

**ENGINEER'S REPORT
TRA VIGNE WEST PROJECT - ZONE 16
STOCKTON CONSOLIDATED STORM DRAINAGE
MAINTENANCE ASSESSMENT DISTRICT No. 2005-1
CITY OF STOCKTON
(PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913 AND
STOCKTON IMPROVEMENT PROCEDURE CODE, PART V)**

**FISCAL YEAR
2027-2028**

**PREPARED BY:

NORTHSTAR ENGINEERING GROUP, INC.**

MAY 11, 2026

**ENGINEER'S REPORT
FOR THE 2027 – 2028 FISCAL YEAR**

**TRA VIGNE WEST PROJECT - ZONE 16
STOCKTON CONSOLIDATED STORM DRAINAGE MAINTENANCE
ASSESSMENT DISTRICT No. 2005-1**

(Pursuant to the Municipal Improvement Act of 1913 and Stockton Improvement
Procedure Code, Part V)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: _____, 2026

Northstar Engineering Group, Inc.
Engineer of Work

BY: _____
Anthony de Melo
PE 71387

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment District Boundary, Assessment Diagram, and Assessment Roll thereto attached, was filed with me on the _____ day of _____, 2026.

City Clerk, City of Stockton
San Joaquin County, California

BY: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment District Boundary, Assessment Diagram, and Assessment Roll thereto attached, was approved and confirmed by the City of Stockton, California on the _____ day of _____, 2026.

City Clerk, City of Stockton
San Joaquin County, California

BY: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment District Boundary, Assessment Diagram, and Assessment Roll thereto attached, was filed with the Auditor of the County of San Joaquin on the _____ day of _____, 2026.

City Clerk, City of Stockton
San Joaquin County, California

BY: _____

INTRODUCTION

This report is prepared pursuant to and in compliance with the requirements of the “Municipal Improvement Act of 1913,” as amended, commencing with the Streets and Highways code sections 10000, et. Seq. and the Stockton Improvement Procedure Code, Part V, commencing with the code sections 9-101, et seq, for the creation of a new Zone (Tra Vigne West Project Zone 16) in the Stockton Consolidated Storm Drainage Maintenance Assessment District No. 2005-1.

BACKGROUND

The Tra Vigne West project is a 200-acre project that will develop up to 756 single-family residential lots, (1) one multifamily residential lot, (1) one commercial lot, (1) one possible school site, (2) two park sites, and (1) one domestic well in the northeastern portion of the City of Stockton, on the southeast corner of Eight Mile and West Lane. The project is being developed by MCD North Stockton, LLC and MCD South Stockton, LLC. This project includes certain drainage improvements which require annual maintenance. This report establishes Tra Vigne West Project Zone 16 of the City of Stockton Consolidated Storm Drainage Maintenance Assessment District, which provides annual funds for the maintenance and replacement of various public storm drainage improvements. This report details the criteria for the spread of the assessment, the special benefits received, and the budget for the annual maintenance and reserves. Exhibit A, the proposed annexation roll, details how each lot will be assessed.

PHASED DEVELOPMENT

The Tra Vigne West project is currently anticipated to be constructed in multiple phases, formally designated as Units (e.g. Unit 1, Unit 2) upon the recording of the final maps. The storm drainage improvements for all phases that will be maintained by the Tra Vigne West Zone 16 Assessment District are described in the “Description of Facilities to be Maintained.” As the phases progress, they shall be identified as completed and will be incorporated into the next annual storm drainage maintenance budget. Tra Vigne, when completed, will include up to approximately 756 single-family lots, (1) one multifamily residential lot, (1) one commercial lot, (1) one possible school site, (2) two park sites, and (1) one domestic well.

ASSESSMENT DISTRICT AREA

The area of Zone 16, Tra Vigne West is described as all of the property within the following assessor’s parcels identified by assessor’s parcel number (APN):

<u>Book</u>	<u>Page</u>	<u>Parcel</u>
120	020	001
120	020	033
120	020	034
120	020	035
120	020	036
120	020	037
120	020	038

The Boundary Map, Assessment Diagram, and current County Assessor’s Map for Tra Vigne West Zone 16 are attached to this Engineer’s Report as Exhibit B, Exhibit C, and Exhibit D respectively. Exhibit C shows the proposed Assessment Diagram with the future parcels subdivided.

PLANS AND SPECIFICATIONS

Plans and specifications for the storm drainage improvements to be maintained by the funds generated by Tra Vigne West Zone 16 are filed separately with the City of Stockton and are incorporated into this report by reference.

FACILITIES TO BE MAINTAINED

Certain public storm drainage improvements are to be installed by the developers as part of the Conditions of Approval for the Tra Vigne West project. Tra Vigne West Zone 16 was created to provide funding for the continued maintenance of these storm drainage facilities, which are described below. During the construction period of each phase, the developer will maintain the drainage improvements until the following June 30th, at which time the new improvements within the recorded unit shall be incorporated into Tra Vigne West Zone 16 of the Assessment District.

The storm drainage improvements to be maintained are as follows:

1. A Contech CDS5678-10-C771343-10 Hydrodynamic Separator, to be maintained per manufacturer's recommendations.
2. The inlet and outlet structures for the basin to be inspected and maintained as needed.
3. The storm pump station, that discharges into Bear Creek, is to be inspected and maintained annually.
4. The generator yard, at the pump station, is to be inspected and maintained annually.
5. The Bear Creek Outfall is to be inspected and maintained as needed.
6. A detention basin to be maintained and inspected periodically for: slope stability, sediment accumulation, trash and debris, presence of burrows, and mowless grass or approved equivalent.
7. Vector control to be inspected and treated.
8. The wrought iron fence (~3,100 LF) and (2) two gates that surround the extended detention basin to be inspected and maintained.
9. An asphalt concrete access road to be maintained.

ALLOCATION OF COSTS

Assessments for the Tra Vigne West Zone 16 Storm Drainage Maintenance Assessment District are apportioned in a manner intended to fairly distribute the amounts among all assessable developed parcels in proportion to the estimated benefits to be received by each such parcel. The assessment shall be levied based on the adjusted drainage areas of each such lot and/or parcel. A parcel is considered as being developed by reason of having been included as a lot or parcel in Tra Vigne West Zone 16 recorded Final Map(s) or being included within the active developed area in the case of an existing parcel. The criteria for apportioning the costs for the maintenance makes use of a dwelling unit equivalent Factor (*dueF*) to calculate the benefit for all uses in terms of equivalent dwelling units.

The terms, definitions, and procedures followed to develop the annual assessments are as follows:

1. Calculation of Runoff Coefficient

All developed parcels shall be directly proportional to a single-family residential development, assuming 6 developed single-family lots per acre with a runoff coefficient of 0.35.

Example Calculation:

Determine *dueF* per acre for a developed parcel with a runoff coefficient of 0.65.

$$\frac{\text{Parcel (Developed)}}{0.65} = \frac{6.0 \text{ Single - Family (Developed)}}{0.35}$$

$$= \text{Parcel (Developed)} = 11.1 \text{ } dueF \text{ per Acre}$$

2. Dwelling Unit Equivalent Factor (*dueF*)

The *dueF* for each use are as follows:

a. Single-Family Residential

All parcels developed for single-family residential use shall be determined to have a runoff coefficient of 0.35 and a *dueF* of 1.0 for each parcel.

b. Multi-Family Residential

All parcels determined to be developed for multi-family residential use shall be determined to have a runoff coefficient of 0.65 and a *dueF* of 11.1 per acre, which is representative of the increase in storm drainage runoff between a multi-family residential site and a single-family residential development.

c. School Site

All parcels developed for a school site shall be determined to have a runoff coefficient of 0.70 and a *dueF* of 12.0 per acre, which is representative of the increase in storm drainage runoff between a school site and a single-family residential development.

d. Commercial Site

All parcels developed for a commercial site shall be determined to have a runoff coefficient of 0.75 and a *dueF* of 12.9 per acre, which is representative of the increase in storm drainage runoff between a commercial site and a single-family residential development.

e. Other Uses

All parcels determined to have uses other than identified above shall have a *dueF* established at the time of the first annual budget affecting such areas as determined by the Engineer or other officer appointed by the City of Stockton to prepare the annual cost spread. The determined *dueF* shall follow the character of the factors assigned above as nearly as practicable, but the determination shall be the sole responsibility of the appointed party and the City of Stockton.

f. Zero Dwelling Unit Equivalent Factor (*dueF*)

Certain parcels, by reason of use, size, shape, or state of development, may be assigned a zero *dueF* which will consequently result in a zero assessment for the fiscal year. All parcels having such a zero *dueF* for the previous fiscal year shall annually be reconsidered to determine if the reason for assigning the zero *dueF* is still valid for the next fiscal year. Parcels which may be expected to have a zero *dueF* assigned are typically parcels which are all, or nearly, all publicly landscaped, and remainder parcels too small or narrow for reasonable residential or commercial use, unless actually in use.

3. Compilation

Annually, about March 15, following the determination of the dwelling unit equivalent Factor (*dueF*) for all developed parcels and the determination of the list of developed parcels by APN for the next fiscal year, all single-family residential parcels shall have a dwelling unit equivalent (*due*) assigned to each parcel equal to the *dueF* for that parcel. For all parcels other than single-family residential parcels, the product of the *dueF* times the area or adjusted usable area of the parcel, as appropriate, shall be calculated and

shall be the *due* assigned. For developed parcels, the sum of the *due* assigned to each single-family and the *due* for each other parcel shall equal the total *due* for the next fiscal year. The total amount of revenue required for the next fiscal year shall then be divided by the total *due* to calculate the assessment per *due* for the next fiscal year. Parcels defined as not developed for the purposes of determining the storm drainage maintenance assessments will all have a zero *due* and consequently a zero *due* and a zero assessment.

