



SAN RAFAEL CITY COUNCIL AGENDA REPORT

Department: Public Works

**Prepared by: Bill Guerin
Director of Public Works**

City Manager Approval: 

TOPIC: BAYPOINT LAGOONS ASSESSMENT DISTRICT

SUBJECT: BAYPOINT LAGOONS LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ANNUAL ASSESSMENT:

- 1. RESOLUTION DIRECTING FILING OF ENGINEER'S ANNUAL REPORT FY 2020-21**
- 2. RESOLUTION APPROVING ENGINEER'S ANNUAL REPORT FY 2020-21**
- 3. RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 20, 2020.**

RECOMMENDATION: Staff recommends that the City Council approve the following items:

1. Adopt a resolution directing filing of Engineer's FY 2020-21 Annual Report.
2. Adopt a resolution approving Engineer's FY 2020-21 Annual Report.
3. Adopt a resolution of intention to order improvements and setting a public hearing on the annual assessment for the City Council meeting of July 20, 2020.

BACKGROUND: To comply with provisions of the Landscaping and Lighting Act of 1972, which governs this type of assessment district, the City Council must approve an Engineer's report on an annual basis. Assessments to be collected by the District must be allocated and levied annually after an appropriate public hearing, to be held this year on July 20, 2020.



Assessment District boundaries in East San Rafael

FOR CITY CLERK ONLY

File No.:

Council Meeting:

Disposition:

The Baypoint Lagoons Landscaping and Lighting District (Assessment District) was formed in 1999 to protect and enhance wildlife habitat and water quality in the Baypoint (Spinnaker) Lagoons, the adjacent ponds, and diked salt marsh. There are four total ponds/lagoons located within the Assessment District. Primarily, maintenance provided by this district has historically included mowing around the lagoon, replanting areas with native vegetation, and eradicating exotic plants such as cattails.

Since the mid-2000's, the Baypoint Lagoons Homeowners Association (HOA) has taken a more active role in the landscaping of the lagoon areas. The HOA, as opposed to the Assessment District, has funded landscaping and biannual mowing of the grass around the lagoon in recent years.

In 2015, with the landscaping and eradication of non-native species moved to a manageable maintenance level, the HOA approached the City with two major concerns: the odor nuisance seasonally emitted from the lagoons and the related need for improvements to the nearby Cayes Stormwater Pump Station. The homeowners agreed Assessment District funds could be used towards these priorities.

The Assessment District has three dedicated Funds:

1. Eradication of Exotic Plants Fund

As noted, the HOA took over the maintenance of the waterfront around the lagoon in the mid-2000's. Since that time, the City has performed occasional maintenance of the vegetation within the lagoon and on the islands.

During FY 2019-20, the City performed two maintenance efforts funded by the Eradication of Exotic Plants Fund. The first was contracting with Solitude Lake Management to remove algae from the pond utilizing a skimmer boat. The cost for this work was \$11,550. The second effort was the removal of the cattail vegetation from the pond and pampas grass and debris from the lagoon islands, some of which was hampering the operations of the gate and pipe connection at the outlet to San Rafael Bay. The City lowered the level of the lagoon to allow better access to the cattails, then contracted with Forster and Kroeger Landscaping to cut and remove the cattails from the site. The cost for this work was \$4,272. As in previous years, the City did not charge the District for staff time involved in either of these efforts in FY 2019-20. The total cost of the contracted maintenance work in FY 2019-20 was \$15,822.

The Eradication of Exotic Plants Fund balance as of June 30, 2020 is anticipated to be \$39,178.

2. Environmental Monitoring Fund

This fund was set up to address the homeowners concern over the odor emitted from the lagoons in the summer months. While the salt pond (the major source of the odor) falls within the boundary of the Assessment District, the pond itself is on private property and therefore is not within the Assessment District's responsibility to maintain. However, due to their proximity to the pond and the odor emitted from the main lagoon as well, members of the Assessment District approached the City in 2014 requesting that funds from the District be allocated to further study odor control options for all lagoons.

In January 2015, the City contracted with Siegel Environmental to study the problem and suggest solutions to odor control that might be accomplished without changing the controls at the existing Cayes Stormwater Pump Station. The cost of the study was \$35,485 and was completed in February 2016. The study, which addressed concerns surrounding the East Marsh, developed a series of alternatives to improve water circulation to eliminate odor concerns.

In 2017, the City applied for a grant to the San Francisco Bay Restoration Authority Measure AA grant for the restoration of Spinnaker Marsh and Shoreline Flood Protection measures. The project would restore tidal marsh, wetland-upland transition habitat, and adjacent upland habitats – while simultaneously reinforcing natural protections against future shoreline erosion and sea level rise by constructing a setback levee with bay-side slopes. The project would aim to resolve long-time odor issues resulting from the seasonal drying of the marsh. However, the 2017 grant application was ultimately turned down as there was some homeowners' opposition to the proposed levee impacting Bay views.

The City reapplied for the same grant in the fall of 2019 after extensive outreach by the HOA. While the grant application was accompanied by over 100 support letters, more than a dozen neighbors remained opposed to the project since their views would be affected. In March 2020, the grant application was turned down once again with the granting agency, the San Francisco Bay Restoration Authority, noting that the remaining resident opposition to the project may inhibit CEQA compliance.

The Environmental Monitoring Fund balance as of June 30, 2020 is anticipated to be \$51,515. It is anticipated that a complete monitoring of the environmental health of the lagoon will be required at some time in the future.

3. Cayes Stormwater Pump Station Improvements Fund

Since 2006, the Assessment District has set aside money every year to fund improvements to the Cayes Stormwater Pump Station. The Cayes Pump Station is located outside the Assessment District, north of the main Spinnaker Lagoon on Narragansett Cove. However, the station serves as the key drainage facility to the area, pumping the lagoon water northward into the bay.

The Cayes Pump Station was originally constructed in the 1960s, and many of the aging systems and controls prevent City staff from more actively regulating lagoon water movement. Bringing the control system up to date would allow for a more automated control of the water level to reduce the potential odors caused by hot weather and algae growth. Additional various capital improvements and maintenance are also required to maintain peak operability of the station.

Expenses to the Cayes Stormwater Pump Station Improvements Fund in FY 2018-19 included a capital repair to the pump outfall system. The total repair cost \$32,110.74. In FY 2019-20 the City initiated the design for upgrades to controller equipment at the Cayes Stormwater Pump Station. During FY 2019-20 \$42,007.50 of the \$74,100 design contract was expended.

The Cayes Stormwater Pump Station Improvements Fund balance as of June 30, 2020 is anticipated to be \$114,992.50. The City has retained a design consultant to prepare

SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 4

construction drawings, however, the construction cost estimate exceeds available funds at this time.

ANALYSIS: The net fund balance for the Assessment District, estimated for the FY 2019-20 year end, per the Engineering Report prepared by CSW/Struber-Stroeh Engineering Group is \$217,374.15. Activity in the fund for FY 2019-20 was as follows:

July 1, 2019 Fund Balance	\$252,414.45
Revenues	
Assessments	\$24,099.53
Interest	\$3,811.17
Total Revenues	\$27,910.70
YTD Expenditures	
County Admin Fee	\$386.00
Engineer's report	\$4,735.50
Vegetation management (<i>Eradiation of Exotic Plants Fund</i>)	\$15,822.00
Pump Station Design (<i>Pump Station Improvements Fund</i>)	\$42,007.50
Total Expenditures (proj.)	\$62,951.00
Projected June 30, 2020 Fund Balance	\$217,374.15

The attached resolutions provide for filing and approval of the Engineer's 2020-21 Annual Report for the District and setting the public hearing on the assessments.

FISCAL IMPACT: All revenues and expenses are generated by the Assessment District and are contained within the Baypoint Lagoons Assessment District Fund (Fund No. 235). The proposed FY 2020-21 assessment is \$131.44 per parcel, which has remained unchanged since 1996. The City does incur indirect General Fund costs as it relates to staff time spent monitoring and adjusting the lagoon water level, as well as managing the capital improvements at the Cayes Stormwater Pump Station. The District pays for all direct contracted costs.

OPTIONS:

The City Council has the following options to consider relating to this item:

1. Adopt the three resolutions as presented.
2. Provide direction to staff to modify any or all of the resolutions and return to the City Council with additional information.
3. Do not adopt the resolutions. If the resolutions are not adopted by the Council, the public hearing will not take place and the City will be unable to levy the annual assessment against property owners within the Assessment District.

RECOMMENDED ACTION:

1. Adopt resolution directing filing of Engineer's FY 2020-21 Annual Report.
2. Adopt resolution approving Engineer's FY 2020-21 Annual Report.
3. Adopt resolution of intention to order improvements and setting a public hearing on the annual assessment for the City Council meeting of July 20, 2020.

ATTACHMENTS:

1. Resolution directing filing of Engineer's 2020-21 Annual Report

2. Resolution Approving Engineer's 2020-21 Annual Report
3. Resolution of intention to order improvements and setting a Public Hearing on the Annual Assessment for the City Council meeting of July 20, 2020
4. CSW/Struber-Stroeh Engineer's 2020-21 Annual Report

RESOLUTION NO.

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL DIRECTING
FILING OF ENGINEER'S ANNUAL REPORT FY 2020-21**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)**

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. CSW/Stuber-Stroeh Engineering Group, Inc. is designated by this Council as the Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, and is hereby directed to file with the City Clerk an annual report for fiscal year 2020-21 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of June 2020, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

RESOLUTION NO.

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING
ENGINEER'S ANNUAL REPORT FY 2020-21**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)**

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. CSW/Stuber-Stroeh Engineering Group, Inc. as designated Engineer of Work for Baypoint Lagoons Landscaping and Lighting District has filed with the City Clerk an Engineer's Annual Report for fiscal year 2020-21 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. The aforementioned Engineer's Annual Report, on file with the City Clerk, is approved as filed.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of June 2020, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

RESOLUTION NO.

**SAN RAFAEL CITY COUNCIL RESOLUTION OF INTENTION TO ORDER
IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL
ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 20, 2020**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)**

THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES that:

1. The City Council intends to levy and collect assessments within the Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, during the fiscal year 2020-21. The area of land to be assessed is located in the City of San Rafael, Marin County.

2. In accordance with this Council's resolution directing the filing of an Engineer's Annual Report, CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

3. The proposed assessment does not increase the assessment from the previous year.

4. On Monday, the 20th day of July 2020 at the hour of 7:00 o'clock P.M., the City Council will conduct a public hearing on the question of the levy of the proposed

annual assessment. The hearing will be held at the meeting place of the City Council located in the Chambers of the City Council, 1400 Fifth Avenue, San Rafael, California.

5. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 by publishing a copy of this resolution once in the Marin Independent Journal, publication to be completed not less than ten (10) days before July 20, 2020.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of June 2020, by the following vote, to wit:

AYES: **COUNCILMEMBERS:**
NOES: **COUNCILMEMBERS:**
ABSENT: **COUNCILMEMBERS:**

LINDSAY LARA, City Clerk

ENGINEER'S ANNUAL REPORT
FOR
BAYPOINT LAGOONS LANDSCAPING
AND LIGHTING DISTRICT

2020 – 2021

FOR THE CITY OF SAN RAFAEL

CALIFORNIA

COUNCIL MEETING

JUNE 15, 2020

Prepared By:
CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court
Novato, CA 94949

**ENGINEER'S ANNUAL REPORT
2020-2021**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

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

DATED: _____, 2020

CSW/STUBER-STROEH ENGINEERING GROUP, INC.
Engineer of Work

By _____
Alan G. Cornwell

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on _____, 2020 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the _____ day of _____, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the _____ day of _____, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,
California

By _____

**ENGINEER'S ANNUAL REPORT
2020-2021**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA
(Pursuant to the Landscaping and Lighting Act of 1972)

CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, makes this annual report, as directed by the City Council, by its Resolution No. _____, adopted _____, 2020.

