



**"LAKEVIEW VILLAS"**  
**Phase 2 - Grape Street**  
**Lake Elsinore, CA**

<b>Date: December 12, 2006</b>	<b>Gross Acre: 27.9</b>	<b>MFDU: 115</b>
<b>Revised Date:</b>	<b>Net Acre: 23.0</b>	<b>Ref: WI 06-002LE ce</b>

***PROJECT BUDGET ESTIMATE***

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
	<b><u>ROUGH GRADING</u></b>				<i>See Phase 1</i>
1.	Mobilization				
2.	Demo & Dispose, Tanks, Fences, Sheds				
	Irrigation Lines & Trash ( <i>Allowance</i> )				
3.	Site Preparation				
4.	Clear & Grub				
5.	Alluvial Removals & Recomposition ( <i>Allowance</i> )				
6.	Unclassified Common Excavation ( <i>Allowance</i> )				
7.	Rip Rock ( <i>Rip, Load &amp; Haul</i> ) Surcharge To Item 8 ( <i>Allowance</i> )				
8.	Special Rock Handling, Surcharge To Item 8 ( <i>Allowance</i> )				
9.	Transition Lot Pad Over Excavation & Recomposition ( <i>Assume 5' Average Depth Over Excavation</i> ) ( <i>Allowance</i> )				
10.	Fine Grade Building Pads After Rough Grading				
11.	Fine Grade Street R.O.W. After Rough Grading ( <i>Phases 1 &amp; 2</i> )				
12.	Trim Slopes, Fine Grade & Compact After Rough Grading ( <i>Phases 1 &amp; 2</i> )				
13.	Fine Grade Park Site				
14.	Construction Water, For Rough Grading				
15.	8" Sub Drains				
				<b>Total, ROUGH GRADING</b>	<b>-</b>
				<b>\$/DU</b>	<b>-</b>
	<b><u>SLOPE DRAINAGE</u></b>				<i>See Phase 1</i>
1.	36" Brow Ditch @ Top of Cut Slopes				
2.	36" Toe Ditch @ Bottom of Slope				
3.	36" PCC Down Drain w/Anchors				
4.	5' x 5' Rip Rap Pad @ Outlets				
5.	72" P.C.C. Terrace Drains				
				<b>Total, SLOPE DRAINAGE</b>	<b>-</b>
				<b>\$/DU</b>	<b>-</b>
	<b><u>TEMPORARY EROSION CONTROL</u></b>				
1.	Erosion Control During Rough Grading ( <i>Allowance</i> )				<i>See Phase 1</i>
2.	Erosion Control After Rough Grading ( <i>Allowance</i> )				<i>See Phase 1</i>
3.	Erosion Control After Street Improvements ( <i>Allowance</i> )	DU	1,000.00	115	115,000
4.	Erosion Control Maintenance, 2 Years ( <i>Allowance</i> )	YR	35,000.00	2	70,000
				<b>Total, TEMPORARY EROSION CONTROL</b>	<b>185,000</b>
				<b>\$/DU</b>	<b>1,609</b>

## *Lake Elsinore, CA*

**Ref: WI 06-002LE ce**

## PROJECT BUDGET ESTIMATE

\$/DU	1,082
-------	-------

**"LAKEVIEW VILLAS"**  
**Phase 2 - Grape Street**  
**Lake Elsinore, CA**

<b>Date: December 12, 2006</b>	<b>Gross Acre: 27.9</b>	<b>MFDU: 115</b>
<b>Revised Date:</b>	<b>Net Acre: 23.0</b>	<b>Ref: WI 06-002LE ce</b>