4. Allocation of Assessments

The assessment for maintenance for the next fiscal year shall then be set for each parcel as the product of the calculated dwelling unit equivalent (*due*) for each parcel multiplied by the assessment per *due* for the next fiscal year.

METHOD OF ASSESSMENT SPREAD

In compliance with the provisions of Proposition 218, adding Article XIII D to the California Constitution, the benefits conferred on each parcel within Tra Vigne West Zone 16 of the Stockton Consolidated Storm Drainage Maintenance Assessment District No. 2005-1 are particular and distinct benefits (hereinafter "special benefits") over and above general benefits conferred on such property or to the public at large, in that Zone 16 provides storm drainage quality control for the development of the property within Zone 16 for residential and related urban uses.

Benefits are determined to be 100% special benefits and 0% general benefits. Also, in keeping with the requirements of Proposition 218, no annual individual assessments shall be increased above the amounts assessed under the established criteria for each zone for the preceding fiscal year without an election approval, except as provided by the annual escalation factor.

Pursuant to Article XIII D, Section 4, of the California Constitution, publicly owned properties which receive special benefit from the improvements must be assessed a proportionate share of the costs thereof.

The base objective of the assessment spread is to distribute costs in accordance with the benefits received. Costs will be spread based on *due* to each residential lot, commercial site, school site, park sites, and domestic well site.

ANNUAL ESCALATOR

The maximum assessment amount for each fiscal year shall be increased in an amount equal to the greater of: 1) three percent (3.0%), or 2) the percentage increase of the Local Consumer Price Index (CPI). Consumer Price Index applied is for the San Francisco-Oakland-San Jose County Area for All Urban Consumers, as developed by the U.S. Bureau of Labor Statistics for a similar period of time.

ADMINISTRATION

It is intended that the City of Stockton, either directly or by subcontract, shall have the responsibility to establish an ongoing Storm Drainage Maintenance Management entity to be known as the Storm Drainage Maintenance District Manager which shall be responsible to establish the annual budget, keep an accounting of the maintenance and operational administrative costs, administer and perform the storm drain maintenance either directly or by subcontract, pay all fees, utility costs, taxes, and any and all other operating costs.

ESTIMATE OF COSTS

The estimated costs are for public storm drainage maintenance only. All initial improvements will be installed by the developer, at no cost to the Storm Drainage Maintenance Assessment District. The cost of maintaining the improvements will be paid by the developer to the District through the end of the fiscal year (June 30) and until such time as sufficient funds (not to exceed the total maximum assessment) are available from the District's annual assessments.

Items considered in the maintenance cost include, but are not limited to: regularly scheduled maintenance, and facility repair and replacement at the end of its useful life.

STORM DRAINAGE MAINTENANCE ASSESSMENT

The Tra Vigne West development is required to ensure that all property owners within the subdivision pay their proportionate share of the cost to maintain the storm drainage quality control facilities within the service area for the subdivision or serving the subdivision.

The annual costs estimated to be collected with the 2027-2028 taxes for the initially developed areas are as follows. Refer to the cost breakdowns which follow the estimated costs for detailed information on the items marked with an asterisk (*):

		Annual Budget
OPERATION COSTS		
	Contech Hydrodynamic Separator*	
	Maintenance	\$ 750.00
	Replacement Reserve	\$ 5,000.00
	Basin Inlet/Outlet Structures and Creek Outfall*	
	Maintenance/Repair	\$ 750.00
	Replacement Reserve	\$ 2,840.00
	Detention Basin*	
	Maintenance/Repair	\$ 9,000.00
	Vector Control	\$ 4,800.00
	Weeding	\$ 4,000.00
	Watering Mowless Sod	\$ 960.00
	Replacement Reserve	\$ 3,200.00
	Wrought Iron Fence and Gate*	
	Maintenance/Graffiti	\$ 3,840.00
	Replacement Reserve	\$ 3,406.70
	Access Road	
	Maintenance	\$ 2,449.30
	Inspection/Management	\$ 11,040.00
Total Operation Costs		\$ 52,036.00
DISTRICT ADMINISTRATION COSTS		
	Attorneys' Fee	\$ 2,500.00
	Annual Engineer's Report	\$ 3,500.00

	City Administration Fee	\$	5,000.00
	County Administration Fee	\$	1,000.00
	Publication	\$	200.00
	Total Administration Costs	\$	12,200.00
	Total Operation and Administration Costs	\$	64,236.00
	Estimated Contingency (10%)	\$	6,423.60
	Total Estimated Revenue Required for 2027-2028 Fiscal Year	\$	70,659.60
	Total Appropriation Required from Existing Fund Balance	\$	-
	Total Estimated Assessment for 2027-2028 Fiscal Year	\$	70,659.60
	Developer's Contribution	\$	-
	Total dueF		1,010
	Estimated Assessment per dueF	\$	69.96

Contech Hydrodynamic Separator

Maintenance: 1 site visit annually with vacuum truck to remove sediment at \$750 per site visit = \$750

Replacement Reserve: \$5,000 (x 50 years = \$250,000)

Basin Inlet/Outlet Structure and Creek Outfall

Maintenance: 1 site visit annually with vacuum truck to remove sediment at \$750 per site visit = \$750

Replacement Reserve: \$2,840 (x 50 years = \$142,000)

Detention Basin

Maintenance/Repair: 12 site visits for trash pickup, mowless sod check and repair, slope check and repair, berm check and repair, low-flow channel check and repair, sprinkler check and repair at \$750 per site visit (including materials for repair) = \$ 9,000

Vector Control: Inspection and spraying (including materials) = \$4,800

Weeding: \$4,000 Annually

Watering Mowless Sod: \$960

Replacement Reserve: \$3,200 (x 50 years = \$160,000)

Wrought Iron Fence and Gate Maintenance

Maintenance/Graffiti Control: 12 site visits to remove graffiti at \$320 per site visit = \$3,840

Replacement reserve: \$3,406.70 (x 50 years = 3,097LF @ \$55/LF)

Access Road

Maintenance: 2-inch grind and overlay = \$2,449.30 (x 15 years = ~29,400 SF @ \$1.25)

Inspection/Management: 8 hours per month x 12 months per year x \$115 per hour = \$11,040

Engineer's Report
 Tra Vigne West Project
 May 11, 2026
 Page 7 of 26

ASSESSMENT ROLL

The assessment roll for the proposed Zone 16 for the fiscal year 2027-2028 is as follows:

ASSESS -MENT NUMBER	APN	TRA VIGNE UNIT NO.	OWNER	No. OF <i>dueF</i>'s	ANNUAL BUDGET
1	120-02-036	All of Unit 1, Parts of Unit 5 41.4 AC (82 <i>dueF</i> 's)	MCD South Parcel, LLC	82	\$5,736.72
2	120-02-038	Part of Unit 8 0.85 AC (0 <i>dueF</i> 's)	MCD South Parcel, LLC	0	\$0.00
3	120-02-035	Part of Units 2, 4 & 5 31.38 AC (163 <i>dueF</i> 's)	MCD South Parcel, LLC	163	\$11,403.48
4	120-02-037	Part of Unit 8 6.93 AC (30 <i>dueF</i> 's)	MCD South Parcel, LLC	30	\$2,098.80
5	120-02-034	Parts of Unit 3 & 4 19.92 AC (90 <i>dueF</i> 's)	MCD North Parcel, LLC	90	\$6,296.40
6	120-02-033	All of Units 6, 7, 9, 10, 11, 11a, and Parts of Unit 8 & 12 101.28 AC (636 <i>dueF</i> 's)	MCD North Parcel, LLC	636	\$44,494.56
7	120-02-001	Part of Unit 12 0.74 AC (9 <i>dueF</i> 's)	MCD North Parcel, LLC	9	\$629.64
TOTAL				1010	\$70,659.60

The parcels in the proposed Tra Vigne West are expected to subdivide subsequent to the formation of Zone 16. The proposed subdivision will contain a total of 1010 *dueF* and will have a proposed assessment roll based on the above criteria and budget set forth on Exhibit "A".

This annexation will result in approval of a maximum assessment. The actual 2027-2028 fiscal year levy on developed parcels will be determined at the City's 2027-2028 Annual Stockton Consolidated Storm Drainage Maintenance District 2005-1 budget process.

The foregoing Engineer's Report and the estimate of costs, as well as the Assessment Diagram and Assessment Roll, which are attached hereto, are presented for your approval by resolution dated this _____ day of _____, 2026.