The improvements which are the subject of this report are briefly described as follows:

Creating, maintaining, and monitoring open space habitat. Each year for the foreseeable future, cattail removal will be undertaken to enhance the habitat. After at least five years of cattail eradication, a monitoring assessment will be completed to document the effectiveness of the removal effort. The monitoring will be done in accordance with the proposal for SPINNAKER LAGOON MANAGEMENT, as prepared by Resource Management International, Inc. previously known as Western Ecological Services Company, Inc., dated February 25, 1998, and the letter dated November 28, 1999 by Wetlands Research Associates. The future Report will reflect anticipated costs to provide funds for the monitoring program necessary to demonstrate the contingent viability of the diked marsh area. Future monitoring is the best way to demonstrate to interested agencies the success of the mitigation program that is the responsibility of the district.

This report consists of six parts, as follows:

PART A - Plans (SPINNAKER LAGOON MANAGEMENT PLAN, WETLAND RESEARCH ASSOCIATES LETTER, and PACIFIC OPEN SPACE, INC. LETTER) for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

PART B - An Amended Estimated Cost of the Assessment District.

PART C - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

PART D - Method of Apportionment of Assessment - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

PART E - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

PART F - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

Respectfully submitted,
CSW/Stuber-Stroeh Engineering Group, Inc.

By _____
Alan G. Cornwell, Engineer of Work

PART A

Plans for the maintenance and improvement of the lagoon are the monitoring portions of the report prepared by Western Ecological Services Company, Inc., dated May 31, 1996 and titled REVISED PROPOSAL FOR 1998 and 1999 BUDGET FOR SPINNAKER LAGOON MANAGEMENT, the Letter Report prepared November 28, 1999 by Wetlands Research Associates, Inc., the Letter Proposal prepared by Pacific OpenSpace dated August 9, 1999, and subsequent documents and contracts between Pacific OpenSpace and the City of San Rafael. These documents have been filed previously with the clerk of the legislative body and are incorporated in this report by reference.

The actual eradication of the cattails has been handled directly through a City contract. Several years ago, the City obtained a number of preliminary proposals to completely eliminate the cattails from the entire lagoon. At that time, the estimated cost to do this work was \$90,000. Since the Assessment District was not able to fund the amount from a single annual assessment, the City developed a program to complete a portion of the eradication each year on an on-going basis, thereby arresting future expansion of the cattail area and slowly reclaiming the lagoon from the emerging cattail areas. In addition, the City also began replanting some areas with native vegetation. The fund to eradicate exotic plants has remained constant with no additional allocation. The fund value is currently \$55,000.00.

In past years, additional weed abatement was performed by Pacific OpenSpace, Inc. under the direction of the City. The Pacific OpenSpace maintenance crew performed weed control in the form of mowing at Baypoint Lagoon during 2005. The major focus of their work was the eradication of broadleaf perennials, such as bristly ox-tongue (*Picris echioides*) and fennel (*Foeniculum vulgare*), as well as perennial weeds such as Harding grass (*Phalaris aquatica*). The most recent maintenance mowing by Pacific OpenSpace took place on March 21, 2006 followed by spraying of broadleaf weeds on May 15, 2006. In 2006 the contract between the City and Pacific OpenSpace lapsed, and the second mowing was not completed with Assessment District funds. No mowing using Assessment District funds occurred during the 2016-2017 fiscal year.

The Homeowners Association has continued to take an active role in managing and directing the Assessment District. Representatives from the Homeowners Association have met on numerous occasions with the District Engineer, the City's engineering staff and the City's maintenance staff regarding the management and operations of the lagoon and surrounding open area. These meetings started a number of years ago and have continued, allowing the homeowners to gain expertise and insight into the original intentions of the Assessment District and develop ideas and plans to make the best use of the Assessment District funds. The most recent discussion took place in May 2017.

Based on the active role that the homeowners have taken, much of the annual landscape control maintenance work that had previously been completed by the District is being paid for directly by the Homeowners Association. This includes the annual or bi-annual mowing around the lagoon.

In early 2015, the Baypoint homeowners approached Nader Mansourian, then Director of Public Works, with two concerns relative to the assessment district. The first concern was the seemingly hopeless task of obtaining adequate funds to replace and upgrade the City of San Rafael's Cayes Storm Water Pump Station, and the second, the more immediate need, to address the odor nuisance from the Lagoon.

PART A

First Concern:

Since 2006, the Assessment District has set aside money every year to fund improvements to the Cayes Storm Water Pump Station. The amount of set aside started small, \$5,000.00, and has increased to approximately \$15,000.00 annually. However, in Fiscal Year 2018-2019 maintenance to clean the pump station and outfall was undertaken which reduced Cayes Pump Fund (see below). The amount set aside is designated to fund the control improvements to the pump station to bring the control system up to date and allow a more automated control of the water level to reduce the potential for hot weather odors and algae growth. This fund now stands at \$157,000.00. The cost of the controls system has increased steadily over the years, and there has never been a formal assessment of the specific control system improvements needed to automate the system. The Homeowners Association would like to work with the City to use District funds to undertake a formal study to determine the feasibility, cost, and potential benefit of enhancing the control systems at the Cayes Storm Water Pump Station, with specific emphasis on alleviating the unpleasant odors which emanate from the lagoon. As noted below, this more pressing need (odor control) has been the focus of the homeowners, and the funds normally anticipated to be added to the fund from 2015-2016 and 2016-2017 assessments have been used for other benefits. Nevertheless, an additional \$10,000 allocation from the 2020-2021 assessments is suggested for the coming year.

Second Concern:

In the summer of 2014, the odor complaints continued to get worse, and the funding for the improvements to the Cayes Storm Water Pump Station continued to be short of what was needed to fund the pump station improvements. Members of the Assessment District approached the City and requested that funds from the district be allocated to further study options to control the odor. In January, 2015, the City Council, acting on the request from the members of the Assessment District, authorized the Public Works Director to engage Siegel Environmental to study the problem and suggest solutions to the odor problems that might be accomplished without changing the controls at the pump station. The cost of the study was \$35,485.00, and the members of the Assessment District agreed to fund this out of the set aside funds available in the district. The study was completed in February, 2016, and the District paid the appropriate invoices.

The result of this work reduced the overall funds available. Since the work was environmentally driven, the District paid for the study from the set-asides allocated as the Environmental Monitoring Fund. This reduced the Environmental monitoring fund to \$31,515.00. For the subsequent two years the set-aside from the District has continued to grow this balance. Based on the contribution since 2016, the fund is \$51,515. No additional funds will be added for 2020-2021.

Environmental Monitoring: It is anticipated that a complete monitoring of the environmental health of the lagoon will be required at some time in the future. This year no additional allocation is being recommended for the 2020-2021 expenditures. The fund will remain at \$51,515.00 in June, 2021.

Cayes Storm Water Pump Station: The homeowners continue to desire to add motor controls to better regulate the level of the lagoon. This would require that additional control devices be integrated into the Cayes Storm Water Pump Station. The District is allocating \$10,000.00 of next year's expenditures toward further analysis of the Cayes Storm Water Pump Station controls. The fund is projected to hold \$167,000.00 in June, 2021.

PART A

Eradication of Exotic Plants: This fund has remained the same for many years, anticipating removal of invasive and exotic plants and debris. In earlier years, the District removed grass and cattails along with mowing the waterfront. As noted above, the Home Owners Association took over the maintenance of the water front around 2006. Since that time the City has performed sporadic maintenance on the vegetation within the lagoon which is difficult to reach from the shoreline. Until the 2019-2020 fiscal year, the City did this with its own maintenance staff and did not charge the district for the work. The fund will remain at 39,178.00 in June 2021.

Additional Activities for the Fiscal Year 2017-2018: During Fiscal Year 2017-2018 the City, on behalf of the District, has made several inquiries into obtaining additional funding for restoration of the Lagoon. In the fall of 2017, the City made a grant application to the San Francisco Bay Restoration Authority under the Authority's First Round of Measure AA Funding. Unfortunately, the City's project was not chosen. In addition, the City has continued to work with Mr. Stuart Siegel (Siegel Environmental and Adjunct Professor at San Francisco State University to try and persuade the San Francisco Bay Joint Venture to accept the project in order to demonstrate to the Restoration Authority that the project has been "vetted" and has support from the environmental community. These efforts are on-going. As with many grant applications, final approval may be several years in the future.

2018 – 2019 Activities

During Fiscal Year 2018-2019 the City contracted with Ghilotti Construction to clean the pump station and outlet pipes to improve flow. The cost of the work was \$32,111.00. This was paid out of the Pump Station Fund, reducing it to \$103,899. (\$136,000 - \$32,111 = \$103,899)

2019 – 2020 Activities

During Fiscal Year 2019-2020 the Homeowners Association requested that the City provide maintenance to remove non-native vegetation which had be a growing concern to the viability of the lagoon. The City completed two tasks relating to long-term maintenance on the lagoon and two others on the pump station. The first was to improve the maintenance operation on the pump station. This included the annual cleaning and debris removal before the beginning of the rainy season. The City included this work as part of the routine maintenance required for the pump station and did not charge the District for that work. The second task was to upgrade the controls and improve their responsiveness and long term viability. The City contracted this work through the City's Stormwater Maintenance Fund and expects the District to reimburse the fund. This will reduce the Pump Station Control Fund.

A discussion of the two maintenance tasks follow:

The first task was algae removal and was performed by Solitude Lake Management, LLC. This work was completed in the fall of 2019. The work included having a pontoon watercraft fitted with a skimmer remove the surface algae from the pond and place it along the shoreline. The City's maintenance staff then removed the algae from the site. The outside (Solitude Lake Management, LLC) cost for this work was \$11,550. The City did not assess the District for the work done by City staff and equipment.

The second effort removed the cattail vegetation from the pond and pampas grass and debris from the islands, some of which was hampering the operations of the gate and pipe connection at the

PART A

outlet to San Rafael Bay. The City first lowered the level in the lagoon to allow better access to the cattails. Then the City contracted Forster and Kroeger Landscape to hand cut the cattails below the lowered waterline and remove them from the site. The cost of the cattail removal was \$4,272 and again the City did not charge the District for the City's staff and equipment.

The total cost of the work was \$15,822 ($\$11,550 + \$4,272$). This was paid out of the Eradication of Exotic Plants Fund reducing it to \$39,178 ($\$55,000 - \$15,822$). Since this type of work will be likely be needed at regular intervals in the future we are allocating \$16,000 of the 2020-2021 assessment budget to the Eradication of Exotic Plants Fund replacing that spent in the 2019-2020 year.

The cost of the upgrades to the controls of the Cayes Pump Station was \$42,007.50. The expenses below shown a reduction in the Pump Station Control Fund of this amount reducing the Fund from \$156,000 to \$114,992.50. These reductions are reflected in Part B below.

