

# Wy'east Engineering

Consulting Civil Engineers

23 September 2009

Board of Directors  
Fox Creek Ranch Mutual Water Company  
c/o Mr. Tom deRegt  
100 Pasadera Drive  
Monterey, CA 93940

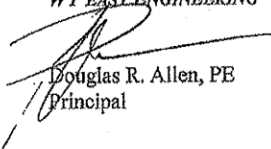
Subject: Fox Creek Ranch Mutual Water Company  
Final Inspection

Members of the Board:

The Fox Creek Ranch Mutual Water Company water supply and distribution system has been completed to serve all 7 residential lots in the Fox Creek Ranch Parcel Map. The water supply and distribution system has been examined and tested and found to operate in accordance with the design standards of the water supply and distribution system required by the provisions of Part 7, Chapter 2 of Division 3, Title 1 of the California Corporations Code.

We look forward to the opportunity of continuing our work with you on the Fox Creek Ranch Mutual Water Company improvements and, if you have any questions or I may be of further assistance, please feel free to call me.

Sincerely,  
WY'EAST ENGINEERING

  
Douglas R. Allen, PE  
Principal



784 Northridge Center, Suite 229 • Salinas, CA 93906  
(831) 443-5514 • (FAX) 444-9490

# Wy'east Engineering

Consulting Civil Engineers

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AUG 15 2011

12 August 2011

Ms. Gail Hatter-Crawford  
Senior Land Use Specialist  
Lombardo & Gilles, LLP  
318 Cayuga Street  
Salinas, California 93901

Subject: Fox Creek Ranch Mutual Water Company  
Phase II Improvements  
Updated Engineer's Estimate

Dear Gail:

Pursuant to your request, I have reviewed the Engineer's Estimate prepared for the Fox Creek Ranch Mutual Water Company in 2007 as well as our correspondence in January, 2010. I have updated those estimates to reflect my understanding of the true expense to construct the water system improvements in Phase I and adjusted them to reflect the normal inflationary conditions to bring them to a 2011 valuation. Those calculations are attached hereto and made a part hereof.

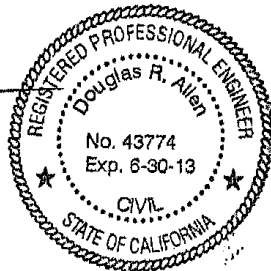
I would also recommend that these expenses be reviewed by the Contractor who installed the Phase I improvements, Mr. Brandon Hardisty of R&B Construction, Inc. to ensure accuracy.

I look forward to working with you to complete this project and, if you have any questions or I may be of further assistance, please feel free to call me.

Sincerely,  
WY'EAST ENGINEERING

Douglas R. Allen, PE

Attach.



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**FOX CREEK RANCH  
MUTUAL WATER COMPANY**

**ENGINEER'S ESTIMATE - PHASE II  
August 2011**

Item Description	Year of Estimate	Unit	Quantity	Unit Price at Construction	2007 Amount	ENR Construction Cost Index			2011 Amount
						2007	2011	Ratio	
<b>Pipelines including fittings and construction</b>									
8-inch PVC (C900)	2007	LF	2,365	\$ 60.00	\$ 118,250	10,049	11,531	1.15	\$ 136,695
8-inch Gate Valves	2007	EA	2	\$ 1,500.00	\$ 3,000	10,049	11,531	1.15	\$ 3,443
<b>Pipeline Appurtenances</b>									
Fire Hydrants	2007	EA	3	\$ 3,000	\$ 9,000	10,049	11,531	1.15	\$ 10,326
2" Residential Services	2007	EA	4	\$ 1,500	\$ 6,000	10,049	11,531	1.15	\$ 6,885
Air/Vacuum Release Valves	2007	EA	2	\$ 1,000	\$ 2,000	10,049	11,531	1.15	\$ 2,295
2" Blow-Off	2007	EA	1	\$ 1,000	\$ 1,000	10,049	11,531	1.15	\$ 1,148
<b>Wells</b>									
Lot 4, Abandon Well	2007	EA	1	\$ 2,000	\$ 2,000				
<b>TOTAL ESTIMATED SYSTEM CONSTRUCTION EXPENSE</b>					<b>\$ 141,250</b>	<b>10,049</b>	<b>11,531</b>	<b>1.15</b>	<b>\$ 162,088</b>
Contingency (15-percent)					\$ 21,188	10,049	11,531	1.15	\$ 24,313
Engineering Support					\$ 5,000	10,049	11,531	1.15	\$ 5,738
<b>TOTAL</b>					<b>\$ 162,438</b>	<b>10,049</b>	<b>11,531</b>	<b>1.15</b>	<b>\$ 186,401</b>

**Charles E. Potter, P.E.**  
**Consulting Civil Engineer**  
853 17 Mile Drive  
Pacific Grove, CA 93950

12 September 2011

Ms. Gail Hatter-Crawford  
Lombardo & Gilles, LLP  
318 Cayuga Street  
Salinas, CA 93901

RE: Fox Creek Ranch, Engineer's Estimate for Phase II Subdivision Improvements,  
Project #11-101

Dear Ms. Hatter Crawford:

As requested, a revised Engineer's Cost Estimate has been prepared for the Phase II Improvements at the above referenced subdivision. This estimate is based on the Improvement Plans prepared by LandSet Engineers, Inc., Job No. 389, dated March 2006 and is intended to be used for subdivision bonding purposes.

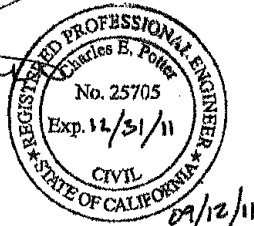
If you have any questions or require additional information regarding the attached estimate, please contact the undersigned.

Sincerely,



Charles E. Potter, P.E.

enc.



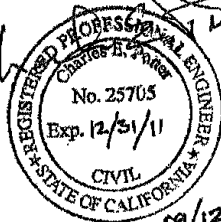
Charles E. Potter, P.E.  
 Consulting Civil Engineer  
 853 17 Mile Drive  
 Pacific Grove, CA 93950

**COST ESTIMATE - PHASE II SITE IMPROVEMENTS**

**Fox Creek Ranch  
 Carmel Valley, CA**

**File No.: 11-101  
 09/12/11**

Item:	Quantity	Unit	Unit Cost	Cost
Mobilization	1	LS	\$8,000.00	\$8,000.00
Clearing & Grubbing	1	LS	\$18,500.00	\$18,500.00
Roadway Excavation	1650	CY	\$75.00	\$123,750.00
Cl. 2 Aggregate Base	1500	TON	\$40.00	\$60,000.00
Asphalt Concrete Paving	750	TON	\$130.00	\$97,500.00
Asphalt Concrete Dike	2800	LF	\$9.00	\$25,200.00
Asphalt Concrete Overside Drain	5	EA	\$1,600.00	\$8,000.00
15" CMP Pipe & Extensions	80	LF	\$120.00	\$9,600.00
36" CMP Pipe & Extensions	60	LF	\$235.00	\$14,100.00
15" CMP Flared End Sections	3	EA	\$800.00	\$2,400.00
36" CMP Flared End Sections	3	EA	\$1,100.00	\$3,300.00
Energy Dissipators	8	EA	\$3,500.00	\$28,000.00
<b>TOTAL ESTIMATED COST PHASE II</b>				<b>\$368,350.00</b>

*Charles E. Potter*  
  
 09/12/11