (Includes Irrig.)	740	L.FT.	1.00	740	
11	12" SAND SHADE OVER ELECTRIC (Includes Irrig.)	500	L.FT.	2.00	1,000	
12	6" SAND SHADE OVER TELE / CATV / CITY	400	L.FT.	1.60	640	
13	12" SAND SHADE OVER GAS	550	L.FT.	2.00	1,100	
14	18" SAND SHADE OVER GAS (RSM Only)	0	L.FT.	3.00	0	
15	ENCASEMENT ELECTRIC	0	L.FT.	15.50	0	
16	ENCASEMENT TELEPHONE	0	L.FT.	15.50	0	
17	SLURRY ENCASE COMPLETE CROSSING	0	L.FT.	9.50		
18a	1-1.5" ELECTRIC CONDUIT	200	L.FT.	1.75	350	
18b	1-3" ELECTRIC CONDUIT (St. Lt.)	0	L.FT.	2.75	0	
19	1-3" ELECTRIC CONDUIT	190	L.FT.	2.75	523	314
20	1-4" ELECTRIC CONDUIT	90	L.FT.	3.75	338	176
21	1-5" ELECTRIC CONDUIT SLEEVE	0	L.FT.	4.75	0	
22	1-2" TELEPHONE CONDUIT	270	L.FT.	1.90	513	
23	1-4" TELEPHONE CONDUIT	220	L.FT.	4.00	880	
24	1-2" DB CATV CONDUIT	270	L.FT.	1.85	500	
25	1-3" DB CATV CONDUIT	220	L.FT.	2.75	605	
26	CATV - LABOR TO INSTALL ONLY	0	L.FT.	2.00	0	
27	1-2" GAS CONDUIT SLEEVE	260	EA.	2.25	585	
28	1-4" GAS CONDUIT SLEEVE	270	EA.	6.25	1,688	
29	1-6" GAS CONDUIT SLEEVE	0	EA.	11.50	0	
30	1-2" IRRIGATION CONDUIT SLEEVE	0	EA.	2.00	0	
31	1-3" IRRIGATION CONDUIT SLEEVE	0	EA.	3.00	0	
32	1-4" IRRIGATION CONDUIT SLEEVE	200	EA.	4.00	800	
33	1-6" IRRIGATION CONDUIT SLEEVE	100	EA.	10.25	1,025	
34	COMPLICATED CROSSING	1	LS.	2,000	2,000	
	UTILITY STREET CROSSING CIAC TAXES					\$1,349
	<b>NET - ST. CROSSING CONTRACTOR EXPENSES</b>				<b>\$17,207</b>	

TELEPHONE STRUCTURE REIMBURSEMENTS		QUANTITY	UNIT	VALUE	TOTAL	
1	1-2" TELEPHONE CONDUIT	1,620	L.FT	0.00	0	
2	1-4" TELEPHONE CONDUIT	1,300	L.FT	0.00	0	
3	CATV. 2 x 3 HAND HOLE	0	EA.	0	0	
4	TELE. 2 x 3 HAND HOLE	4	EA.	280	1,120	
5	TELE. 3 X 5 PULL BOX	0	EA.	1,350	0	
	<b>NET - TELE. STRUCTURE REIMBURSEMENTS</b>				<b>\$1,120</b>	

## Preliminary Dry Utility Cost Estimate

Project: Corona 19, TTM-36764

Client: Savello and Associates, Inc.

Location: Corona

Date: 07.31.14

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Rev.: 00

### SUMMARY

SUMMARY - DRY UTILITY EXPENSES		SITE		SERVICES	OTHER	TOTALS
A	ELECTRIC - PAYMENT	\$47,770		\$0	\$0	\$47,770
B	ELECTRIC - NON-REFUNDABLE CIAC TAXES	6,330		0	0	6,330
C	ELECTRIC - NON-REFUNDABLE FEES	550		0	0	550
D	ELECTRIC - SERVICE ADVANCEMENTS	0		0	0	0
E	ELECTRIC - CONVERSION/RELOCATION	0		0	0	0
F	ELECTRIC - STREETLIGHTS	33,075		0	0	33,075
G	ELECTRIC - STREETLIGHTS	0		0	0	0
H	ELECTRIC - STREETLIGHTS, ENERGY FEES	3,850		0	0	3,850
I	TELEPHONE - REAL ESTATE ADVANCEMENT	0		0	0	0
J	TELEPHONE - NON-REFUNDABLE FEES	0		0	0	0
K	TELEPHONE - RELOCATIONS / REMOVALS	0		0	0	0
L	CABLE TELEVISION - NON-REFUNDABLE FEES	0		0	0	0
M	CABLE TELEVISION - RELOCATIONS / REMOVALS	0		0	0	0
N	GAS - MAIN PAYMENT	31,437		0	0	31,437
O	GAS - SERVICE/STUB ADVANCEMENT	0		0	0	0
P	GAS - NON-REFUNDABLE FEES	0		0	0	0
Q	GAS - RELOCATION / REMOVALS	0		0	0	0
R	CONTRACTOR - MAINLINE EXPENSES	71,875		14,250	0	86,125
S	CONTRACTOR - STREET CROSSING EXPENSES	17,207		0	0	17,207
		0		0	0	0
<b>TOTAL ESTIMATED EXPENSES</b>		<b>\$212,093</b>		<b>\$14,250</b>	<b>\$0</b>	<b>\$226,343</b>

DRY UTILITY REFUNDS / REIMBURSEMENTS						
A	ELECTRIC - REFUNDABLE ADVANCEMENT	\$0		\$0	\$0	\$0
B	TELEPHONE - REAL ESTATE ADVANCEMENT	0		0	0	0
C	TELEPHONE - JOINT/SOLE TRENCH REIMBURSEMENT	2,050		0	0	2,050
D	TELEPHONE - STRUCTURE REIMBURSEMENT	1,120		0	0	1,120
E	GAS - REFUNDABLE MAIN/SERVICE ADVANCEMENT	21,584		0	0	21,584
<b>TOTAL REFUNDS / REIMBURSEMENTS</b>		<b>\$24,754</b>		<b>\$0</b>	<b>\$0</b>	<b>\$24,754</b>

TOTALS - GROSS & NET PER UNIT						
A	GRAND TOTAL EXPENSES	\$212,093		\$14,250	\$0	\$226,343
B	GRAND TOTAL REFUNDS	24,754		0	0	24,754
<b>NET TOTAL</b>		<b>\$187,339</b>		<b>\$14,250</b>	<b>\$0</b>	<b>\$201,589</b>

TOTAL UNITS

20

<b>GROSS COST per unit</b>	<b>\$10,605</b>	<b>\$713</b>	<b>\$0</b>	<b>\$11,317</b>
<b>NET COST per unit</b>	<b>\$9,367</b>	<b>\$713</b>	<b>\$0</b>	<b>\$10,079</b>

**NOTE: Dry Utility Consulting Services w/App E-Design for 1 Work Order1...\$5,800**