PART B
ESTIMATE OF COSTS

First Year Expenditures 1993-1994, Phase II Program	\$ 27,017.00
Assessment Proceeds, Plus 1992-1993 Surplus	<u>\$ 27,208.36</u>
Surplus to Carry Forward	\$ 191.36
Second Year Expenditures 1994-1995, Phase II Program	\$ 25,340.05
Assessment Proceeds, Plus 1993-1994 Surplus	<u>\$ 25,385.36</u>
Surplus to Carry Forward	\$ 45.31
Third Year Expenditures 1995-1996, Phase II Program	\$ 19,990.88
Assessment Proceeds, Plus 1994-1995 Surplus	<u>\$ 27,253.67</u>
Surplus to Carry Forward	\$ 7,262.79
Fourth Year Expenditures 1996-1997, Phase II Program	\$ 22,116.76
Assessment Proceeds, Plus 1995-1996 Surplus	<u>\$ 34,471.15</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 12,354.39
Fifth Year Expenditures 1997-1998, Phase II Program	\$ 29,681.42
Assessment Proceeds, Plus 1996-1997 Surplus	<u>\$ 39,644.38</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 9,962.96
Sixth Year Expenditures 1998-1999, Phase II Program	\$ 26,646.72
Assessment Proceeds, Plus 1997-1998 Surplus	<u>\$ 37,171.32</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 10,524.60
Seventh Year Expenditures 1999-2000, Phase II Program	\$ 12,350.00
Assessment Proceeds, Plus 1998-1999 Surplus	<u>\$ 37,647.13</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 25,297.13
Eighth Year Expenditures 2000-2001, Phase II Program	\$ 45,079.76
Assessment Proceeds, Plus 1999-2000 Surplus	<u>\$ 75,205.08</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 30,125.32
Ninth Year Expenditures 2001-2002, Phase II Program	\$ 20,386.00
Assessment Proceeds, Plus 2000-2001 Surplus	<u>\$ 55,382.83</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 34,996.83
Tenth Year Expenditures 2002-2003, Phase II Program	\$ 25,944.08
Assessment Proceeds, Plus 2001-2002 Surplus	<u>\$ 60,097.87</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 34,153.79
Eleventh Year Expenditures 2003-2004, Phase II Program	\$ 28,333.58
Assessment Proceeds, Plus 2002-2003 Surplus	<u>\$ 63,743.79</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 35,410.21
Twelfth Year Expenditures 2004-2005, Phase II Program	\$ 28,041.08
Assessment Proceeds, Plus 2004-2005 Surplus	<u>\$ 59,634.21</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 31,593.13
Thirteenth Year Expenditures 2005-2006 Phase II Program	\$ 12,669.63
Assessment Proceeds, Plus 2005-2006 Surplus	<u>\$ 56,078.66</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 43,409.03

PART B
ESTIMATE OF COSTS

Fourteenth Year Expenditures 2006-2007 Phase II Program	\$ 10,566.59	
Assessment Proceeds, Plus 2006-2007 Surplus	<u>\$ 68,278.56</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 57,711.97	
Fifteenth Year Expenditures 2007-2008 Phase II Program	\$ 386.00	
Assessment Proceeds, Plus 2007-2008 Surplus	<u>\$ 86,473.89</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 86,087.89	
Sixteenth Year Expenditures 2008-2009 Phase II Program	\$ 4,896.06	
Assessment Proceeds, Plus 2008-2009 Surplus	<u>\$ 111,250.42</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 106,354.36	
Seventeenth Year Expenditures 2009-2010 Phase II Program	\$ 5,079.22	
Assessment Proceeds, Plus 2009-2010 Surplus	<u>\$ 133,546.22</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 128,467.00	
Eighteenth Year Expenditures 2010-2011 Phase II Program	\$ 4,344.03	
Assessment Proceeds, Plus 2010-2011 Surplus	<u>\$ 153,053.53</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 148,709.50	
Nineteenth Year Expenditures 2011-2012 Phase II Program	\$ 4,391.16	
Assessment Proceeds, Plus 2011-2012 Surplus	<u>\$ 173,033.03</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 168,641.87	
Twentieth Year Expenditures 2012-2013 Phase II Program	\$ 4,338.60	
Assessment Proceeds, Plus 2012-2013 Surplus	<u>\$ 192,959.40</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	188,620.80	
Twenty-First Year Expenditures 2013-2014 Phase II Program	\$ 4,881.03	
Assessment Proceeds, Plus 2013-2014 Surplus	<u>\$ 214,106.83</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	209,225.80	
Twenty-Second Year Expenditures 2014-2015 Phase II Program including, Conceptual Enhancement and Measurement Report*	\$ 23,503.31	
Assessment Proceeds, Plus 2014-2015 Surplus	<u>\$ 233,684.33</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 210,181.02	
Twenty-Third Year Expenditures 2015-2016 Phase II Program including, Conceptual Enhancement and Measurement Report**	\$ 22,516.31	
Assessment Proceeds, Plus 2015-2016 Surplus	<u>\$ 212,712.63</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		\$ 190,196.32
Twenty-Third through Twenty-Fourth Year Adjustment***		<u>\$ 27,723.68</u>
Available Funds on July 1, 2016		\$ 217,920.00
Twenty-Fourth Year Expenditures 2016-2017 Phase II Program including, Assessment Proceeds, Plus 2016-2017 Surplus	\$ 5,721.61	
	<u>\$ 244,047.24</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on July 1, 2017***		\$ 238,325.63
Twenty-Fifth Year Expenditures 2017-2018 Phase II Program including, Assessment Proceeds, Plus 2017-2018 Surplus	\$ 5,487.25	
	<u>\$ 263,384.52</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		

**PART B
ESTIMATE OF COSTS**

Available Funds on June 1, 2018 (2018-2019 Report)		\$ 257,897.27
Unallocated Contingencies from City Finance Department		<u>\$ 2,219.73</u>
Available Funds on June 1, 2018 (per City Finance Department)		\$ 260,117.00
Twenty-Sixth Year Expenditures 2018-2019 Phase II Program	\$ (37,930.63)	
Including Pump Station Clean-out (used Pump Station Control Fund)		
and Assessment Proceeds Plus 2018-2019 /surplus	\$ 285,332.00	
SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on June 1, 2019		\$ 247,401.37
Unallocated Contingencies from City Finance Department		<u>\$ 5,013.08</u>
Available Funds on June 30, 2019 (per City Finance Department)		<u>\$ 252,414.45</u>
Twenty-Seventh Year Expenditures 2019-2020 Phase II Program	\$ (5,028.00)	
Vegetation Removal (used Eradication of Exotic Plant Fund)	\$ (15,822.00)	
Cayes Pump Station Controller Upgrade	\$ (42,007.50)	
Assessment Proceeds 2019-2020	\$ 24,099.53	
Interest	<u>\$ 2,390.00</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available (Estimated) Funds on June 1, 2020		\$ 216,052.48
Twenty-Eighth Year, Phase II Program (2020-2021)		
Monitoring and Status Report Fund	\$ 51,515.00	
Pump Station Control Fund	\$ 114,992.50	
Eradication of Exotic Plants	<u>\$ 39,178.00</u>	
Total Cost of Phase II Monitoring, Pump Station Fund		
& Eradication	<u>\$ 221,685.50</u>	
Incidental Expenses		
Uncollected Assessments (2020-2021)	\$ 1,268.39	
Engineer's Report (2020-2021)	\$ 6,700.00	
Cayes Pump Station – 2020-2021 Allocation	\$ 10,000.00	
Eradication of Exotic Plants Fund – 2020-2021 Allocation	\$ 16,000.00	
County Administrative Fees	<u>\$ 400.00</u>	
Total Cost of Incidental Expenses	<u>\$ 34,368.39</u>	
Contingencies	<u>\$ 1,366.51</u>	
TOTAL ANTICIPATED TWENTY-EIGHTH YEAR EXPENSES AND ALLOCATIONS:	<u>\$ 241,420.40</u>	
TWENTY-EIGHTH YEAR ASSESSMENT:		<u>\$ 25,367.92</u>
Total Twenty-Seventh Year Available Funds:		<u>\$ 241,420.40</u>

*2014-2015 expenses were not fully available at the time the 2014-2015 report was prepared. The 2015 expense for Siegel Environmental of \$18,110.00 should be added, reducing the 2014-2015 allocation (\$5,000.00) to the environmental and monitoring fund to zero (\$0.00) and using a portion of the reserves in that fund to pay for the study (\$13,110.00).

PART B
ESTIMATE OF COSTS

**2015-2016 expenses include the payments to Siegel Environmental to complete the Conceptual Enhancements and Management Report, \$17,375.00. This does not allow any contribution to the Environmental and Monitoring Fund as previously noted and reduces the Environmental and Monitoring Fund to (\$67,000.00-\$35,485.00) \$31,515.

***Based on a complete reconciliation of revenue and expenses from years 1 – 23, the City's ledger shows the May 6, 2016 balance of \$205,748.13, \$15,551.81 (\$27,723.68 using July 1, 2016 fund balance of \$217,920.00) greater than the balance which has been carried by the Assessment District; this balance has been building gradually over the years since the Homeowners Association elected to take on the maintenance and District projections of expenses have been purposely conservative. This was further updated in 2017-2018 year to reflect fund balances at fiscal year-end as of July 1, 2016 and 2017.

***For 2019-2020, prior contingencies were used to pay, in part, for the Pump Station clean-out.

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
1	\$131.44	1	009-361-06
2	\$131.44	2	009-361-05
3	\$131.44	3	009-361-04
4	\$131.44	4	009-361-03
5	\$131.44	5	009-361-02
6	\$131.44	6	009-361-08
7	\$131.44	7	009-361-09
8	\$131.44	8	009-361-10
9	\$131.44	9	009-361-11
10	\$131.44	10	009-361-12
11	\$131.44	11	009-361-17
12	\$131.44	12	009-361-16
13	\$131.44	13	009-361-15
14	\$131.44	14	009-361-14
15	\$131.44	15	009-361-13
16	\$131.44	16	009-361-19
17	\$131.44	17	009-361-20
18	\$131.44	18	009-361-21
19	\$131.44	19	009-361-22
20-1	\$0.00	20	009-371-02
20-2	\$0.00	Portion of 20	009-371-03
21	\$131.44	21	009-372-01
22	\$131.44	22	009-372-02
23	\$131.44	23	009-372-03
24	\$131.44	24	009-372-04
25	\$131.44	25	009-372-05

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
26	\$131.44	26	009-372-06
27	\$131.44	27	009-372-07
28	\$131.44	28	009-372-08
29	\$131.44	29	009-372-09
30	\$131.44	30	009-372-10
31	\$131.44	31	009-372-11
32	\$131.44	32	009-372-12
33	\$131.44	33	009-372-13
34	\$131.44	34	009-372-14
35	\$131.44	35	009-372-15
36	\$131.44	36	009-372-26
37	\$131.44	37	009-372-27
38	\$131.44	38	009-372-25
39	\$131.44	39	009-372-24
40	\$131.44	40	009-372-23
41	\$131.44	41	009-372-22
42	\$131.44	42	009-372-21
43	\$131.44	43	009-372-20
44	\$131.44	44	009-372-18
45	\$131.44	45	009-372-19
46	\$131.44	46	009-362-03
47	\$131.44	47	009-362-04
48	\$131.44	48	009-362-05
49	\$131.44	49	009-362-13
50	\$131.44	50	009-362-12
51	\$131.44	51	009-362-14