Northstar Engineering Group, Inc.
 Engineer of Work

BY: _____
 Anthony de Melo
 PE 71387

EXHIBIT "A"
PROPOSED ASSESSMENT ROLL
TRA VIGNE WEST - ZONE 16
STOCKTON CONSOLIDATED STORM DRAINAGE MAINTENANCE ASSESSMENT
DISTRICT No. 2005-1

ASSESS -MENT NUMBER	APN	LOT No. & UNIT No.	MAXIMUM ANNUAL ASSESSMENT
1	TBD*	Lot 1, Unit 1	\$69.96
2	TBD*	Lot 2, Unit 1	\$69.96
3	TBD*	Lot 3, Unit 1	\$69.96
4	TBD*	Lot 4, Unit 1	\$69.96
5	TBD*	Lot 5, Unit 1	\$69.96
6	TBD*	Lot 6, Unit 1	\$69.96
7	TBD*	Lot 7, Unit 1	\$69.96
8	TBD*	Lot 8, Unit 1	\$69.96
9	TBD*	Lot 9, Unit 1	\$69.96
10	TBD*	Lot 10, Unit 1	\$69.96
11	TBD*	Lot 11, Unit 1	\$69.96
12	TBD*	Lot 12, Unit 1	\$69.96
13	TBD*	Lot 13, Unit 1	\$69.96
14	TBD*	Lot 14, Unit 1	\$69.96
15	TBD*	Lot 15, Unit 1	\$69.96
16	TBD*	Lot 16, Unit 1	\$69.96
17	TBD*	Lot 17, Unit 1	\$69.96
18	TBD*	Lot 18, Unit 1	\$69.96
19	TBD*	Lot 19, Unit 1	\$69.96
20	TBD*	Lot 20, Unit 1	\$69.96
21	TBD*	Lot 21, Unit 1	\$69.96
22	TBD*	Lot 22, Unit 1	\$69.96
23	TBD*	Lot 23, Unit 1	\$69.96
24	TBD*	Lot 24, Unit 1	\$69.96
25	TBD*	Lot 25, Unit 1	\$69.96
26	TBD*	Lot 26, Unit 1	\$69.96
27	TBD*	Lot 27, Unit 1	\$69.96
28	TBD*	Lot 28, Unit 1	\$69.96
29	TBD*	Lot 29, Unit 1	\$69.96
30	TBD*	Lot 30, Unit 1	\$69.96
31	TBD*	Lot 31, Unit 1	\$69.96
32	TBD*	Lot 32, Unit 1	\$69.96
33	TBD*	Lot 33, Unit 1	\$69.96
34	TBD*	Lot 34, Unit 1	\$69.96
35	TBD*	Lot 35, Unit 1	\$69.96
36	TBD*	Lot 36, Unit 1	\$69.96
37	TBD*	Lot 37, Unit 1	\$69.96
38	TBD*	Lot 38, Unit 1	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 9 of 26

39	TBD*	Lot 39, Unit 1	\$69.96
40	TBD*	Lot 40, Unit 1	\$69.96
41	TBD*	Lot 41, Unit 1	\$69.96
42	TBD*	Lot 42, Unit 1	\$69.96
43	TBD*	Lot 43, Unit 1	\$69.96
44	TBD*	Lot 44, Unit 1	\$69.96
45	TBD*	Lot 45, Unit 1	\$69.96
46	TBD*	Lot 46, Unit 1	\$69.96
47	TBD*	Lot 47, Unit 1	\$69.96
48	TBD*	Lot 48, Unit 1	\$69.96
49	TBD*	Lot 49, Unit 1	\$69.96
50	TBD*	Lot 50, Unit 1	\$69.96
51	TBD*	Lot 51, Unit 1	\$69.96
52	TBD*	Lot 52, Unit 1	\$69.96
53	TBD*	Lot 53, Unit 1	\$69.96
54	TBD*	Lot 54, Unit 1	\$69.96
55	TBD*	Lot 55, Unit 1	\$69.96
56	TBD*	Lot 56, Unit 1	\$69.96
57	TBD*	Lot 57, Unit 1	\$69.96
58	TBD*	Lot 58, Unit 1	\$69.96
59	TBD*	Lot 59, Unit 1	\$69.96
60	TBD*	Lot 60, Unit 1	\$69.96
61	TBD*	Lot 61, Unit 1	\$69.96
62	TBD*	Lot 62, Unit 1	\$69.96
63	TBD*	Lot 63, Unit 1	\$69.96
64	TBD*	Lot 64, Unit 1	\$69.96
65	TBD*	Lot 65, Unit 1	\$69.96
66	TBD*	Lot 66, Unit 1	\$69.96
67	TBD*	Lot 67, Unit 1	\$69.96
68	TBD*	Lot 68, Unit 1	\$69.96
69	TBD*	Lot Park, Unit 1	\$0.00
70	TBD*	Lot Domestic Well, Unit 1	\$0.00
71	TBD*	Lot 1, Unit 2	\$69.96
72	TBD*	Lot 2, Unit 2	\$69.96
73	TBD*	Lot 3, Unit 2	\$69.96
74	TBD*	Lot 4, Unit 2	\$69.96
75	TBD*	Lot 5, Unit 2	\$69.96
76	TBD*	Lot 6, Unit 2	\$69.96
77	TBD*	Lot 7, Unit 2	\$69.96
78	TBD*	Lot 8, Unit 2	\$69.96
79	TBD*	Lot 9, Unit 2	\$69.96
80	TBD*	Lot 10, Unit 2	\$69.96
81	TBD*	Lot 11, Unit 2	\$69.96
82	TBD*	Lot 12, Unit 2	\$69.96
83	TBD*	Lot 13, Unit 2	\$69.96
84	TBD*	Lot 14, Unit 2	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 10 of 26

85	TBD*	Lot 15, Unit 2	\$69.96
86	TBD*	Lot 16, Unit 2	\$69.96
87	TBD*	Lot 17, Unit 2	\$69.96
88	TBD*	Lot 18, Unit 2	\$69.96
89	TBD*	Lot 19, Unit 2	\$69.96
90	TBD*	Lot 20, Unit 2	\$69.96
91	TBD*	Lot 21, Unit 2	\$69.96
92	TBD*	Lot 22, Unit 2	\$69.96
93	TBD*	Lot 23, Unit 2	\$69.96
94	TBD*	Lot 24, Unit 2	\$69.96
95	TBD*	Lot 25, Unit 2	\$69.96
96	TBD*	Lot 26, Unit 2	\$69.96
97	TBD*	Lot 27, Unit 2	\$69.96
98	TBD*	Lot 28, Unit 2	\$69.96
99	TBD*	Lot 29, Unit 2	\$69.96
100	TBD*	Lot 30, Unit 2	\$69.96
101	TBD*	Lot 31, Unit 2	\$69.96
102	TBD*	Lot 32, Unit 2	\$69.96
103	TBD*	Lot 33, Unit 2	\$69.96
104	TBD*	Lot 34, Unit 2	\$69.96
105	TBD*	Lot 35, Unit 2	\$69.96
106	TBD*	Lot 36, Unit 2	\$69.96
107	TBD*	Lot 37, Unit 2	\$69.96
108	TBD*	Lot 38, Unit 2	\$69.96
109	TBD*	Lot 39, Unit 2	\$69.96
110	TBD*	Lot 40, Unit 2	\$69.96
111	TBD*	Lot 41, Unit 2	\$69.96
112	TBD*	Lot 42, Unit 2	\$69.96
113	TBD*	Lot 43, Unit 2	\$69.96
114	TBD*	Lot 44, Unit 2	\$69.96
115	TBD*	Lot 45, Unit 2	\$69.96
116	TBD*	Lot 46, Unit 2	\$69.96
117	TBD*	Lot 47, Unit 2	\$69.96
118	TBD*	Lot 48, Unit 2	\$69.96
119	TBD*	Lot 49, Unit 2	\$69.96
120	TBD*	Lot 50, Unit 2	\$69.96
121	TBD*	Lot 51, Unit 2	\$69.96
122	TBD*	Lot 52, Unit 2	\$69.96
123	TBD*	Lot 53, Unit 2	\$69.96
124	TBD*	Lot 54, Unit 2	\$69.96
125	TBD*	Lot 55, Unit 2	\$69.96
126	TBD*	Lot 56, Unit 2	\$69.96
127	TBD*	Lot 57, Unit 2	\$69.96
128	TBD*	Lot 58, Unit 2	\$69.96
129	TBD*	Lot 59, Unit 2	\$69.96
130	TBD*	Lot 60, Unit 2	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 11 of 26

131	TBD*	Lot 61, Unit 2	\$69.96
132	TBD*	Lot 62, Unit 2	\$69.96
133	TBD*	Lot 63, Unit 2	\$69.96
134	TBD*	Lot 64, Unit 2	\$69.96
135	TBD*	Lot 65, Unit 2	\$69.96
136	TBD*	Lot 66, Unit 2	\$69.96
137	TBD*	Lot 67, Unit 2	\$69.96
138	TBD*	Lot 68, Unit 2	\$69.96
139	TBD*	Lot 69, Unit 2	\$69.96
140	TBD*	Lot 70, Unit 2	\$69.96
141	TBD*	Lot 71, Unit 2	\$69.96
142	TBD*	Lot 72, Unit 2	\$69.96
143	TBD*	Lot 73, Unit 2	\$69.96
144	TBD*	Lot 74, Unit 2	\$69.96
145	TBD*	Lot 75, Unit 2	\$69.96
146	TBD*	Lot 76, Unit 2	\$69.96
147	TBD*	Lot 77, Unit 2	\$69.96
148	TBD*	Lot 1, Unit 3	\$69.96
149	TBD*	Lot 2, Unit 3	\$69.96
150	TBD*	Lot 3, Unit 3	\$69.96
151	TBD*	Lot 4, Unit 3	\$69.96
152	TBD*	Lot 5, Unit 3	\$69.96
153	TBD*	Lot 6, Unit 3	\$69.96
154	TBD*	Lot 7, Unit 3	\$69.96
155	TBD*	Lot 8, Unit 3	\$69.96
156	TBD*	Lot 9, Unit 3	\$69.96
157	TBD*	Lot 10, Unit 3	\$69.96
158	TBD*	Lot 11, Unit 3	\$69.96
159	TBD*	Lot 12, Unit 3	\$69.96
160	TBD*	Lot 13, Unit 3	\$69.96
161	TBD*	Lot 14, Unit 3	\$69.96
162	TBD*	Lot 15, Unit 3	\$69.96
163	TBD*	Lot 16, Unit 3	\$69.96
164	TBD*	Lot 17, Unit 3	\$69.96
165	TBD*	Lot 18, Unit 3	\$69.96
166	TBD*	Lot 19, Unit 3	\$69.96
167	TBD*	Lot 20, Unit 3	\$69.96
168	TBD*	Lot 21, Unit 3	\$69.96
169	TBD*	Lot 22, Unit 3	\$69.96
170	TBD*	Lot 23, Unit 3	\$69.96
171	TBD*	Lot 24, Unit 3	\$69.96
172	TBD*	Lot 25, Unit 3	\$69.96
173	TBD*	Lot 26, Unit 3	\$69.96
174	TBD*	Lot 27, Unit 3	\$69.96
175	TBD*	Lot 28, Unit 3	\$69.96
176	TBD*	Lot 29, Unit 3	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 12 of 26