***PROJECT BUDGET ESTIMATE***

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
	<b><u>RETAINING WALLS</u></b>				<i>See Phase 1</i>
1.	Verdura Retaining Walls				
				<b>Total, RETAINING WALLS</b>	<b>-</b>
				<b>\$/DU</b>	<b>-</b>
	<b><u>DOMESTIC WATER IMPROVEMENTS (In Tract)</u></b>				
1.	8" PVC, C-900, CL 150, Water Main	LF	42.50	2,390	101,575
2.	10" PVC, C-900, CL 150, Water Main				n/a
3.	12" PVC, C-900, CL 150, Water Main	LF	55.00	530	29,150
4.	8" Gate Valve	EA	1,350.00	4	5,400
5.	10" Gate Valve				n/a
6.	12" Gate Valve	EA	2,100.00	4	8,400
7.	1" Domestic Lot Service, Including Meter Box ( <i>Meter By Others</i> )	DU	550.00	106	58,300
8.	1½" Irrigation Service w/ Backflow Preventor	EA	1,750.00	3	5,250
9.	6" Fire Hydrant Assembly, Complete	EA	3,500.00	11	38,500
10.	4" Blow-off Assembly	EA	2,100.00	2	4,200
11.	1" Air Release/Air Vacuum Valve	EA	2,500.00	3	7,500
12.	8" x 8" x 8" Tees				n/a
13.	12" x 12" x 8" Tees				n/a
14.	12" x 12" x 8" x 8" Cross	EA	800.00	2	1,600
15.	8" Bends	LF	400.00	6	2,400
16.	12" Bends				n/a
17.	Connect to Existing Water Main				n/a
18.	Flush, Chlorinate & Pressure Test For Final Agency Acceptance	LF	2.00	2,920	5,840
19.	Concrete Thrust Blocks @ Tees & Bends	EA	145.00	6	870
20.	Raise Water Gate Valve Cover To Finish Grade	EA	195.00	21	4,095
21.	2 Water Tank Reservoirs @ 200,000 Gal. Each ( <i>Allowance</i> )				<i>See Phase 1</i>
22.	Water Booster Pump Station ( <i>Allowance</i> )				<i>See Phase 1</i>
23.	2" Fire Service to Buildings	EA	1,600.00	47	75,200
24.	Pressure Regulators	EA	225.00	106	23,850
				<b>Total, WATER IMPROVEMENTS</b>	<b>372,130</b>
				<b>\$/DU</b>	<b>3,236</b>
	<b>Note:</b>				
1.	<b><u>The Above Unit Cost, Are Per Prevailing Wage</u></b>				

**"LAKEVIEW VILLAS"**  
*Phase 2 - Grape Street*  
*Lake Elsinore, CA*

Date: December 12, 2006				Gross Acre:		27.9		MFDU: 115	
Revised Date:				Net Acre:		23.0		Ref: WI 06-002LE ce	
PROJECT BUDGET ESTIMATE									
Item	Item	Unit	Unit	Item	Item				
No.	Description	Meas.	Cost	Quantity	Amount				
	SANITARY SEWER SYSTEM IMPROVEMENTS (In Tract)								
1.	8"PVC, SDR 35, Sewer Main	LF	31.50	2,475	77,963				
2.	8"PVC, SDR 35, Sewer Main, Extra Depth (Surcharge)	LF	7.00	230	1,610				
3.	48" Standard Precast Sewer Manhole	EA	3,150.00	20	63,000				
4.	48" Standard Precast Sewer Manhole, Extra Depth (Surcharge)	EA	600.00	2	1,200				
5.	4" Cleanout				House Cost				
6.	4" PVC Lot Sewer Lateral	DU	595.00	106	63,070				
7.	Tie Into Existing Sewer Manhole				n/a				
8.	Clean, Mandrel & Pressure Test For Final Agency Acceptance	LF	2.00	2,475	4,950				
9.	T.V. Test For Final Agency Acceptance	LF	2.00	2,475	4,950				
10.	Raise Sewer Manhole Frame & Cleanouts & Cover to Finish Grade	EA	340.00	22	7,480				
11.	Slope Anchors				n/a				
				Total, SANITARY SEWER				224,223	
					\$/DU			1,950	
	STORM DRAIN SYSTEM IMPROVEMENTS							See Phase I	
	In Tract								
1.	18" RCP								
2.	24" RCP								
3.	48" RCP								
4.	Storm Drain Manhole								
5.	Junction Structure								
6.	Catch Basin W=10', (Allowance)								
7.	Catch Basin Local Depression								
8.	Raise Manhole Frame & Covers to Finish Grade, 2nd Raise								
9.	Winged Headwall								
	a.) 18"								
	b.) 24"								
10.	24" Slope Anchors								
11.	Connect to Existing Catch Basin								
12.	V-Ditch to RCP Connectors								
	Total, STORM DRAIN SYSTEM IMPROVEMENTS							-	
					\$/DU			-	