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
52	\$131.44	52	009-362-15
53	\$131.44	53	009-362-16
54	\$131.44	54	009-362-17
55	\$131.44	55	009-362-18
56	\$131.44	56	009-362-19
57	\$131.44	57	009-362-20
58	\$131.44	58	009-362-21
59	\$131.44	59	009-362-10
60	\$131.44	60	009-362-09
61	\$131.44	61	009-362-06
62	\$131.44	62	009-362-22
63	\$131.44	63	009-362-25
64	\$131.44	64	009-362-26
65	\$131.44	65	009-362-30
66	\$131.44	66	009-362-31
67	\$131.44	67	009-362-32
68	\$131.44	68	009-362-33
69	\$131.44	69	009-362-34
70	\$131.44	70	009-362-29
71	\$131.44	71	009-362-35
72	\$131.44	72	009-362-38
73	\$131.44	73	009-362-39
74	\$131.44	74	009-362-42
75	\$131.44	75	009-362-43
76	\$131.44	76	009-362-46
77	\$131.44	77	009-373-11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
78	\$131.44	78	009-373-14
79	\$131.44	79	009-373-15
80	\$131.44	80	009-373-18
81	\$131.44	81	009-373-19
82	\$131.44	82	009-373-01
83	\$131.44	83	009-373-02
84	\$131.44	84	009-373-03
85	\$131.44	85	009-373-04
86	\$131.44	86	009-373-08
87	\$131.44	87	009-373-07
88	\$131.44	88	009-373-06
89	\$131.44	89	009-373-05
90	\$0.00	Portion of Parcel A (Shoreline Park)	009-010-34
91-1	\$0.00	Parcels B, F, L & M	009-361-24
92-1	\$0.00	Parcel C & Lots L46, L61, L60, L62, L63, L64, L70, L71, L72, L73, L74, L75 & L76	009-362-49
93	\$0.00	Parcel D	009-362-11
94-1	\$0.00	Parcel E	009-362-47
94-2	\$0.00	Portion of Parcel E	009-373-22
96-1	\$0.00	Parcels G, H & I & Lots L77, L78, L79, L80 & L81	009-373-23
99-1	\$0.00	Parcels C, J & K	009-372-28
103	\$0.00	Parcel N	009-010-31
104-1	\$0.00	Parcel A	009-390-01
104-3	\$131.44	94	009-390-03
104-4	\$131.44	95	009-390-04

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-5	\$131.44	96	009-390-05
104-6	\$131.44	97	009-390-06
104-7	\$131.44	98	009-390-07
104-8	\$131.44	99	009-390-08
104-9	\$131.44	100	009-390-09
104-10	\$131.44	101	009-390-10
104-11-1	\$131.44	102	009-390-66
104-12	\$131.44	103	009-390-12
104-13	\$131.44	104	009-390-13
104-14	\$131.44	105	009-390-14
104-15	\$131.44	106	009-390-15
104-16	\$131.44	107	009-390-16
104-17	\$131.44	108	009-390-17
104-18	\$131.44	109	009-390-61
104-19	\$131.44	110	009-390-19
104-20	\$131.44	111	009-390-20
104-21	\$131.44	112	009-390-21
104-22	\$131.44	113	009-390-22
104-23	\$131.44	114	009-390-23
104-24	\$131.44	115	009-390-24
104-25	\$131.44	116	009-390-25
104-26	\$131.44	117	009-390-26
104-27	\$131.44	118	009-390-27
104-28	\$131.44	119	009-390-28
104-29	\$131.44	120	009-390-29
104-30	\$131.44	121	009-390-30

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-31	\$131.44	122	009-390-31
104-32	\$131.44	123	009-390-63
104-33	\$131.44	124	009-390-51
104-34	\$131.44	125	009-390-34
104-35	\$131.44	126	009-390-35
104-36	\$131.44	127	009-390-36
104-37	\$131.44	128	009-390-37
104-38-1	\$0.00	Parcel B & Lots 128E, 129E, 132E, 133E & 134E	009-390-64
104-39	\$131.44	129	009-390-39
104-41	\$131.44	130	009-390-41
104-42	\$131.44	131	009-390-42
104-43	\$131.44	132	009-390-43
104-45-1	\$131.44	133	009-390-65
104-47-1	\$131.44	134	009-390-59
104-49	\$0.00	Parcel D	009-390-49
104-51-1	\$131.44	135	009-411-01
104-51-2	\$131.44	136	009-411-02
104-51-3	\$131.44	137	009-411-03
104-51-4	\$131.44	138	009-411-04
104-51-5	\$131.44	139	009-411-05
104-51-6	\$131.44	140	009-411-06
104-51-7	\$131.44	141	009-411-07
104-51-8	\$131.44	142	009-411-08
104-51-9	\$131.44	143	009-411-09
104-51-10	\$131.44	144	009-411-10
104-51-11	\$131.44	145	009-411-11

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-12	\$131.44	146	009-411-12
104-51-13	\$0.00	Parcel F	009-411-13
104-51-14	\$131.44	147	009-412-01
104-51-15-1	\$0.00	Lots 147E, 148E, 149E, 150E, 151E, 152E & 155E	009-412-20
104-51-16	\$131.44	148	009-412-03
104-51-18	\$131.44	149	009-412-05
104-51-20	\$131.44	150	009-412-07
104-51-22	\$131.44	151	009-412-09
104-51-24	\$131.44	152	009-412-11
104-51-26	\$131.44	153	009-412-13
104-51-27	\$131.44	154	009-412-14
104-51-28	\$131.44	155	009-412-15
104-51-30	\$131.44	156	009-412-17
104-51-31	\$0.00	156E	009-412-18
104-51-32	\$0.00	Parcel G	009-412-19
104-51-33	\$0.00	Portion of Parcel O	009-400-03
104-51-34-1	\$131.44	157	009-420-45
104-51-34-2	\$0.00	157E	009-420-46
104-51-35-1	\$131.44	158	009-420-47
104-51-35-2	\$0.00	158E	009-420-48
104-51-36-1	\$131.44	159	009-420-49
104-51-36-2	\$0.00	159E	009-420-50
104-51-37-1	\$131.44	160	009-420-51
104-51-37-2	\$0.00	160E	009-420-52
104-51-38-1	\$131.44	161	009-420-53
104-51-38-2	\$0.00	161E	009-420-54

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-39-1	\$131.44	162	009-420-55
104-51-39-2	\$0.00	162E	009-420-56
104-51-40-1	\$0.00	Parcels H & I & Lots 163E, 164E, 167E, 168E, 169E, 170E & 171E	009-420-71
104-51-41-1	\$131.44	163	009-420-57
104-51-42-1	\$131.44	164	009-420-59
104-51-43	\$131.44	165	009-420-10
104-51-44	\$131.44	166	009-420-11
104-51-45-1	\$131.44	167	009-420-61
104-51-46-1	\$131.44	168	009-420-63
104-51-47-1	\$131.44	169	009-420-65
104-51-48-1	\$131.44	170	009-420-67
104-51-49-1	\$131.44	171	009-420-69
104-51-51	\$131.44	172	009-420-17
104-51-52	\$131.44	173	009-420-18
104-51-53	\$131.44	174	009-420-19
104-51-54	\$131.44	175	009-420-20
104-51-55	\$131.44	176	009-420-21
104-51-56	\$131.44	177	009-420-22
104-51-57	\$131.44	178	009-420-23
104-51-58	\$131.44	179	009-420-24
104-51-59	\$131.44	180	009-420-25
104-51-60	\$131.44	181	009-420-26
104-51-61	\$131.44	182	009-420-27
104-51-62	\$131.44	183	009-420-28
104-51-63	\$131.44	184	009-420-29

**PART C
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment
for a Summary of Changes to Part C – Assessment Roll)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)	PROPERTY DESCRIPTION Baypoint Lagoons	ASSESSOR'S PARCEL NUMBER
104-51-64	\$131.44	185	009-420-30
104-51-65	\$131.44	186	009-420-31
104-51-66	\$131.44	187	009-420-32
104-51-67	\$131.44	188	009-420-33
104-51-68	\$131.44	189	009-420-34
104-51-69	\$131.44	190	009-420-35
104-51-70	\$131.44	191	009-420-36
104-51-71	\$131.44	192	009-420-37
104-51-72	\$131.44	193	009-420-38
104-51-73	\$131.44	194	009-420-39
104-51-74	\$131.44	195	009-420-40
104-51-75	\$131.44	196	009-420-41
104-51-76	\$131.44	197	009-420-42
104-51-77	\$131.44	198	009-420-43
105	\$0.00	Parcel P	009-010-34
106	\$0.00	Parcel Q	009-010-35
TOTAL ASSESSMENT	\$25,367.92	(For Twenty-Sixth Year)	

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Marin.

Property descriptions are lot or parcel numbers as shown on the recorded final maps of Baypoint Lagoons, recorded: in Book 20 of Maps at Page 80, and Book 21 of Maps at Page 34, Book 21 of Maps at Page 55, and Record Maps Book 1998 at Page 99, Marin County Records.

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

There are 193 single family dwelling units existing within the Assessment District boundary.

(NOTE: This is a reduction from 207 originally included. The reduction is based on the actual number of lots recorded and is appropriate.)

Subdivision Phase I consists of 89 lots, of which lot 20 anticipates low cost housing (not single family) and lots 1 through 19 and 21 through 89 anticipates one single family dwelling unit each. Subdivision Phase II consists of 41 lots and anticipates one single family dwelling unit each.

Subdivision IIIa consists of 22 lots and anticipates one single family dwelling unit each.

Subdivision IIIb consists of an additional 42 units, one single family dwelling unit each.

The “Remaining” 12 lots were not created and have been removed from the assessment.

The number of single family dwelling units is:

Phase I.....	88
Phase II.....	41
Phase IIIa.....	22
Phase IIIb	<u>42</u>
TOTAL:.....	193

Each of the single family dwelling unit lots are assessed for equal portions of the total assessment.

This assessment is exempt from the procedures and requirements of the (recently enacted Proposition 218) California Constitution, Article 13D, Section 4 pursuant to the exemption contained in Article 13D, Section 5(d) [*previously majority voter approval or*] Section 5(b) [*petition signed by persons owning all the property*]. The benefits are entirely special benefits and there are no general benefits. Additionally, the proposed assessment is the same assessment as last year.

Assessment Parcels 1 through 19, 21 through 89, 104-3 through 104-11-1, 104-12 through 104-37, 104-39 through 104-47-1, 104-51-1 through 104-51-12, 104-51-14, 104-51-16, 104-51-18, 104-51-20, 104-51-22, 104-51-24, 104-51-26 through 104-51-28, 104-51-30, 104-51-34-1, 104-51-35-1, 104-51-36-1, 104-51-37-1, 104-51-38-1, 104-51-39-1, 104-51-41-1 through 104-51-77 are each assessed 1/193 of the total assessment.

Assessment Parcels 20-1 and 20-2, 90 through 104-1, 104-38-1, 104-49, 104-51-13, 104-51-15-1, 104-51-31 through 104-51-33, 104-51-34-2, 104-51-35-2, 104-51-36-2, 104-51-37-2, 104-51-38-2, 104-51-39-2, 104-51-40-1, 105 and 106 each have zero (\$0.00) assessment.