177	TBD*	Lot 30, Unit 3	\$69.96
178	TBD*	Lot 31, Unit 3	\$69.96
179	TBD*	Lot 32, Unit 3	\$69.96
180	TBD*	Lot 33, Unit 3	\$69.96
181	TBD*	Lot 34, Unit 3	\$69.96
182	TBD*	Lot 35, Unit 3	\$69.96
183	TBD*	Lot 36, Unit 3	\$69.96
184	TBD*	Lot 37, Unit 3	\$69.96
185	TBD*	Lot 38, Unit 3	\$69.96
186	TBD*	Lot 39, Unit 3	\$69.96
187	TBD*	Lot 40, Unit 3	\$69.96
188	TBD*	Lot 41, Unit 3	\$69.96
189	TBD*	Lot 42, Unit 3	\$69.96
190	TBD*	Lot 43, Unit 3	\$69.96
191	TBD*	Lot 44, Unit 3	\$69.96
192	TBD*	Lot 45, Unit 3	\$69.96
193	TBD*	Lot 46, Unit 3	\$69.96
194	TBD*	Lot 47, Unit 3	\$69.96
195	TBD*	Lot 48, Unit 3	\$69.96
196	TBD*	Lot 49, Unit 3	\$69.96
197	TBD*	Lot 50, Unit 3	\$69.96
198	TBD*	Lot 51, Unit 3	\$69.96
199	TBD*	Lot 52, Unit 3	\$69.96
200	TBD*	Lot 53, Unit 3	\$69.96
201	TBD*	Lot 54, Unit 3	\$69.96
202	TBD*	Lot 55, Unit 3	\$69.96
203	TBD*	Lot 56, Unit 3	\$69.96
204	TBD*	Lot 57, Unit 3	\$69.96
205	TBD*	Lot 58, Unit 3	\$69.96
206	TBD*	Lot 59, Unit 3	\$69.96
207	TBD*	Lot 60, Unit 3	\$69.96
208	TBD*	Lot 61, Unit 3	\$69.96
209	TBD*	Lot 62, Unit 3	\$69.96
210	TBD*	Lot 63, Unit 3	\$69.96
211	TBD*	Lot 64, Unit 3	\$69.96
212	TBD*	Lot 65, Unit 3	\$69.96
213	TBD*	Lot 66, Unit 3	\$69.96
214	TBD*	Lot 67, Unit 3	\$69.96
215	TBD*	Lot 68, Unit 3	\$69.96
216	TBD*	Lot 69, Unit 3	\$69.96
217	TBD*	Lot 70, Unit 3	\$69.96
218	TBD*	Lot 71, Unit 3	\$69.96
219	TBD*	Lot 72, Unit 3	\$69.96
220	TBD*	Lot 73, Unit 3	\$69.96
221	TBD*	Lot 74, Unit 3	\$69.96
222	TBD*	Lot 75, Unit 3	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 13 of 26

223	TBD*	Lot 76, Unit 3	\$69.96
224	TBD*	Lot 1, Unit 4	\$69.96
225	TBD*	Lot 2, Unit 4	\$69.96
226	TBD*	Lot 3, Unit 4	\$69.96
227	TBD*	Lot 4, Unit 4	\$69.96
228	TBD*	Lot 5, Unit 4	\$69.96
229	TBD*	Lot 6, Unit 4	\$69.96
230	TBD*	Lot 7, Unit 4	\$69.96
231	TBD*	Lot 8, Unit 4	\$69.96
232	TBD*	Lot 9, Unit 4	\$69.96
233	TBD*	Lot 10, Unit 4	\$69.96
234	TBD*	Lot 11, Unit 4	\$69.96
235	TBD*	Lot 12, Unit 4	\$69.96
236	TBD*	Lot 13, Unit 4	\$69.96
237	TBD*	Lot 14, Unit 4	\$69.96
238	TBD*	Lot 15, Unit 4	\$69.96
239	TBD*	Lot 16, Unit 4	\$69.96
240	TBD*	Lot 17, Unit 4	\$69.96
241	TBD*	Lot 18, Unit 4	\$69.96
242	TBD*	Lot 19, Unit 4	\$69.96
243	TBD*	Lot 20, Unit 4	\$69.96
244	TBD*	Lot 21, Unit 4	\$69.96
245	TBD*	Lot 22, Unit 4	\$69.96
246	TBD*	Lot 23, Unit 4	\$69.96
247	TBD*	Lot 24, Unit 4	\$69.96
248	TBD*	Lot 25, Unit 4	\$69.96
249	TBD*	Lot 26, Unit 4	\$69.96
250	TBD*	Lot 27, Unit 4	\$69.96
251	TBD*	Lot 28, Unit 4	\$69.96
252	TBD*	Lot 29, Unit 4	\$69.96
253	TBD*	Lot 30, Unit 4	\$69.96
254	TBD*	Lot 31, Unit 4	\$69.96
255	TBD*	Lot 32, Unit 4	\$69.96
256	TBD*	Lot 33, Unit 4	\$69.96
257	TBD*	Lot 34, Unit 4	\$69.96
258	TBD*	Lot 35, Unit 4	\$69.96
259	TBD*	Lot 36, Unit 4	\$69.96
260	TBD*	Lot 37, Unit 4	\$69.96
261	TBD*	Lot 38, Unit 4	\$69.96
262	TBD*	Lot 39, Unit 4	\$69.96
263	TBD*	Lot 40, Unit 4	\$69.96
264	TBD*	Lot 41, Unit 4	\$69.96
265	TBD*	Lot 42, Unit 4	\$69.96
266	TBD*	Lot 43, Unit 4	\$69.96
267	TBD*	Lot 44, Unit 4	\$69.96
268	TBD*	Lot 45, Unit 4	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 14 of 26

269	TBD*	Lot 46, Unit 4	\$69.96
270	TBD*	Lot 47, Unit 4	\$69.96
271	TBD*	Lot 48, Unit 4	\$69.96
272	TBD*	Lot 49, Unit 4	\$69.96
273	TBD*	Lot 50, Unit 4	\$69.96
274	TBD*	Lot 51, Unit 4	\$69.96
275	TBD*	Lot 52, Unit 4	\$69.96
276	TBD*	Lot 53, Unit 4	\$69.96
277	TBD*	Lot 54, Unit 4	\$69.96
278	TBD*	Lot 55, Unit 4	\$69.96
279	TBD*	Lot 56, Unit 4	\$69.96
280	TBD*	Lot 57, Unit 4	\$69.96
281	TBD*	Lot 58, Unit 4	\$69.96
282	TBD*	Lot 59, Unit 4	\$69.96
283	TBD*	Lot 60, Unit 4	\$69.96
284	TBD*	Lot 61, Unit 4	\$69.96
285	TBD*	Lot 62, Unit 4	\$69.96
286	TBD*	Lot 63, Unit 4	\$69.96
287	TBD*	Lot 1, Unit 5	\$69.96
288	TBD*	Lot 2, Unit 5	\$69.96
289	TBD*	Lot 3, Unit 5	\$69.96
290	TBD*	Lot 4, Unit 5	\$69.96
291	TBD*	Lot 5, Unit 5	\$69.96
292	TBD*	Lot 6, Unit 5	\$69.96
293	TBD*	Lot 7, Unit 5	\$69.96
294	TBD*	Lot 8, Unit 5	\$69.96
295	TBD*	Lot 9, Unit 5	\$69.96
296	TBD*	Lot 10, Unit 5	\$69.96
297	TBD*	Lot 11, Unit 5	\$69.96
298	TBD*	Lot 12, Unit 5	\$69.96
299	TBD*	Lot 13, Unit 5	\$69.96
300	TBD*	Lot 14, Unit 5	\$69.96
301	TBD*	Lot 15, Unit 5	\$69.96
302	TBD*	Lot 16, Unit 5	\$69.96
303	TBD*	Lot 17, Unit 5	\$69.96
304	TBD*	Lot 18, Unit 5	\$69.96
305	TBD*	Lot 19, Unit 5	\$69.96
306	TBD*	Lot 20, Unit 5	\$69.96
307	TBD*	Lot 21, Unit 5	\$69.96
308	TBD*	Lot 22, Unit 5	\$69.96
309	TBD*	Lot 23, Unit 5	\$69.96
310	TBD*	Lot 24, Unit 5	\$69.96
311	TBD*	Lot 25, Unit 5	\$69.96
312	TBD*	Lot 26, Unit 5	\$69.96
313	TBD*	Lot 27, Unit 5	\$69.96
314	TBD*	Lot 28, Unit 5	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 15 of 26