**"LAKEVIEW VILLAS"**  
**Phase 2 - Grape Street**  
**Lake Elsinore, CA**

Date: December 12, 2006				Gross Acre:		27.9	
Revised Date:				Net Acre:		23.0	
						MFDU: 115	
						Ref: WI 06-002LE ce	
PROJECT BUDGET ESTIMATE							
Item	Item	Unit	Unit	Item	Item		
No.	Description	Meas.	Cost	Quantity	Amount		
	STREET IMPROVEMENTS (In Tract)						
	"Asphalt"						
1.	Dirt Balance & Fine Grade R.O.W. Sub Grade, Prior to Aggregate Base Placement	SF	0.15	73,100	10,965		
2.	8" Aggregate Base, Class II, Width = 20'	SF	0.875	73,100	63,963		
3.	3" Asphalt Concrete Type "B", Base Course, Width = 20'	SF	1.10	73,100	80,410		
4.	Clean, Wash & Tack, Prior to 1" AC Cap	SF	0.10	73,100	7,310		
5.	1" Asphalt Concrete Cap	SF	0.425	73,100	31,068		
6.	Fog Seal				n/a		
7.	Miscellaneous Repairs for Final Agency Acceptance (Allowance)	DU	150.00	115	17,250		
8.	Mobilization for 3" Asphalt Concrete/8"Aggregate Base (Allowance)	EA	4,250.00	2	8,500		
9.	Mobilization for 1" Asphalt Concrete Cap (Allowance)	EA	3,750.00	2	7,500		
10.	3" Asphalt Over 8" Aggregate Base @ Tank Site				See Phase 1		
				Total, "Asphalt"	226,965		
	"Concrete"						
11.	4" Wedge Curb @ Driveways	LF	17.00	3,375	57,375		
12.	6" Curb & Gutter, Including Fine Grade & Backfill	LF	15.50	2,627	40,719		
13.	6" Curb & Gutter @ Water Tank Access Road				n/a		
14.	6" Curb Only @ Median & Parking Bays, Including Fine Grade & Backfill	LF	15.00	1,600	24,000		
15.	4" P.C.C. Sidewalk, Width = 5.5', Including Fine Grade				n/a		
16.	6" P.C.C. Drive Approach, w = 16', l = 4.0', Including Fine Grade (Assume 64 SF/DU)	SF	4.50	7,360	33,120		
17.	8" P.C.C. Cross Gutters, w/Spandrels, & 6" Curb Only, and 8" Aggregate Base	SF	9.75	1,600	15,600		
18.	6" Concrete Valley Gutter @ Parking Bays, w = 24"	SF	7.00	1,800	12,600		
19.	Pedestrian Access Ramp (Finish Only)				n/a		
20.	P.C.C. Parkway Culvert, Including Transition Structure				n/a		
21.	Concrete Repairs for Bond Release & Final Acceptance (Allowance)	%	20.00%	183,414	36,683		
				Total, "Concrete"	220,096		
	"Miscellaneous"						
22.	Stop Sign w/Bar Legend	EA	325.00	12	3,900		
23.	Street Name Sign	EA	340.00	12	4,080		
24.	Parking Stall Striping (Allowance)	LS	3,500.00	1	3,500		
				Total, "Miscellaneous"	11,480		
			Total, STREET IMPROVEMENTS			458,541	
				\$/DU	3,987		

**"LAKEVIEW VILLAS"**  
**Phase 2 - Grape Street**  
**Lake Elsinore, CA**

Date: December 12, 2006				Gross Acre:		27.9		MFDU: 115	
Revised Date:				Net Acre:		23.0		Ref: WI 06-002LE ce	
PROJECT BUDGET ESTIMATE									
Item	Item			Unit	Unit		Item		Item
No.	Description			Meas.	Cost		Quantity		Amount
	UTILITIES (Elec., Tel., Gas, CATV) (In Tract)								
	Contractor Charges/Trenching								
1.	Trench Joint, Mainline (E-Tele, Gas, CATV)			LS	160,601.00		1		160,601
				Sub-Total, Contractor Charges/Trenching, In Tract					160,601
	Street Light Expenses (In Tract)								
1.	Private Streetlight Charges by Developer			EA	3,150.00		21		66,150
	(Trench, Conduit, Wire, Bases, Poles, Luminaries, Handholes,								
	Splicing, Backfill and Compaction)								
				Sub-Total, Street Light Expenses, In Tract					66,150
	Electric Advancements / Fees								
1.	Edison Deposits			LS	63,473.00		1		63,473
2.	Edison Charges			LS	22,543.00		1		22,543
				Sub-Total, Electric Advancements / Fees (In-Tract)					86,016
	Verizon (GTE) Charges								
1.	Lot Speculation Charges			LS	97,453.00		1		97,453
				Sub-Total, Telephone Fees (In Tract)					97,453
	Gas Advancement Fees (In-Tract)								
1.	Gas Deposits			LS	9,701.00		1		9,701
				Sub-Total, Gas Advancement Fees (In Tract)					9,701
				Sub Total, UTILITIES, (Elec., Tel., Gas, CATV) (In Tract)					419,921
							\$/DU		3,651
	ESTIMATED UTILITIES REFUNDS (Elec., Tel., Gas, CATV) (In Tract)								
1.	Electric - Refunds			LS	(63,473.00)		1		(63,473)
2.	Gas Deposits			LS	(9,701.00)		1		(9,701)
				Total, ESTIMATED UTILITY REFUNDS (In Tract)					(73,174)
							\$/DU		(636)
	Utilities Provided by RJ Popovits, 8/10/04, (714) 802-4521								