The following changes were made to the Assessment Rolls and Assessment Diagram in the 2004-2005 Baypoint Lagoons Annual Engineer’s Report due to Mapping Changes at the Marin County Assessor’s Office:

On May 6, 2005 our office contacted the Marin County Assessor's Office due to obvious changes to the Assessor's Parcel Maps for the Baypoint Lagoons development. According to information

PART D
METHOD OF APPORTIONMENT OF ASSESSMENT

received from Mapping Department staff, in calendar year 2004 several Applications for Parcel Merger were received by the County of Marin from representatives of Baypoint Lagoons Homeowners Association. The following parcels were affected by the Parcel Merger Applications:

Assessment Numbers 91, 95, 101 and 102, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-361-24 by the Marin County Assessor's Office. Assessment Number 91 has been changed to 91-1 and reflects the new APN. Assessment Numbers 95, 101 and 102 have been removed from Parts C and E of this Report.

Assessment Numbers 92, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-49 by the Marin County Assessor's Office. Assessment Number 92 has been changed to 92-1 and reflects the new APN. Assessment Numbers 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119 have been removed from Parts C and E of this Report.

Assessment Numbers 96, 97, 98, 120, 121, 122, 123 and 124, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-23 by the Marin County Assessor's Office. Assessment Number 96 has been changed to 96-1 and reflects the new APN. Assessment Numbers 97, 98, 120, 121, 122, 123 and 124 have been removed from Parts C and E of this Report.

Assessment Numbers 99, 100 and 104-2, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-372-28 by the Marin County Assessor's Office. Assessment Number 99 has been changed to 99-1 and reflects the new APN. Assessment Numbers 100 and 104-2 have been removed from Parts C and E of this Report.

Assessment Numbers 104-38, 104-40, 104-44, 104-46, 104-47-2, 104-48, 104-48-1 and 104-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-390-64 by the Marin County Assessor's Office. Assessment Number 104-38 has been changed to 104-38-1 and reflects the new APN. Assessment Numbers 104-40, 104-44, 104-46, 104-47-2, 104-48 and 104-50 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-15, 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-412-20 by the Marin County Assessor's Office. Assessment Number 104-51-15 has been changed to 104-51-15-1 and reflects the new APN. Assessment Numbers 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-40, 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-51-48-2, 104-51-49-2 and 104-51-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-420-71 by the Marin County Assessor's Office. Assessment Number 104-51-40 has been changed to 104-51-40-1 and reflects the new APN. Assessment Numbers 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-51-48-2, 104-51-49-2 and 104-51-50 have been removed from Parts C and E of this Report.

PART E
ASSESSMENT

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
1	009-361-06
2	009-361-05
3	009-361-04
4	009-361-03
5	009-361-02
6	009-361-08
7	009-361-09
8	009-361-10
9	009-361-11
10	009-361-12
11	009-361-17
12	009-361-16

PART E
ASSESSMENT

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
13	009-361-15
14	009-361-14
15	009-361-13
16	009-361-19
17	009-361-20
18	009-361-21
19	009-361-22
20-1	009-371-02
20-2	009-371-03
21	009-372-01
22	009-372-02

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
23	009-372-03
24	009-372-04
25	009-372-05
26	009-372-06
27	009-372-07
28	009-372-08
29	009-372-09
30	009-372-10
31	009-372-11
32	009-372-12
33	009-372-13
34	009-372-14

PART E
ASSESSMENT

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
35	009-372-15
36	009-372-26
37	009-372-27
38	009-372-25
39	009-372-24
40	009-372-23
41	009-372-22
42	009-372-21
43	009-372-20
44	009-372-18
45	009-372-19
46	009-362-03

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
47	009-362-04
48	009-362-05
49	009-362-13
50	009-362-12
51	009-362-14
52	009-362-15
53	009-362-16
54	009-362-17
55	009-362-18
56	009-362-19
57	009-362-20
58	009-362-21

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
59	009-362-10
60	009-362-09
61	009-362-06
62	009-362-22
63	009-362-25
64	009-362-26
65	009-362-30
66	009-362-31
67	009-362-32
68	009-362-33
69	009-362-34
70	009-362-29

PART E
ASSESSMENT

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
71	009-362-35
72	009-362-38
73	009-362-39
74	009-362-42
75	009-362-43
76	009-362-46
77	009-373-11
78	009-373-14
79	009-373-15
80	009-373-18
81	009-373-19
82	009-373-01

PART E
ASSESSMENT

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
83	009-373-02
84	009-373-03
85	009-373-04
86	009-373-08
87	009-373-07
88	009-373-06
89	009-373-05
90	009-010-34
91-1	009-361-24
92-1	009-362-49
93	009-362-11
94-1	009-362-47

PART E
ASSESSMENT

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Part E)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
94-2	009-373-22
96-1	009-373-23
99-1	009-372-28
103	009-010-31
104-1	009-390-01
104-3	009-390-03
104-4	009-390-04
104-5	009-390-05
104-6	009-390-06
104-7	009-390-07
104-8	009-390-08

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-9	009-390-09
104-10	009-390-10
104-11-1	009-390-66
104-12	009-390-12
104-13	009-390-13
104-14	009-390-14
104-15	009-390-15
104-16	009-390-16
104-17	009-390-17
104-18	009-390-61
104-19	009-390-19
104-20	009-390-20

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-21	009-390-21
104-22	009-390-22
104-23	009-390-23
104-24	009-390-24
104-25	009-390-25
104-26	009-390-26
104-27	009-390-27
104-28	009-390-28
104-29	009-390-29
104-30	009-390-30
104-31	009-390-31
104-32	009-390-63

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-33	009-390-51
104-34	009-390-34
104-35	009-390-35
104-36	009-390-36
104-37	009-390-37
104-38-1	009-390-64
104-39	009-390-39
104-41	009-390-41
104-42	009-390-42
104-43	009-390-43
104-45-1	009-390-65
104-47-1	009-390-59

PART E
ASSESSMENT

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-49	009-390-49
104-51-1	009-411-01
104-51-2	009-411-02
104-51-3	009-411-03
104-51-4	009-411-04
104-51-5	009-411-05
104-51-6	009-411-06
104-51-7	009-411-07
104-51-8	009-411-08
104-51-9	009-411-09
104-51-10	009-411-10
104-51-11	009-411-11

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-51-12	009-411-12
104-51-13	009-411-13
104-51-14	009-412-01
104-51-15-1	009-412-20
104-51-16	009-412-03
104-51-18	009-412-05
104-51-20	009-412-07
104-51-22	009-412-09
104-51-24	009-412-11
104-51-26	009-412-13
104-51-27	009-412-14
104-51-28	009-412-15

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-51-30	009-412-17
104-51-31	009-412-18
104-51-32	009-412-19
104-51-33	009-400-03
104-51-34-1	009-420-45
104-51-34-2	009-420-46
104-51-35-1	009-420-47
104-51-35-2	009-420-48
104-51-36-1	009-420-49
104-51-36-2	009-420-50
104-51-37-1	009-420-51
104-51-37-2	009-420-52

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-51-38-1	009-420-53
104-51-38-2	009-420-54
104-51-39-1	009-420-55
104-51-39-2	009-420-56
104-51-40-1	009-420-71
104-51-41-1	009-420-57
104-51-42-1	009-420-59
104-51-43	009-420-10
104-51-44	009-420-11
104-51-45-1	009-420-61
104-51-46-1	009-420-63
104-51-47-1	009-420-65

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-51-48-1	009-420-67
104-51-49-1	009-420-69
104-51-51	009-420-17
104-51-52	009-420-18
104-51-53	009-420-19
104-51-54	009-420-20
104-51-55	009-420-21
104-51-56	009-420-22
104-51-57	009-420-23
104-51-58	009-420-24
104-51-59	009-420-25
104-51-60	009-420-26

**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Part E)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-51-61	009-420-27
104-51-62	009-420-28
104-51-63	009-420-29
104-51-64	009-420-30
104-51-65	009-420-31
104-51-66	009-420-32
104-51-67	009-420-33
104-51-68	009-420-34
104-51-69	009-420-35
104-51-70	009-420-36
104-51-71	009-420-37
104-51-72	009-420-38

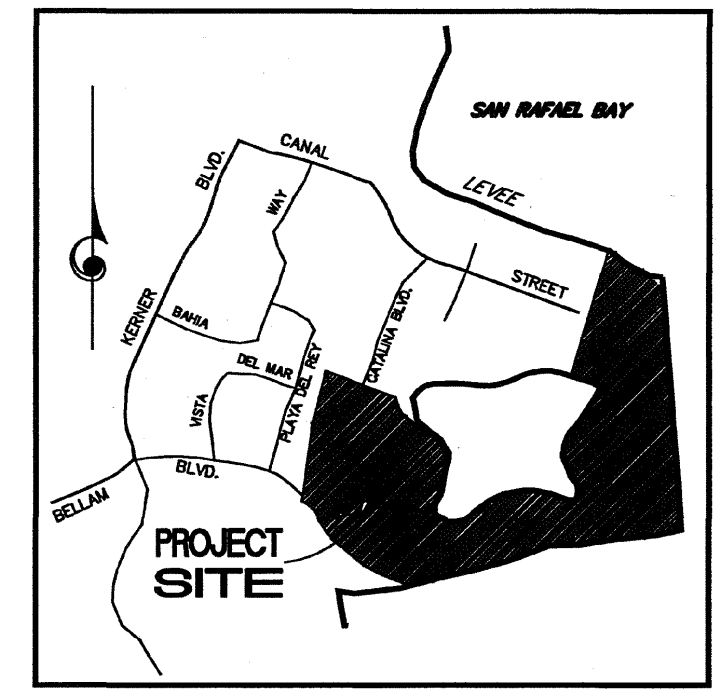
**PART E
ASSESSMENT**

(Please Refer to Part D – Method of Assessment
for a Summary of Changes to Parcel Numbers)