315	TBD*	Lot 29, Unit 5	\$69.96
316	TBD*	Lot 30, Unit 5	\$69.96
317	TBD*	Lot 31, Unit 5	\$69.96
318	TBD*	Lot 32, Unit 5	\$69.96
319	TBD*	Lot 33, Unit 5	\$69.96
320	TBD*	Lot 34, Unit 5	\$69.96
321	TBD*	Lot 35, Unit 5	\$69.96
322	TBD*	Lot 36, Unit 5	\$69.96
323	TBD*	Lot 37, Unit 5	\$69.96
324	TBD*	Lot 38, Unit 5	\$69.96
325	TBD*	Lot 39, Unit 5	\$69.96
326	TBD*	Lot 40, Unit 5	\$69.96
327	TBD*	Lot 41, Unit 5	\$69.96
328	TBD*	Lot 42, Unit 5	\$69.96
329	TBD*	Lot 43, Unit 5	\$69.96
330	TBD*	Lot 44, Unit 5	\$69.96
331	TBD*	Lot 45, Unit 5	\$69.96
332	TBD*	Lot 46, Unit 5	\$69.96
333	TBD*	Lot 47, Unit 5	\$69.96
334	TBD*	Lot 48, Unit 5	\$69.96
335	TBD*	Lot 49, Unit 5	\$69.96
336	TBD*	Lot 50, Unit 5	\$69.96
337	TBD*	Lot 51, Unit 5	\$69.96
338	TBD*	Lot 1, Unit 6	\$69.96
339	TBD*	Lot 2, Unit 6	\$69.96
340	TBD*	Lot 3, Unit 6	\$69.96
341	TBD*	Lot 4, Unit 6	\$69.96
342	TBD*	Lot 5, Unit 6	\$69.96
343	TBD*	Lot 6, Unit 6	\$69.96
344	TBD*	Lot 7, Unit 6	\$69.96
345	TBD*	Lot 8, Unit 6	\$69.96
346	TBD*	Lot 9, Unit 6	\$69.96
347	TBD*	Lot 10, Unit 6	\$69.96
348	TBD*	Lot 11, Unit 6	\$69.96
349	TBD*	Lot 12, Unit 6	\$69.96
350	TBD*	Lot 13, Unit 6	\$69.96
351	TBD*	Lot 14, Unit 6	\$69.96
352	TBD*	Lot 15, Unit 6	\$69.96
353	TBD*	Lot 16, Unit 6	\$69.96
354	TBD*	Lot 17, Unit 6	\$69.96
355	TBD*	Lot 18, Unit 6	\$69.96
356	TBD*	Lot 19, Unit 6	\$69.96
357	TBD*	Lot 20, Unit 6	\$69.96
358	TBD*	Lot 21, Unit 6	\$69.96
359	TBD*	Lot 22, Unit 6	\$69.96
360	TBD*	Lot 23, Unit 6	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 16 of 26

361	TBD*	Lot 24, Unit 6	\$69.96
362	TBD*	Lot 25, Unit 6	\$69.96
363	TBD*	Lot 26, Unit 6	\$69.96
364	TBD*	Lot 27, Unit 6	\$69.96
365	TBD*	Lot 28, Unit 6	\$69.96
366	TBD*	Lot 29, Unit 6	\$69.96
367	TBD*	Lot 30, Unit 6	\$69.96
368	TBD*	Lot 31, Unit 6	\$69.96
369	TBD*	Lot 32, Unit 6	\$69.96
370	TBD*	Lot 33, Unit 6	\$69.96
371	TBD*	Lot 34, Unit 6	\$69.96
372	TBD*	Lot 35, Unit 6	\$69.96
373	TBD*	Lot 36, Unit 6	\$69.96
374	TBD*	Lot 37, Unit 6	\$69.96
375	TBD*	Lot 38, Unit 6	\$69.96
376	TBD*	Lot 39, Unit 6	\$69.96
377	TBD*	Lot 40, Unit 6	\$69.96
378	TBD*	Lot 41, Unit 6	\$69.96
379	TBD*	Lot 42, Unit 6	\$69.96
380	TBD*	Lot 43, Unit 6	\$69.96
381	TBD*	Lot 44, Unit 6	\$69.96
382	TBD*	Lot 45, Unit 6	\$69.96
383	TBD*	Lot 46, Unit 6	\$69.96
384	TBD*	Lot 47, Unit 6	\$69.96
385	TBD*	Lot 48, Unit 6	\$69.96
386	TBD*	Lot 49, Unit 6	\$69.96
387	TBD*	Lot 50, Unit 6	\$69.96
388	TBD*	Lot 51, Unit 6	\$69.96
389	TBD*	Lot 52, Unit 6	\$69.96
390	TBD*	Lot 53, Unit 6	\$69.96
391	TBD*	Lot 54, Unit 6	\$69.96
392	TBD*	Lot 55, Unit 6	\$69.96
393	TBD*	Lot 56, Unit 6	\$69.96
394	TBD*	Lot 57, Unit 6	\$69.96
395	TBD*	Lot 58, Unit 6	\$69.96
396	TBD*	Lot 59, Unit 6	\$69.96
397	TBD*	Lot 60, Unit 6	\$69.96
398	TBD*	Lot 61, Unit 6	\$69.96
399	TBD*	Lot 62, Unit 6	\$69.96
400	TBD*	Lot 63, Unit 6	\$69.96
401	TBD*	Lot 1, Unit 7	\$69.96
402	TBD*	Lot 2, Unit 7	\$69.96
403	TBD*	Lot 3, Unit 7	\$69.96
404	TBD*	Lot 4, Unit 7	\$69.96
405	TBD*	Lot 5, Unit 7	\$69.96
406	TBD*	Lot 6, Unit 7	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 17 of 26

407	TBD*	Lot 7, Unit 7	\$69.96
408	TBD*	Lot 8, Unit 7	\$69.96
409	TBD*	Lot 9, Unit 7	\$69.96
410	TBD*	Lot 10, Unit 7	\$69.96
411	TBD*	Lot 11, Unit 7	\$69.96
412	TBD*	Lot 12, Unit 7	\$69.96
413	TBD*	Lot 13, Unit 7	\$69.96
414	TBD*	Lot 14, Unit 7	\$69.96
415	TBD*	Lot 15, Unit 7	\$69.96
416	TBD*	Lot 16, Unit 7	\$69.96
417	TBD*	Lot 17, Unit 7	\$69.96
418	TBD*	Lot 18, Unit 7	\$69.96
419	TBD*	Lot 19, Unit 7	\$69.96
420	TBD*	Lot 20, Unit 7	\$69.96
421	TBD*	Lot 21, Unit 7	\$69.96
422	TBD*	Lot 22, Unit 7	\$69.96
423	TBD*	Lot 23, Unit 7	\$69.96
424	TBD*	Lot 24, Unit 7	\$69.96
425	TBD*	Lot 25, Unit 7	\$69.96
426	TBD*	Lot 26, Unit 7	\$69.96
427	TBD*	Lot 27, Unit 7	\$69.96
428	TBD*	Lot 28, Unit 7	\$69.96
429	TBD*	Lot 29, Unit 7	\$69.96
430	TBD*	Lot 30, Unit 7	\$69.96
431	TBD*	Lot 31, Unit 7	\$69.96
432	TBD*	Lot 32, Unit 7	\$69.96
433	TBD*	Lot 33, Unit 7	\$69.96
434	TBD*	Lot 34, Unit 7	\$69.96
435	TBD*	Lot 35, Unit 7	\$69.96
436	TBD*	Lot 36, Unit 7	\$69.96
437	TBD*	Lot 37, Unit 7	\$69.96
438	TBD*	Lot 38, Unit 7	\$69.96
439	TBD*	Lot 39, Unit 7	\$69.96
440	TBD*	Lot 40, Unit 7	\$69.96
441	TBD*	Lot 41, Unit 7	\$69.96
442	TBD*	Lot 42, Unit 7	\$69.96
443	TBD*	Lot 43, Unit 7	\$69.96
444	TBD*	Lot 44, Unit 7	\$69.96
445	TBD*	Lot 45, Unit 7	\$69.96
446	TBD*	Lot 46, Unit 7	\$69.96
447	TBD*	Lot 47, Unit 7	\$69.96
448	TBD*	Lot 48, Unit 7	\$69.96
449	TBD*	Lot 49, Unit 7	\$69.96
450	TBD*	Lot 50, Unit 7	\$69.96
451	TBD*	Lot 51, Unit 7	\$69.96
452	TBD*	Lot 52, Unit 7	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 18 of 26