**"LAKEVIEW VILLAS"**  
**Phase 2 - Grape Street**  
**Lake Elsinore, CA**

<b>Date: December 12, 2006</b>	<b>Gross Acre: 27.9</b>	<b>MFDU: 115</b>
<b>Revised Date:</b>	<b>Net Acre: 23.0</b>	<b>Ref: WI 06-002LE ce</b>

***PROJECT BUDGET ESTIMATE***

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
	<b><u>CONSULTANTS</u></b>				
	<b><i>Consultants to Tentative Map</i></b>				<i>See Phase 1</i>
1. a.)	Soils Engineering, Testing & Report (Allowance)				
b.)	Soils Engineering Tentative Map Review (Allowance)				
2.	Civil Engineering, Preliminary Planning (Allowance)				
3.	Biologist (Allowance)				
4.	Environmental Study (Allowance)				
5.	Architectural (Allowance)				
6.	CFD Formation (Allowance)				
				<b><i>Sub Total Consultants to Tentative Map</i></b>	<b>-</b>
	<b><i>Consultants to Final Map</i></b>				<i>See Phase 1</i>
7. a.)	Soils Engineering Grading Plan Review (Allowance)				
b.)	Soils Engineering, Rough Grading, Final Report (Allowance)				
8. a.)	Civil Engineering, Rough Grading Plans (Allowance)				
b.)	Civil Engineering, Final Plans, Streets & Storm Drain (Allow.)				
c.)	Civil Engineering, Final Plans, Water & Sewer (Allowance)				
9.	Landscape Architect (Allowance)				
10.	Utility Coordination & Design (Allowance)				
11.	Blue Prints (Allowance)				
12.	Acoustical Engineering (Allowance)				
13.	Structural Engineer, Retaining Walls (Allowance)				
				<b><i>Sub Total Consultants to Final Map</i></b>	<b>-</b>
	<b><i>Consultants During Construction</i></b>				
14. a.)	Soils Engineering, Grading Observation & Testing (Allowance)				<i>See Phase 1</i>
b.)	Soils Engineering, Utility Trench Testing	LS	30,000.00	1	30,000
	(Water, Sewer & Storm Drain) (Allowance)				
c.)	Soils Engineering, Street Testing & R Values (Allowance)	LS	20,000.00	1	20,000
d.)	Soils Engineering, Additional Field & Lab (Allowance)	LS	2,500.00	1	2,500
e.)	Soils Engineering, Final Soils Report (Allowance)	LS	2,500.00	1	2,500
15. a.)	Civil Engineering, Field Survey (Allowance)	LS	105,750.00	1	105,750
	(Streets, Sewer, Water Storm Drain and Grading)				
16.	Paleontologist (Allowance)				<i>See Phase 1</i>
17.	Archeologist (Allowance)				<i>See Phase 1</i>
				<b><i>Sub Total Consultants During Construction</i></b>	<b>160,750</b>
				<b>Total, CONSULTING SERVICES</b>	<b>160,750</b>
				<b>\$/DU</b>	<b>1,398</b>



**"LAKEVIEW VILLAS"**  
**Phase 2 - Grape Street**  
**Lake Elsinore, CA**

<b>Date: December 12, 2006</b>	<b>Gross Acre: 27.9</b>	<b>MFDU: 115</b>
<b>Revised Date:</b>	<b>Net Acre: 23.0</b>	<b>Ref: WI 06-002LE ce</b>