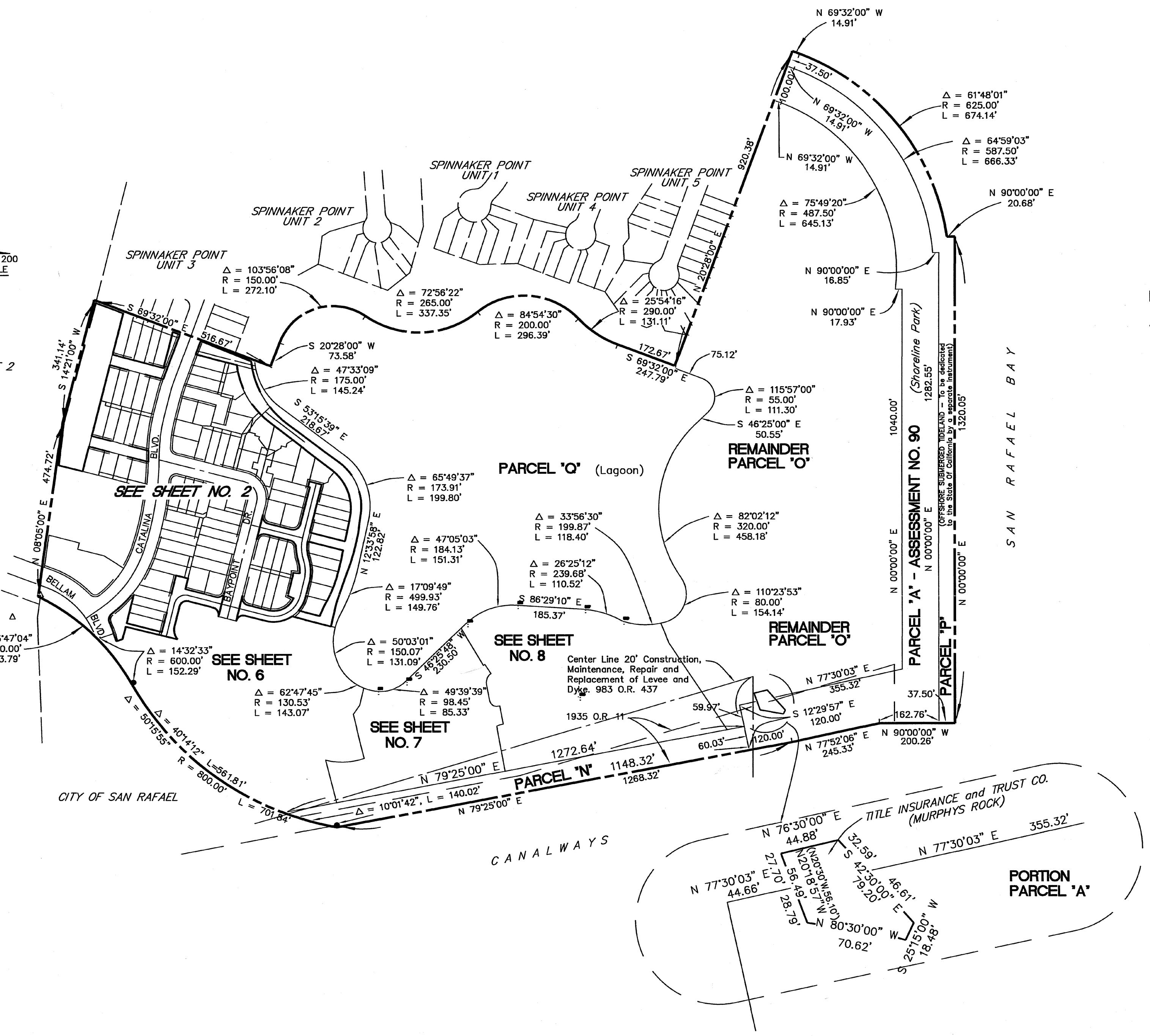
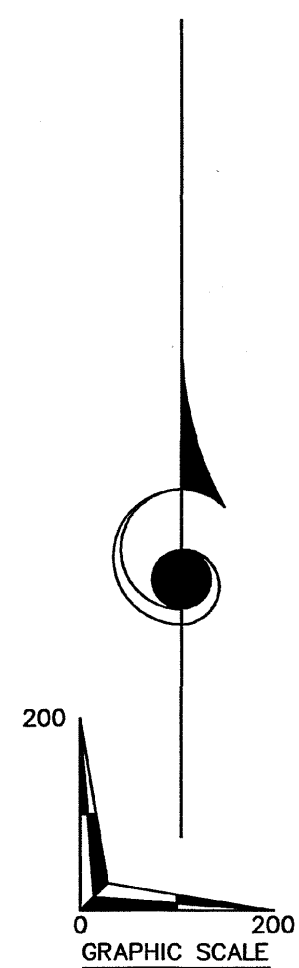
ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER
104-51-73	009-420-39
104-51-74	009-420-40
104-51-75	009-420-41
104-51-76	009-420-42
104-51-77	009-420-43
106	009-010-35

PART F
ASSESSMENT DIAGRAM

See sheets 1 through 8 which follow.



LOCATION MAP
NO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	40.00'	38.50'	55°09'00"
2	20.00'	31.42'	90°00'00"
3	20.00'	31.42'	90°00'00"
4	20.00'	31.42'	90°00'00"
5	640.00'	21.94'	01°57'52"

LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- LOT NUMBER
- PARCEL LINE

NOTE: Common Area means those portions of the subdivision owned or controlled by the Bay Point Lagoons Association for the use and enjoyment of the owners. Exclusive Use Common Area shall be for the exclusive use of the Owner of the designated Lot and shall be appurtenant to that Lot. Each owner shall have the exclusive right to use the Exclusive Use Common Areas that have been allocated to Owner's Lot in this Subdivision.

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

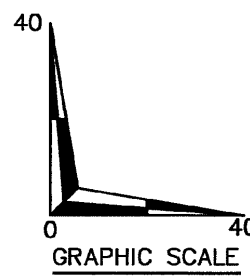
**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL
MARIN COUNTY CALIFORNIA
SCALE : 1" = 60' REVISED MAY 2005

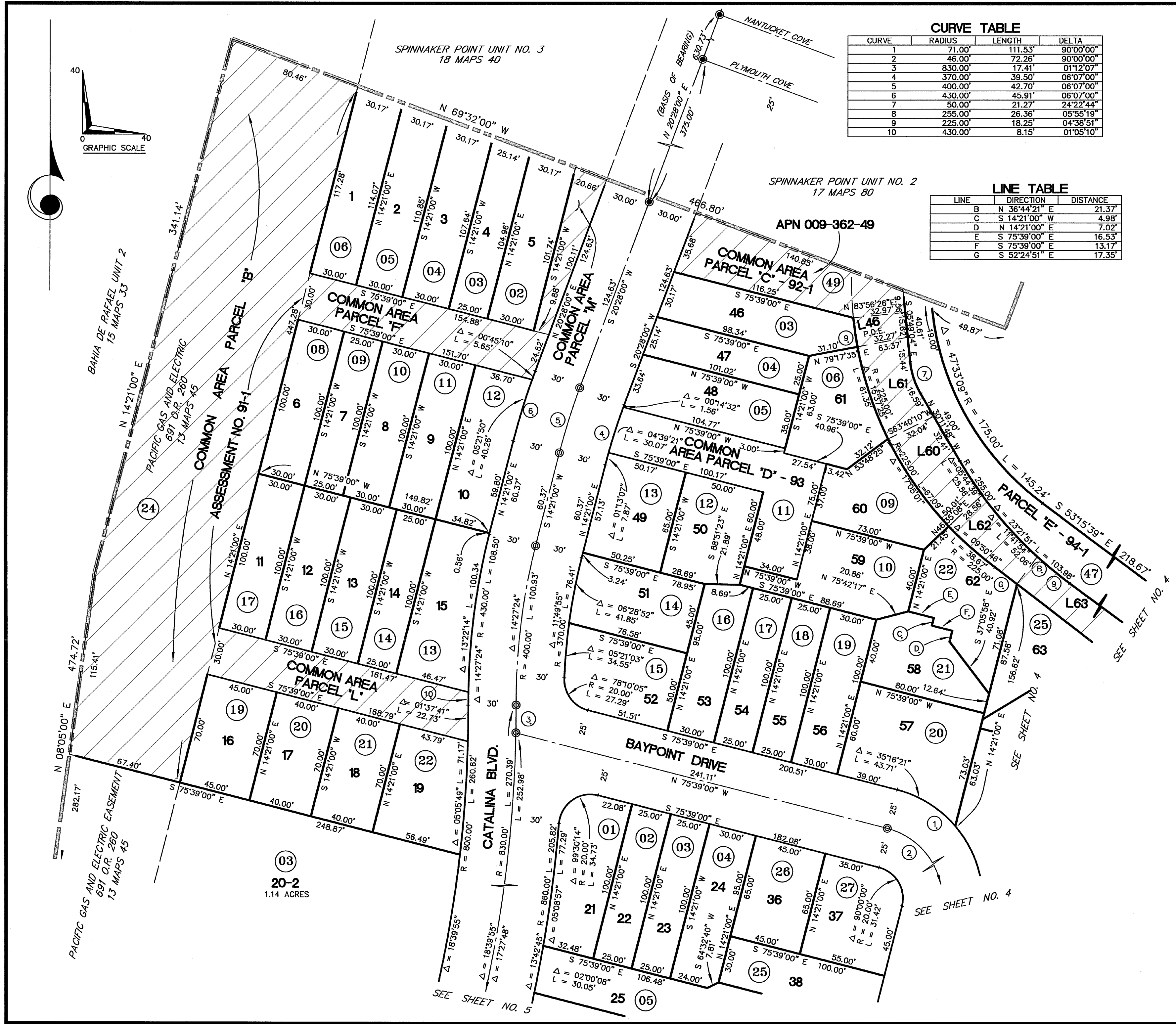
CSW
[St]² **CSW/STUBER-STROEH**
ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 2 of 8





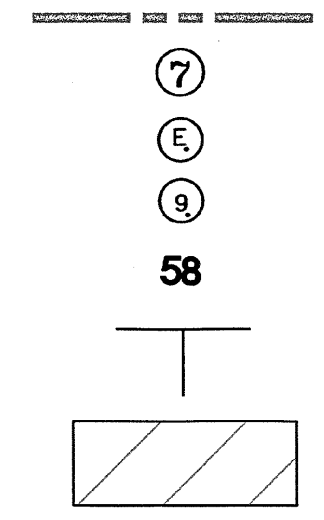
CURVE	RADIUS	LENGTH	DELTA
1	71.00'	111.53'	90°00'00"
2	46.00'	72.26'	90°00'00"
3	830.00'	17.41'	01°12'07"
4	370.00'	39.50'	06°07'00"
5	400.00'	42.70'	06°07'00"
6	430.00'	45.91'	06°07'00"
7	50.00'	21.27'	24°22'44"
8	255.00'	26.36'	05°55'19"
9	225.00'	18.25'	04°38'51"
10	430.00'	8.15'	01°05'10"

LINE	DIRECTION	DISTANCE
B	N 36°44'21" E	21.37'
C	S 14°21'00" W	4.98'
D	N 14°21'00" E	7.02'
F	S 75°39'00" E	16.53'
F	S 75°39'00" E	13.17'
G	S 52°24'51" E	17.35'



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- LINE TABLE REFERENCE
- CURVE TABLE REFERENCE
- ASSESSMENT & LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS



REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "0" ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "0" ADDED SHEET 6.