453	TBD*	Lot 53, Unit 7	\$69.96
454	TBD*	Lot 54, Unit 7	\$69.96
455	TBD*	Lot 55, Unit 7	\$69.96
456	TBD*	Lot Park, Unit 7	\$0.00
457	TBD*	Lot 1, Unit 8	\$69.96
458	TBD*	Lot 2, Unit 8	\$69.96
459	TBD*	Lot 3, Unit 8	\$69.96
460	TBD*	Lot 4, Unit 8	\$69.96
461	TBD*	Lot 5, Unit 8	\$69.96
462	TBD*	Lot 6, Unit 8	\$69.96
463	TBD*	Lot 7, Unit 8	\$69.96
464	TBD*	Lot 8, Unit 8	\$69.96
465	TBD*	Lot 9, Unit 8	\$69.96
466	TBD*	Lot 10, Unit 8	\$69.96
467	TBD*	Lot 11, Unit 8	\$69.96
468	TBD*	Lot 12, Unit 8	\$69.96
469	TBD*	Lot 13, Unit 8	\$69.96
470	TBD*	Lot 14, Unit 8	\$69.96
471	TBD*	Lot 15, Unit 8	\$69.96
472	TBD*	Lot 16, Unit 8	\$69.96
473	TBD*	Lot 17, Unit 8	\$69.96
474	TBD*	Lot 18, Unit 8	\$69.96
475	TBD*	Lot 19, Unit 8	\$69.96
476	TBD*	Lot 20, Unit 8	\$69.96
477	TBD*	Lot 21, Unit 8	\$69.96
478	TBD*	Lot 22, Unit 8	\$69.96
479	TBD*	Lot 23, Unit 8	\$69.96
480	TBD*	Lot 24, Unit 8	\$69.96
481	TBD*	Lot 25, Unit 8	\$69.96
482	TBD*	Lot 26, Unit 8	\$69.96
483	TBD*	Lot 27, Unit 8	\$69.96
484	TBD*	Lot 28, Unit 8	\$69.96
485	TBD*	Lot 29, Unit 8	\$69.96
486	TBD*	Lot 30, Unit 8	\$69.96
487	TBD*	Lot 31, Unit 8	\$69.96
488	TBD*	Lot 32, Unit 8	\$69.96
489	TBD*	Lot 33, Unit 8	\$69.96
490	TBD*	Lot 34, Unit 8	\$69.96
491	TBD*	Lot 35, Unit 8	\$69.96
492	TBD*	Lot 36, Unit 8	\$69.96
493	TBD*	Lot 37, Unit 8	\$69.96
494	TBD*	Lot 38, Unit 8	\$69.96
495	TBD*	Lot 39, Unit 8	\$69.96
496	TBD*	Lot 40, Unit 8	\$69.96
497	TBD*	Lot 41, Unit 8	\$69.96
498	TBD*	Lot 42, Unit 8	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 19 of 26

499	TBD*	Lot 43, Unit 8	\$69.96
500	TBD*	Lot 44, Unit 8	\$69.96
501	TBD*	Lot 45, Unit 8	\$69.96
502	TBD*	Lot 46, Unit 8	\$69.96
503	TBD*	Lot 47, Unit 8	\$69.96
504	TBD*	Lot 48, Unit 8	\$69.96
505	TBD*	Lot 49, Unit 8	\$69.96
506	TBD*	Lot 50, Unit 8	\$69.96
507	TBD*	Lot 51, Unit 8	\$69.96
508	TBD*	Lot 52, Unit 8	\$69.96
509	TBD*	Lot 53, Unit 8	\$69.96
510	TBD*	Lot 54, Unit 8	\$69.96
511	TBD*	Lot 55, Unit 8	\$69.96
512	TBD*	Lot 56, Unit 8	\$69.96
513	TBD*	Lot 57, Unit 8	\$69.96
514	TBD*	Lot 58, Unit 8	\$69.96
515	TBD*	Lot 59, Unit 8	\$69.96
516	TBD*	Lot 60, Unit 8	\$69.96
517	TBD*	Lot 61, Unit 8	\$69.96
518	TBD*	Lot 62, Unit 8	\$69.96
519	TBD*	Lot 63, Unit 8	\$69.96
520	TBD*	Lot 64, Unit 8	\$69.96
521	TBD*	Lot 65, Unit 8	\$69.96
522	TBD*	Lot 1, Unit 9	\$69.96
523	TBD*	Lot 2, Unit 9	\$69.96
524	TBD*	Lot 3, Unit 9	\$69.96
525	TBD*	Lot 4, Unit 9	\$69.96
526	TBD*	Lot 5, Unit 9	\$69.96
527	TBD*	Lot 6, Unit 9	\$69.96
528	TBD*	Lot 7, Unit 9	\$69.96
529	TBD*	Lot 8, Unit 9	\$69.96
530	TBD*	Lot 9, Unit 9	\$69.96
531	TBD*	Lot 10, Unit 9	\$69.96
532	TBD*	Lot 11, Unit 9	\$69.96
533	TBD*	Lot 12, Unit 9	\$69.96
534	TBD*	Lot 13, Unit 9	\$69.96
535	TBD*	Lot 14, Unit 9	\$69.96
536	TBD*	Lot 15, Unit 9	\$69.96
537	TBD*	Lot 16, Unit 9	\$69.96
538	TBD*	Lot 17, Unit 9	\$69.96
539	TBD*	Lot 18, Unit 9	\$69.96
540	TBD*	Lot 19, Unit 9	\$69.96
541	TBD*	Lot 20, Unit 9	\$69.96
542	TBD*	Lot 21, Unit 9	\$69.96
543	TBD*	Lot 22, Unit 9	\$69.96
544	TBD*	Lot 23, Unit 9	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 20 of 26

545	TBD*	Lot 24, Unit 9	\$69.96
546	TBD*	Lot 25, Unit 9	\$69.96
547	TBD*	Lot 26, Unit 9	\$69.96
548	TBD*	Lot 27, Unit 9	\$69.96
549	TBD*	Lot 28, Unit 9	\$69.96
550	TBD*	Lot 29, Unit 9	\$69.96
551	TBD*	Lot 30, Unit 9	\$69.96
552	TBD*	Lot 31, Unit 9	\$69.96
553	TBD*	Lot 32, Unit 9	\$69.96
554	TBD*	Lot 33, Unit 9	\$69.96
555	TBD*	Lot 34, Unit 9	\$69.96
556	TBD*	Lot 35, Unit 9	\$69.96
557	TBD*	Lot 36, Unit 9	\$69.96
558	TBD*	Lot 37, Unit 9	\$69.96
559	TBD*	Lot 38, Unit 9	\$69.96
560	TBD*	Lot 39, Unit 9	\$69.96
561	TBD*	Lot 40, Unit 9	\$69.96
562	TBD*	Lot 41, Unit 9	\$69.96
563	TBD*	Lot 42, Unit 9	\$69.96
564	TBD*	Lot 43, Unit 9	\$69.96
565	TBD*	Lot 44, Unit 9	\$69.96
566	TBD*	Lot 45, Unit 9	\$69.96
567	TBD*	Lot 46, Unit 9	\$69.96
568	TBD*	Lot 47, Unit 9	\$69.96
569	TBD*	Lot 48, Unit 9	\$69.96
570	TBD*	Lot 49, Unit 9	\$69.96
571	TBD*	Lot 50, Unit 9	\$69.96
572	TBD*	Lot 51, Unit 9	\$69.96
573	TBD*	Lot 52, Unit 9	\$69.96
574	TBD*	Lot 53, Unit 9	\$69.96
575	TBD*	Lot 54, Unit 9	\$69.96
576	TBD*	Lot 55, Unit 9	\$69.96
577	TBD*	Lot 56, Unit 9	\$69.96
578	TBD*	Lot 57, Unit 9	\$69.96
579	TBD*	Lot 58, Unit 9	\$69.96
580	TBD*	Lot 59, Unit 9	\$69.96
581	TBD*	Lot 60, Unit 9	\$69.96
582	TBD*	Lot 61, Unit 9	\$69.96
583	TBD*	Lot 62, Unit 9	\$69.96
584	TBD*	Lot 63, Unit 9	\$69.96
585	TBD*	Lot 64, Unit 9	\$69.96
586	TBD*	Lot 65, Unit 9	\$69.96
587	TBD*	Lot 66, Unit 9	\$69.96
588	TBD*	Lot 67, Unit 9	\$69.96
589	TBD*	Lot 68, Unit 9	\$69.96
590	TBD*	Lot 69, Unit 9	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 21 of 26

591	TBD*	Lot 70, Unit 9	\$69.96
592	TBD*	Lot 71, Unit 9	\$69.96
593	TBD*	Lot 72, Unit 9	\$69.96
594	TBD*	Lot 73, Unit 9	\$69.96
595	TBD*	Lot 74, Unit 9	\$69.96
596	TBD*	Lot 75, Unit 9	\$69.96
597	TBD*	Lot 76, Unit 9	\$69.96
598	TBD*	Lot 77, Unit 9	\$69.96
599	TBD*	Lot 78, Unit 9	\$69.96
600	TBD*	Lot 79, Unit 9	\$69.96
601	TBD*	Lot 80, Unit 9	\$69.96
602	TBD*	Lot 81, Unit 9	\$69.96
603	TBD*	Lot 82, Unit 9	\$69.96
604	TBD*	Lot 83, Unit 9	\$69.96
605	TBD*	Lot 84, Unit 9	\$69.96
606	TBD*	Lot 85, Unit 9	\$69.96
607	TBD*	Lot 1, Unit 10	\$69.96
608	TBD*	Lot 2, Unit 10	\$69.96
609	TBD*	Lot 3, Unit 10	\$69.96
610	TBD*	Lot 4, Unit 10	\$69.96
611	TBD*	Lot 5, Unit 10	\$69.96
612	TBD*	Lot 6, Unit 10	\$69.96
613	TBD*	Lot 7, Unit 10	\$69.96
614	TBD*	Lot 8, Unit 10	\$69.96
615	TBD*	Lot 9, Unit 10	\$69.96
616	TBD*	Lot 10, Unit 10	\$69.96
617	TBD*	Lot 11, Unit 10	\$69.96
618	TBD*	Lot 12, Unit 10	\$69.96
619	TBD*	Lot 13, Unit 10	\$69.96
620	TBD*	Lot 14, Unit 10	\$69.96
621	TBD*	Lot 15, Unit 10	\$69.96
622	TBD*	Lot 16, Unit 10	\$69.96
623	TBD*	Lot 17, Unit 10	\$69.96
624	TBD*	Lot 18, Unit 10	\$69.96
625	TBD*	Lot 19, Unit 10	\$69.96
626	TBD*	Lot 20, Unit 10	\$69.96
627	TBD*	Lot 21, Unit 10	\$69.96
628	TBD*	Lot 22, Unit 10	\$69.96
629	TBD*	Lot 23, Unit 10	\$69.96
630	TBD*	Lot 24, Unit 10	\$69.96
631	TBD*	Lot 25, Unit 10	\$69.96
632	TBD*	Lot 26, Unit 10	\$69.96
633	TBD*	Lot 27, Unit 10	\$69.96
634	TBD*	Lot 28, Unit 10	\$69.96
635	TBD*	Lot 29, Unit 10	\$69.96
636	TBD*	Lot 30, Unit 10	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 22 of 26