**PROJECT BUDGET ESTIMATE**

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
	<b>FEES / ASSESSMENTS, Paid @ Final Map</b>				<i>See Phase 1</i>
1.	<b>Tentative Tract Map</b>				
	a.) Planning Department				
	b.) Riverside County Fire				
	c.) Engineering Department				
2.	<b>Design Review Residential</b>				
	a.) Planning Department				
	b.) Riverside County Fire				
	c.) Engineering Department				
	d.) Engineering Department				
3.	<b>Development Agreement</b>				
	a.) City Staff Review (Planning)				
	b.) City Staff Review (Engineering)				
	c.) City Attorney Review				
4.	<b>Environmental Review</b>				
	a.) Neg. Dec. Planning				
	b.) Neg. Dec. Engineering				
5.	Fish and Game Filing Fee (Neg. Dec.)				
				<b>Sub Total Fees To Tentative Map:</b>	-
6.	<b>Landscape</b>				
	a.) Landscape Plan Check	DU	28.00	115	3,220
	b.) Landscape Inspection	DU	14.00	115	1,610
7.	<b>Final Tract Map</b>				<i>See Phase 1</i>
	a.) Base				
	b.) Lot				
8.	Monument Bond (Allowance)				<i>See Phase 1</i>
9.	<b>Grading</b>				<i>See Phase 1</i>
	a.) Grading Permit / Inspection Fee (400,000 CY)				
	b.) Grading Permit / Inspection Fee (Over 400,000 CY)				
	c.) Grading Plan Check (Allowance) (91% of Permit)				
10.	<b>Street Improvement</b>				
	a.) Street Improvement Plan Check				<i>See Phase 1</i>
	b.) Street Improvement Inspection	%	3.50%	787,037 *	27,546
11.	<b>Storm Drain</b>				
	a.) Plan Check				<i>See Phase 1</i>
	b.) Permit & Inspection				n/a
12.	Street Capital Improvement (Assume 3,200 SF/Lot)	SF	0.03	368,000	11,040
13.	<b>EVMWD Water</b>				
	a.) Water Plan Check				<i>See Phase 1</i>
	b.) Water Inspection	%	8.0%	558,195 *	44,656
14.	<b>EVMWD Sewer</b>				
	a.) Sewer Plan Check				<i>See Phase 1</i>
	b.) Sewer Inspection	%	8.0%	336,334 *	26,907
	<b>(Fees, &amp; Assessments, Continued)</b>				

# "LAKEVIEW VILLAS"

Phase 2 - Grape Street

Lake Elsinore, CA

<b>Date: December 12, 2006</b>	<b>Gross Acre: 27.9</b>	<b>MFDU: 115</b>
<b>Revised Date:</b>	<b>Net Acre: 23.0</b>	<b>Ref: WI 06-002LE ce</b>

## PROJECT BUDGET ESTIMATE

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
	<b><u>FEES / ASSESSMENTS, Paid @ Final Map (Continued)</u></b>				
	<b><u>(Elec., Tel, Gas, CATV)</u></b>				
15.	Utility Trench				
a.)	Inspection	LS	600.00	1	600
b.)	Inspection	LF	0.30	2,385	716
16.	Drainage Area Fee				n/a
17.	Kangaroo Rat				n/a
				<b>Sub Total Fees To Final Map:</b>	<b>116,294</b>
<b>Note:</b>					
<b>* An Additional 50% Has Been Added for Agency Pricing.</b>			<b>Total, FEES / ASSESSMENTS, Paid @ Final Map</b>		<b>116,294</b>
			<b>\$/DU</b>		<b>1,011</b>
	<b><u>BONDING</u></b>				
1.	Performance Bond (Allowance)	%	1.50%	1,681,566	25,223
	(Water, Sewer, Storm Drain, Street Improvements & Street Lights )				
2.	Labor & Materials Bond (Allowance)	%	0.75%	1,681,566	12,612
	(Water, Sewer, Storm Drain, Street Improvements & Street Lights )				
3.	Rough Grading Bond (Allowance)	%	1.50%	0	-
	(Rough Grading & Slope Drainage)				
4.	Landscape & Erosion Control Bond (Allowance)	%	1.50%	1,710,608	25,659
	(Landscape & Irrigation, Monumentation, Walls & Fences & Erosion Controls )				
<b>Note:</b>				<b>Total, BONDING</b>	<b>63,494</b>
<b>An Additional 50% Has Been Added for Agency Pricing.</b>				<b>\$/DU</b>	<b>552</b>
	<b><u>FEES / ASSESSMENTS, Paid @ Building Permit</u></b>				
1.	School Fee (Lake Elsinore Unified School District)(951-253-7000)	SF	3.36	184,000	618,240
	(Assume 1,600 SF / DU) (Allowance)				
2.	Precise Grading Plan Check	DU	100.00	115	11,500
3.	Park Capital Improvement Plan	DU	1,500.00	115	172,500
4.	Library Capital Improvement Plan	DU	150.00	115	17,250
5.	Traffic Impact Fee (Multi Family)	DU	959.00	115	110,285
6.	Master Plan of Drainage Fee (Multi Family)				See Phase 1
7.	<b>Elsinore Valley Municipal Water District</b>				
a)	<b>Water Connection Fee for ¾" Meter</b>				
1	Hang Meter	DU	225.00	115	25,875
2	Radio Read	DU	283.00	115	32,545
3	Administration	DU	59.00	115	6,785
4	Pumping Plant	DU	1,250.00	115	143,750
5	Storage	DU	1,690.00	115	194,350
6	New Demand Charge				Not Applicable
7	Temescal Valley Project	DU	1,787.00	115	205,505
8	Source of Supply	DU	1,482.00	115	170,430
9	Transmission Charge	DU	1,782.00	115	204,930