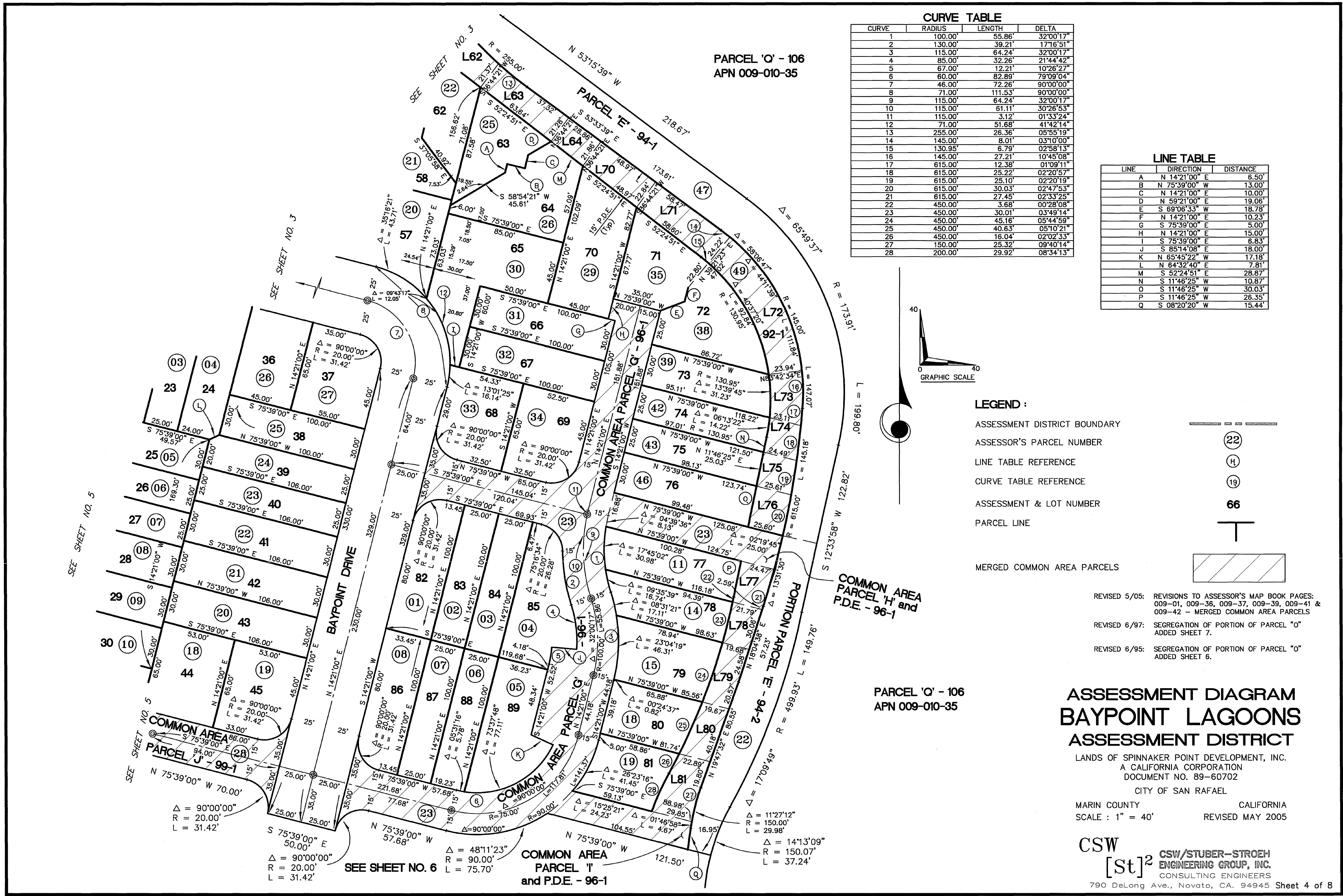
**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA
SCALE : 1" = 40'
REVISED MAY 2005

CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 3 of 8

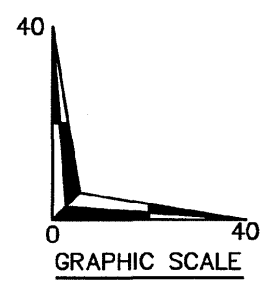


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	100.00'	55.86'	32°00'17"
2	130.00'	39.21'	17°16'51"
3	115.00'	64.24'	32°00'17"
4	85.00'	32.26'	21°44'42"
5	67.00'	12.21'	10°26'27"
6	60.00'	82.89'	79°09'04"
7	46.00'	72.26'	90°00'00"
8	71.00'	111.53'	90°00'00"
9	115.00'	64.24'	32°00'17"
10	115.00'	61.11'	30°26'53"
11	115.00'	3.12'	01°33'24"
12	71.00'	51.68'	41°42'14"
13	255.00'	26.36'	05°55'19"
14	145.00'	8.01'	03°10'00"
15	130.95'	6.79'	02°58'13"
16	145.00'	27.21'	10°45'08"
17	615.00'	12.38'	01°09'11"
18	615.00'	25.22'	02°20'57"
19	615.00'	25.10'	02°20'19"
20	615.00'	30.03'	02°47'53"
21	615.00'	27.45'	02°33'25"
22	450.00'	3.68'	00°28'08"
23	450.00'	30.01'	03°49'14"
24	450.00'	45.16'	05°44'59"
25	450.00'	40.63'	05°10'21"
26	450.00'	16.04'	02°02'33"
27	150.00'	25.32'	09°40'14"
28	200.00'	29.92'	08°34'13"

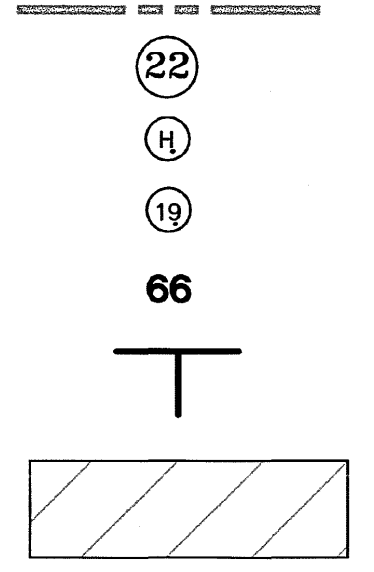
LINE TABLE

LINE	DIRECTION	DISTANCE
A	N 14°21'00" E	6.50'
B	N 75°39'00" W	13.00'
C	N 14°21'00" E	10.00'
D	N 59°21'00" E	19.06'
E	S 69°06'33" W	18.78'
F	N 14°21'00" E	10.23'
G	S 75°39'00" E	5.00'
H	N 14°21'00" E	15.00'
I	S 75°39'00" E	6.83'
J	S 85°14'08" E	18.00'
K	N 65°45'22" W	17.18'
L	N 64°32'40" E	7.81'
M	S 52°24'51" E	28.87'
N	S 11°46'25" W	10.87'
O	S 11°46'25" W	30.03'
P	S 11°46'25" W	26.35'
Q	S 08°20'20" W	15.44'



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- LINE TABLE REFERENCE
- CURVE TABLE REFERENCE
- ASSESSMENT & LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS



- REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS
- REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.
- REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

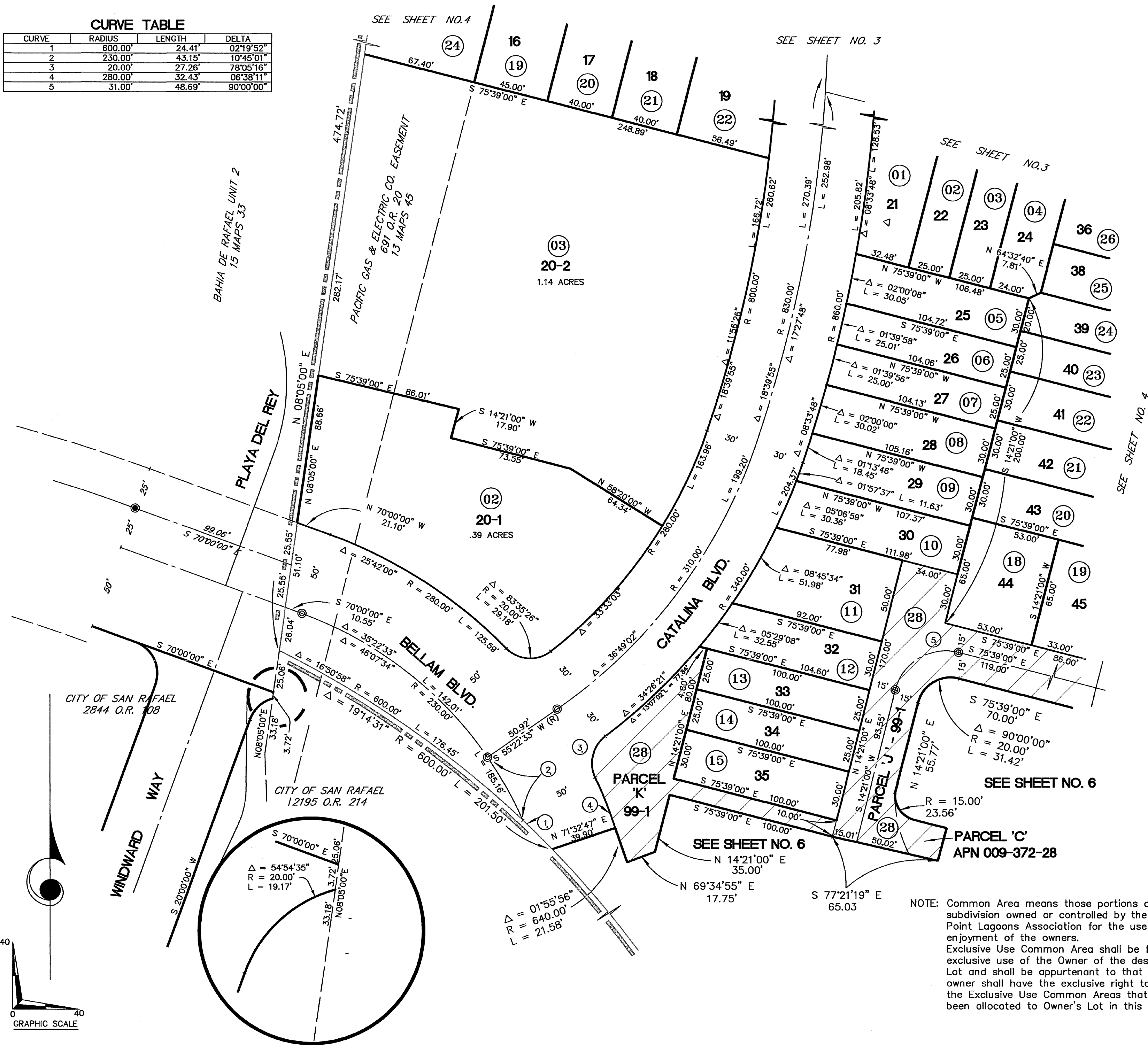
**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702
CITY OF SAN RAFAEL
MARIN COUNTY CALIFORNIA
SCALE : 1" = 40'
REVISED MAY 2005

CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 4 of 8

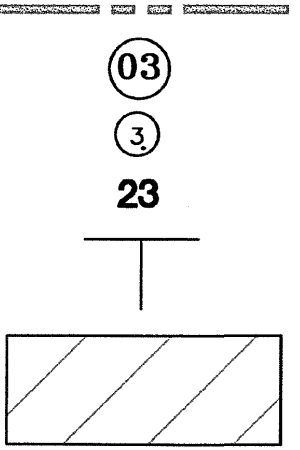
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	600.00'	24.41'	02°19'52"
2	230.00'	43.15'	10°45'01"
3	20.00'	27.26'	78°05'16"
4	280.00'	32.43'	06°38'11"
5	31.00'	48.69'	90°00'00"



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- CURVE TABLE REFERENCE
- ASSESSMENT & LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS



- REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS
- REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.
- REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

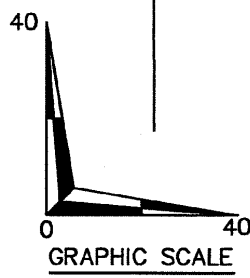
LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
A CALIFORNIA CORPORATION
DOCUMENT NO. 89-60702