637	TBD*	Lot 31, Unit 10	\$69.96
638	TBD*	Lot 32, Unit 10	\$69.96
639	TBD*	Lot 33, Unit 10	\$69.96
640	TBD*	Lot 34, Unit 10	\$69.96
641	TBD*	Lot 35, Unit 10	\$69.96
642	TBD*	Lot 36, Unit 10	\$69.96
643	TBD*	Lot 37, Unit 10	\$69.96
644	TBD*	Lot 38, Unit 10	\$69.96
645	TBD*	Lot 39, Unit 10	\$69.96
646	TBD*	Lot 40, Unit 10	\$69.96
647	TBD*	Lot 41, Unit 10	\$69.96
648	TBD*	Lot 42, Unit 10	\$69.96
649	TBD*	Lot 43, Unit 10	\$69.96
650	TBD*	Lot 44, Unit 10	\$69.96
651	TBD*	Lot 45, Unit 10	\$69.96
652	TBD*	Lot 46, Unit 10	\$69.96
653	TBD*	Lot 47, Unit 10	\$69.96
654	TBD*	Lot 48, Unit 10	\$69.96
655	TBD*	Lot 49, Unit 10	\$69.96
656	TBD*	Lot 50, Unit 10	\$69.96
657	TBD*	Lot 51, Unit 10	\$69.96
658	TBD*	Lot 52, Unit 10	\$69.96
659	TBD*	Lot 53, Unit 10	\$69.96
660	TBD*	Lot 54, Unit 10	\$69.96
661	TBD*	Lot 55, Unit 10	\$69.96
662	TBD*	Lot 56, Unit 10	\$69.96
663	TBD*	Lot 57, Unit 10	\$69.96
664	TBD*	Lot 58, Unit 10	\$69.96
665	TBD*	Lot 59, Unit 10	\$69.96
666	TBD*	Lot 60, Unit 10	\$69.96
667	TBD*	Lot 61, Unit 10	\$69.96
668	TBD*	Lot 62, Unit 10	\$69.96
669	TBD*	Lot 63, Unit 10	\$69.96
670	TBD*	Lot 64, Unit 10	\$69.96
671	TBD*	Lot 65, Unit 10	\$69.96
672	TBD*	Lot 66, Unit 10	\$69.96
673	TBD*	Lot 67, Unit 10	\$69.96
674	TBD*	Lot 1, Unit 11	\$69.96
675	TBD*	Lot 2, Unit 11	\$69.96
676	TBD*	Lot 3, Unit 11	\$69.96
677	TBD*	Lot 4, Unit 11	\$69.96
678	TBD*	Lot 5, Unit 11	\$69.96
679	TBD*	Lot 6, Unit 11	\$69.96
680	TBD*	Lot 7, Unit 11	\$69.96
681	TBD*	Lot 8, Unit 11	\$69.96
682	TBD*	Lot 9, Unit 11	\$69.96

Engineer's Report
Tra Vigne West Project
May 11, 2026
Page 23 of 26

683	TBD*	Lot 10, Unit 11	\$69.96
684	TBD*	Lot 11, Unit 11	\$69.96
685	TBD*	Lot 12, Unit 11	\$69.96
686	TBD*	Lot 13, Unit 11	\$69.96
687	TBD*	Lot 14, Unit 11	\$69.96
688	TBD*	Lot 15, Unit 11	\$69.96
689	TBD*	Lot 16, Unit 11	\$69.96
690	TBD*	Lot 17, Unit 11	\$69.96
691	TBD*	Lot 18, Unit 11	\$69.96
692	TBD*	Lot 19, Unit 11	\$69.96
693	TBD*	Lot 20, Unit 11	\$69.96
694	TBD*	Lot 21, Unit 11	\$69.96
695	TBD*	Lot 22, Unit 11	\$69.96
696	TBD*	Lot 23, Unit 11	\$69.96
697	TBD*	Lot 24, Unit 11	\$69.96
698	TBD*	Lot 25, Unit 11	\$69.96
699	TBD*	Lot 26, Unit 11	\$69.96
700	TBD*	Lot 27, Unit 11	\$69.96
701	TBD*	Lot 28, Unit 11	\$69.96
702	TBD*	Lot 29, Unit 11	\$69.96
703	TBD*	Lot 30, Unit 11	\$69.96
704	TBD*	Lot 31, Unit 11	\$69.96
705	TBD*	Lot 32, Unit 11	\$69.96
706	TBD*	Lot 33, Unit 11	\$69.96
707	TBD*	Lot 34, Unit 11	\$69.96
708	TBD*	Lot 35, Unit 11	\$69.96
709	TBD*	Lot 36, Unit 11	\$69.96
710	TBD*	Lot 37, Unit 11	\$69.96
711	TBD*	Lot 38, Unit 11	\$69.96
712	TBD*	Lot 39, Unit 11	\$69.96
713	TBD*	Lot 40, Unit 11	\$69.96
714	TBD*	Lot 41, Unit 11	\$69.96
715	TBD*	Lot 42, Unit 11	\$69.96
716	TBD*	Lot 43, Unit 11	\$69.96
717	TBD*	Lot 44, Unit 11	\$69.96
718	TBD*	Lot 45, Unit 11	\$69.96
719	TBD*	Lot 46, Unit 11	\$69.96
720	TBD*	Lot 47, Unit 11	\$69.96
721	TBD*	Lot 48, Unit 11	\$69.96
722	TBD*	Lot 49, Unit 11	\$69.96
723	TBD*	Lot 50, Unit 11	\$69.96
724	TBD*	Lot 51, Unit 11	\$69.96
725	TBD*	Lot 52, Unit 11	\$69.96
726	TBD*	Lot 53, Unit 11	\$69.96
727	TBD*	Lot 54, Unit 11	\$69.96
728	TBD*	Lot 55, Unit 11	\$69.96

Engineer's Report
 Tra Vigne West Project
 May 11, 2026
 Page 24 of 26

729	TBD*	Lot 56, Unit 11	\$69.96
730	TBD*	Lot 57, Unit 11	\$69.96
731	TBD*	Lot 58, Unit 11	\$69.96
732	TBD*	Lot 59, Unit 11	\$69.96
733	TBD*	Lot 60, Unit 11	\$69.96
734	TBD*	Lot 61, Unit 11	\$69.96
735	TBD*	Lot 62, Unit 11	\$69.96
736	TBD*	Lot 63, Unit 11	\$69.96
737	TBD*	Lot 64, Unit 11	\$69.96
738	TBD*	Lot 65, Unit 11	\$69.96
739	TBD*	Lot 66, Unit 11	\$69.96
740	TBD*	Lot 67, Unit 11	\$69.96
741	TBD*	Lot 68, Unit 11	\$69.96
742	TBD*	Lot 69, Unit 11	\$69.96
743	TBD*	Lot 70, Unit 11	\$69.96
744	TBD*	Lot 71, Unit 11	\$69.96
745	TBD*	Lot 72, Unit 11	\$69.96
746	TBD*	Lot 73, Unit 11	\$69.96
747	TBD*	Lot 74, Unit 11	\$69.96
748	TBD*	Lot 75, Unit 11	\$69.96
749	TBD*	Lot 76, Unit 11	\$69.96
750	TBD*	Lot 1, Unit 11a	\$69.96
751	TBD*	Lot 2, Unit 11a	\$69.96
752	TBD*	Lot 3, Unit 11a	\$69.96
753	TBD*	Lot 4, Unit 11a	\$69.96
754	TBD*	Lot 5, Unit 11a	\$69.96
755	TBD*	Lot 6, Unit 11a	\$69.96
756	TBD*	Lot 7, Unit 11a	\$69.96
757	TBD*	Lot 8, Unit 11a	\$69.96
758	TBD*	Lot 9, Unit 11a	\$69.96
759	TBD*	Lot 10, Unit 11a	\$69.96
760	TBD*	Lot Commercial, Unit 12	\$9,164.76
761	TBD*	Lot High Density Residential, Unit 12	\$8,605.08

* Final Assessor's Parcel Number to be assigned, once the individual unit final maps record.