**"LAKEVIEW VILLAS"**  
**Phase 2 - Grape Street**  
**Lake Elsinore, CA**

<b>Date: December 12, 2006</b>	<b>Gross Acre: 27.9</b>	<b>MFDU: 115</b>
<b>Revised Date:</b>	<b>Net Acre: 23.0</b>	<b>Ref: WI 06-002LE ce</b>

**PROJECT BUDGET ESTIMATE**

Item No.	Item Description	Unit Meas.	Unit Cost	Item Quantity	Item Amount
	<b>FEES / ASSESSMENTS, Paid @ Building Permit</b>				
	<i>Elsinore Valley Municipal Water District</i>				
b)	<b>Water Connection Fee for 1½" Meter (Irrigation)</b>				
1	Hang Meter	EA	408.00	3	1,224
2	Radio Read	EA	265.00	3	795
3	Administration	EA	114.00	3	342
4	Pumping Plant	EA	2,379.00	3	7,137
5	Storage	EA	3,216.00	3	9,648
6	New Demand Charge				<i>Not Applicable</i>
7	Temescal Valley Project	EA	3,399.00	3	10,197
8	Source of Supply	EA	2,820.00	3	8,460
9	Transmission Charge	EA	3,390.00	3	10,170
c)	<b>Credits: ¾" Meter</b>				
1	Pumping Plant (70% Credit)	DU	(875.00)	115	(100,625)
2	Storage (70% Credit)	DU	(1,183.00)	115	(136,045)
d)	<b>Credits: 1½" Irrigation Meter</b>				
1	Pumping Plant (70% Credit)	EA	(1,665.30)	3	(4,996)
2	Storage (70% Credit)	EA	(2,251.20)	3	(6,754)
e)	<b>Sewer Connection Fee</b>	DU	8,915.00	115	1,025,225
8.	TUMF Fee (Multi-family) (County of Riverside)	DU	6,273.00	115	721,395
9.	Railroad Canyon Road Benefit Reimbursement District Fee	DU	3,300.00	115	379,500
10.	Fire Department Mitigation Fee	DU	150.00	115	17,250
11.	Multiple Species Habitat Conservation Fee (Multi-Family) (County of Riverside)	DU	1,241.00	115	142,715
12.	Public Building Impact Fee (Multifamily 2-4)	DU	2,135.00	115	245,525
13.	Fire Facilities Impact Fee (Multi-family)	DU	612.00	115	70,380
14.	Affordable Housing Fee (Allowance) (Assume 1,600 SF/DU)	SF	2.00	184,000	368,000
	<b>Total, FEES / ASSESSMENTS, (Paid @ Building Permit)</b>				<b>4,683,489</b>
				<b>\$/DU</b>	<b>40,726</b>
<b>Notes:</b>					
	<b>This Estimate Is Based on a 60 Scale Tentative Map,</b>				
	<b>That Has NOT Been Approved By The City of Lake Elsinore</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 For Fluctuations In Cost Factors or Changes Due To Final Engineering Design, and the The City of Lake Elsinore 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>Woodward Interests is Advised to Update this Estimate Periodically, to Reflect the Most Current Industry Costs</b>				