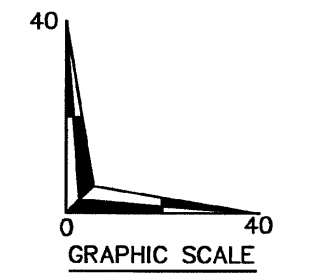
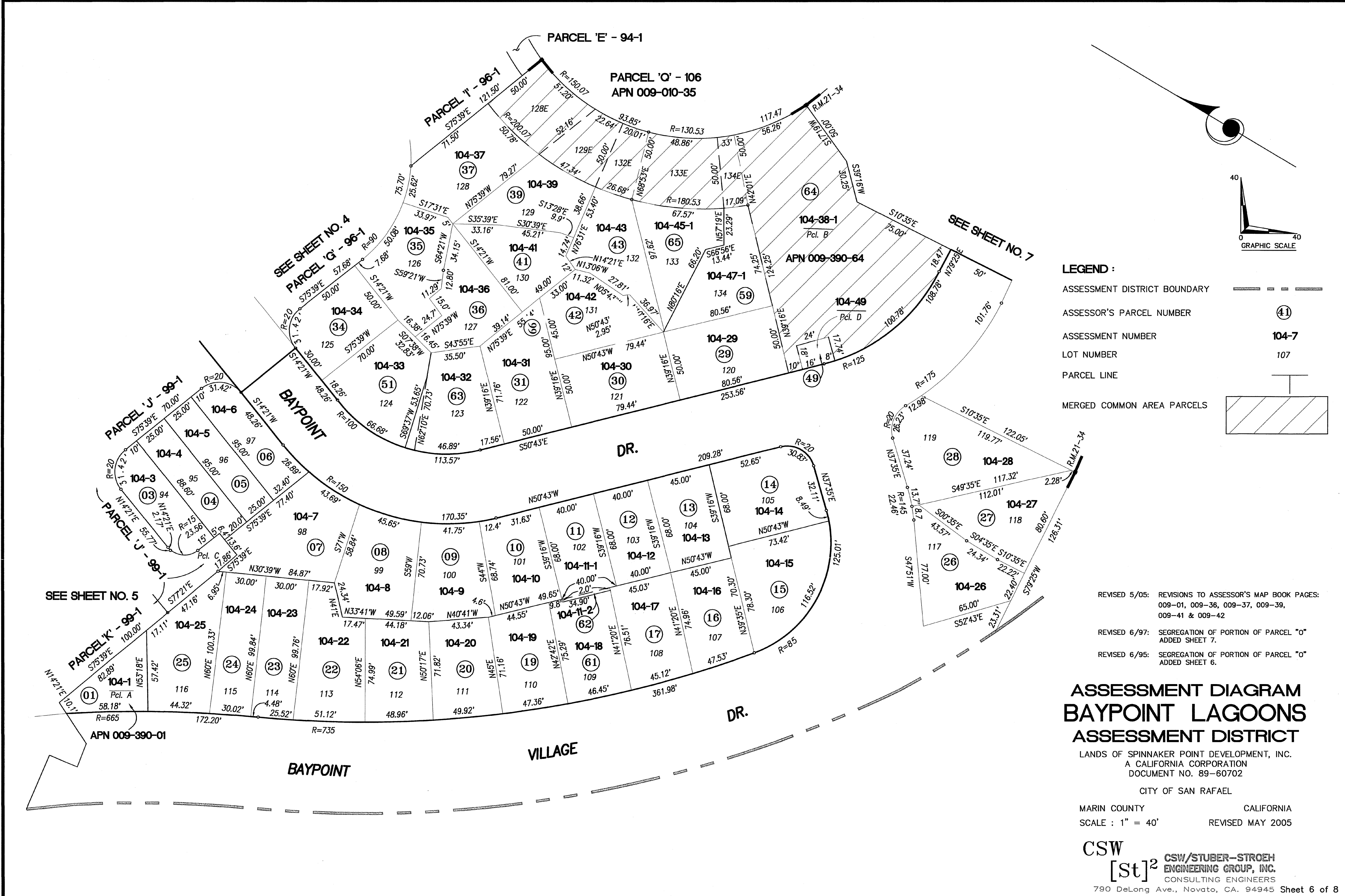
CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA
SCALE : 1" = 40' REVISED MAY 2005

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CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945

NOTE: Common Area means those portions of the subdivision owned or controlled by the Bay Point Lagoons Association for the use and enjoyment of the owners. Exclusive Use Common Area shall be for the exclusive use of the Owner of the designated Lot and shall be appurtenant to that Lot. Each owner shall have the exclusive right to use the Exclusive Use Common Areas that have been allocated to Owner's Lot in this Subdivision.





LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- ASSESSMENT NUMBER **104-7**
- LOT NUMBER **107**
- PARCEL LINE
- MERGED COMMON AREA PARCELS

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES:
009-01, 009-36, 009-37, 009-39,
009-41 & 009-42

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O"
ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O"
ADDED SHEET 6.

**ASSESSMENT DIAGRAM
BAYPOINT LAGOONS
ASSESSMENT DISTRICT**

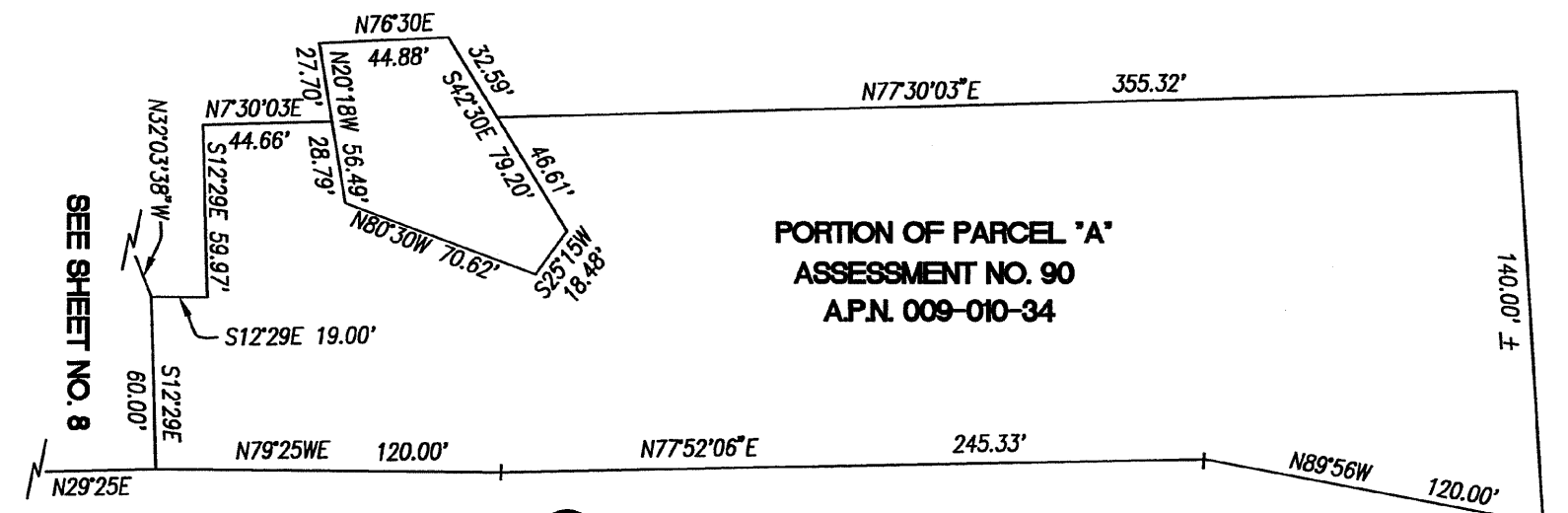
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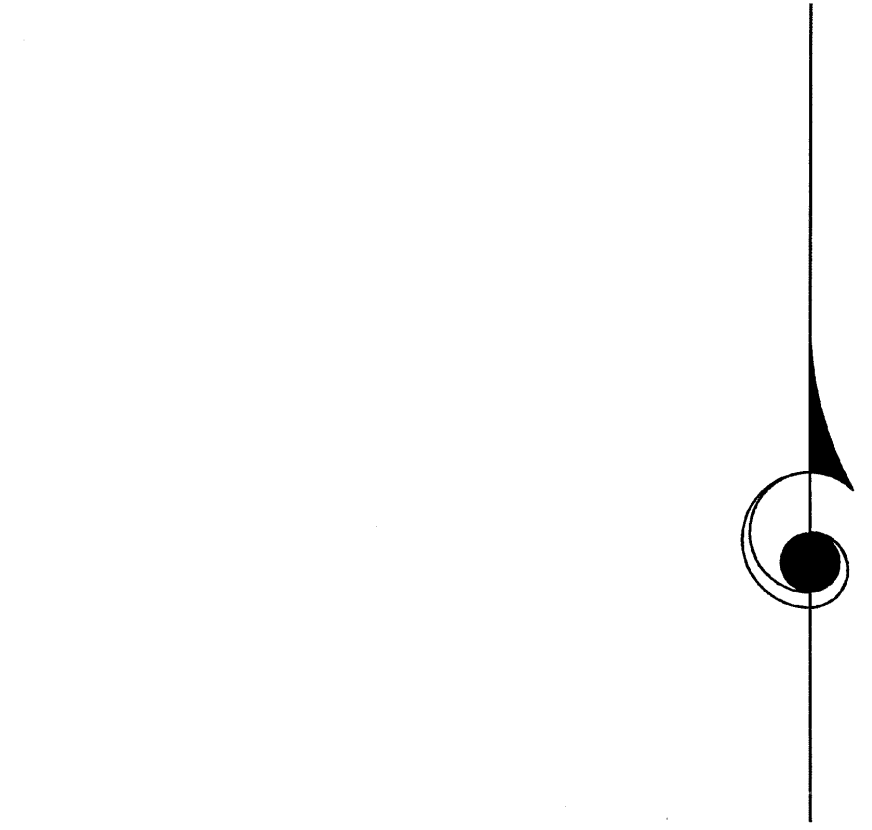
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CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945 Sheet 6 of 8

CURVE	RADIUS	LENGTH	DELTA
1	125.0000	4.3112	01°58'34"
2	20.0000	32.1057	91°58'34"
3	30.0000	34.5329	65°57'11"
4	60.0000	9.7785	09°20'16"
5	60.0000	15.9104	15°11'36"
6	60.0000	9.3992	08°58'32"
7	60.0000	25.7614	24°36'01"
8	60.0000	8.2164	07°50'46"
9	20.0000	21.1288	60°31'46"
10	75.0000	38.3587	29°18'14"
11	75.0000	18.6928	14°16'49"
12	75.0000	21.4715	16°24'11"
13	148.4500	13.0370	05°01'54"
14	148.3251	40.5957	15°40'53"
15	148.4500	45.2613	17°28'09"
16	148.9539	29.7739	11°27'10"
17	180.4921	11.4044	03°37'13"
18	180.5300	23.9814	07°36'40"
19	130.5300	17.3397	07°36'40"
20	130.5300	8.2456	03°37'10"
21	99.0195	19.7455	11°25'31"
22	98.4500	8.6460	05°01'54"
23	121.1492	10.5753	05°00'05"
24	75.0000	10.9343	08°21'12"
25	98.6563	30.0173	17°25'58"
26	98.4500	26.9226	15°40'06"



LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- CURVE TABLE REFERENCE
- ASSESSMENT NUMBER
- LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS



REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS

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ASSESSMENT DIAGRAM BAYPOINT LAGOONS ASSESSMENT DISTRICT

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.
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CITY OF SAN RAFAEL
MARIN COUNTY CALIFORNIA
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790 DeLong Ave., Novato, CA. 94945 Sheet 7 of 8