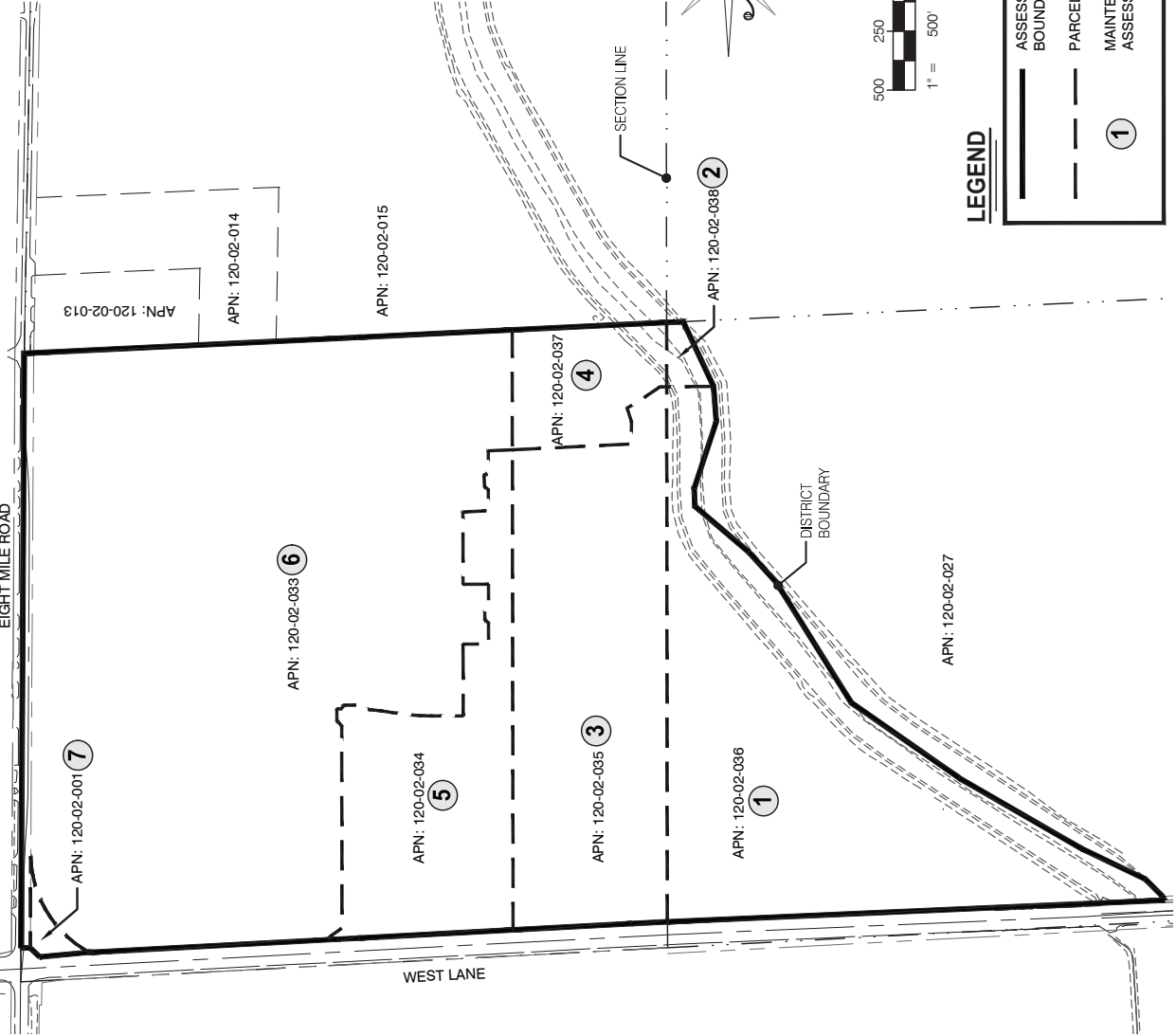


EXHIBIT B
ASSESSMENT DISTRICT BOUNDARY MAP
& ASSESSMENT DIAGRAM

TRA VIGNE WEST PROJECT ZONE 16
STOCKTON CONSOLIDATED STORM DRAINAGE
MAINTENANCE ASSESSMENT DISTRICT, NO. 2005-1

STOCKTON, SAN JOAQUIN COUNTY
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF STOCKTON
THIS _____ DAY OF _____, 20____.

CITY CLERK OF THE CITY OF STOCKTON

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS
THIS _____ DAY OF _____, 20____.

SUPERINTENDENT OF STREETS OF THE CITY OF STOCKTON

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF STOCKTON COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THE AMENDED ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON _____, SAID AMENDED ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF SAID CITY ON THE _____, REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS AMENDED ASSESSMENT DIAGRAM.

CITY CLERK OF THE CITY OF STOCKTON

FILED THIS _____ DAY OF _____, 20____, AT THE HOUR OF _____ O'CLOCK _____ M.,
IN THE BOOK _____ OF ASSESSMENT DISTRICTS AT PAGE _____, IN THE OFFICE OF
THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

LEGEND

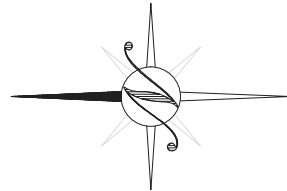
- ASSESSMENT DISTRICT BOUNDARY
- PARCEL LINES
- MAINTENANCE DISTRICT ASSESSMENT NUMBER



NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

EXHIBIT C
TRA VIGNE STORM DRAINAGE
MAINTENANCE DISTRICT
FUTURE ASSESSMENT DIAGRAM

JANUARY 2026



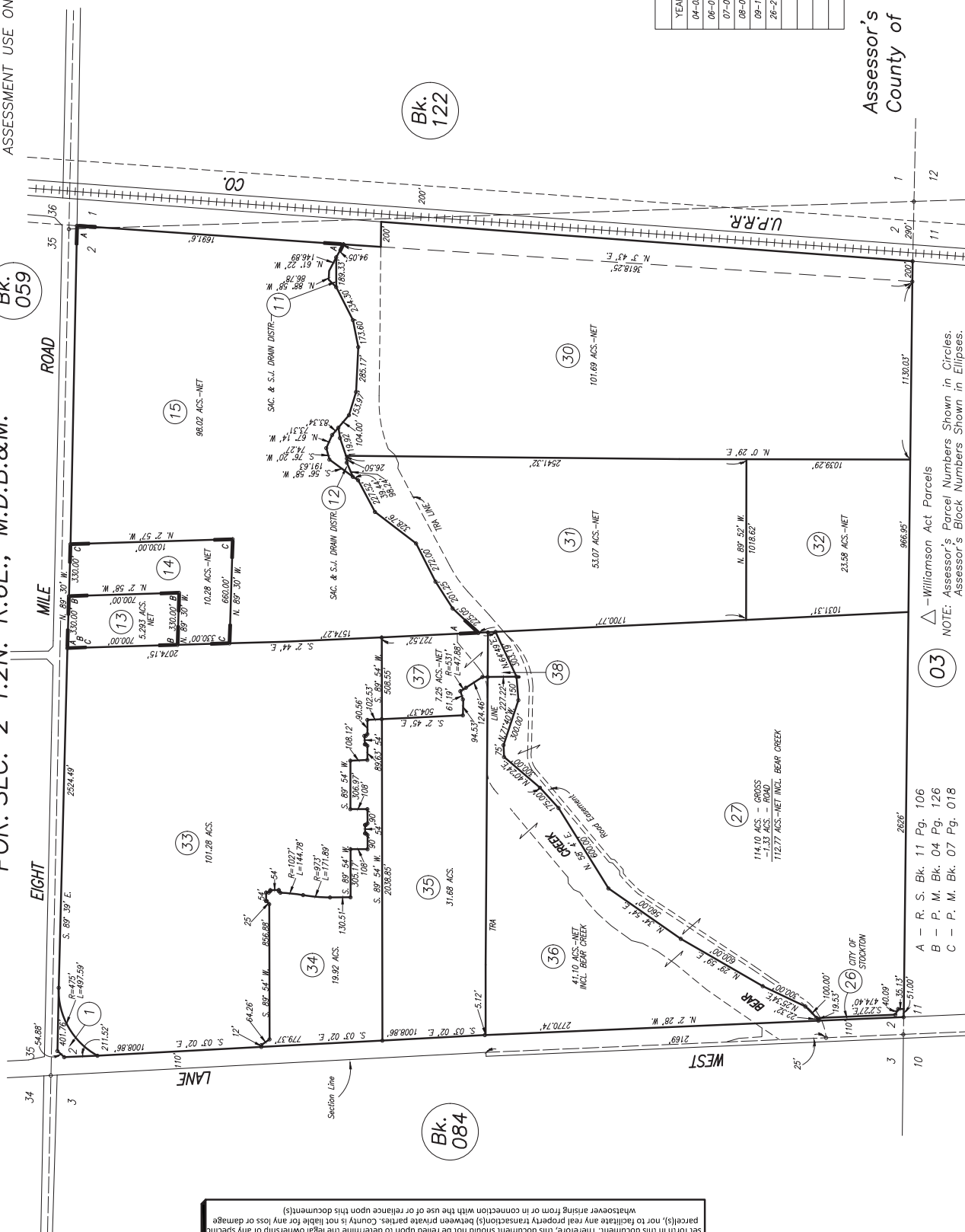
THIS MAP FOR
ASSESSMENT USE ONLY

POR. SEC. 2 T.2N. R.6E., M.D.B.&M.

Bk. 059



The sole purpose of this document is for the assessment and collection of County property taxes. County makes no representation, warranty, or implied, about the completeness, accuracy, reliability or authenticity of the information set forth in this document. Therefore, this document should not be used to determine the legal ownership of any specific parcel(s), nor to facilitate any real property transaction(s) between private parties. County is not liable for any loss or damage whatsoever arising from or in connection with the use of or reliance upon this document(s).



HIGHEST A.P.N. USED			
YEAR	PAR.	# PAR.	# PAR.
04-05	15		
06-07	17		
07-08	21	23	25
08-09	29		
09-10	32		
26-27	38		

Assessor's Map Bk.120 Pg.02
County of San Joaquin, Calif.

04-05