

**CONTRA COSTA COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

REIMBURSEMENT AGREEMENT

1. PARTIES. Effective _____, the Contra Costa County Flood Control and Water Conservation District, a public body corporate and politic (hereinafter called "DISTRICT"), and 207 Coggins Drive Associates, LLC (hereinafter called "DEVELOPER"), mutually agree as follows:

2. INTRODUCTION.
 - A. DEVELOPER has constructed 147 rental apartment units within Drainage Area 44B. Said development is within the jurisdiction of the City of Pleasant Hill (hereinafter called "CITY"). CITY's conditions of approval for said development require installation by DEVELOPER of a portion of the drainage facilities shown on the adopted Drainage Plan for Drainage Area 44B.
 - B. The cost to install these facilities exceeds the amount of drainage fee required by the drainage fee ordinance for said drainage area, Ordinance No. 2002-42.
 - C. DISTRICT has adopted a Drainage Area Credit and Reimbursement Policy for said drainage area.
 - D. Since DISTRICT has an effective Drainage Plan and a Drainage Area Credit and Reimbursement Policy for said drainage area, the DEVELOPER has requested that the DISTRICT enter into this agreement with the DEVELOPER, pursuant to said policy.

3. TERMS. DISTRICT shall reimburse DEVELOPER for eligible costs exceeding the amount of fees required by said ordinance, in accordance with the terms of this agreement and the DISTRICT's above-mentioned Drainage Plan and the Drainage Area Credit and Reimbursement Policy for said drainage area, which policy is attached as Exhibit "A," and made a part hereof by this reference.

4. ELIGIBLE COSTS. The items eligible for reimbursement and their agreed upon final costs are outlined on Exhibit "B", attached hereto and incorporated herein by this reference.

5. CONFORMANCE TO PLANS AND SPECIFICATIONS. The drainage facilities covered by this agreement have been installed in conformance with the plans and specifications prepared by DEVELOPER and reviewed by the DISTRICT, and accepted as complete by the CITY.

6. HOLD HARMLESS. DEVELOPER shall defend, indemnify, save and hold DISTRICT, its governing body, officers, agents and employees absolutely free, clear, and harmless from any claims, actions, or costs arising from any property and/or rights acquisition necessary hereunder, or arising from any and all damage to property, injury to persons, including death, or any other type of liability arising as a result of DEVELOPER's installation of the drainage facilities required by the conditions of approval for said development.
7. NON-RESPONSIBILITY OF DISTRICT. The installation of drainage facilities covered by this agreement is the sole responsibility of DEVELOPER. DISTRICT assumes no responsibility whatsoever for construction procedures and methods utilized by DEVELOPER in constructing the drainage facilities.
8. PAYMENT. Payment terms are set forth in Exhibit "A", except that the first payment shall not be made until the DEVELOPER submits to DISTRICT acceptable evidence that DEVELOPER has paid for installation of the drainage facilities covered by this agreement.
9. TERMINATION. This agreement shall remain in effect either (1) for the time as provided in Section V.B. of Exhibit "A" or (2) until DEVELOPER has been reimbursed for the total eligible reimbursement amount, whichever first occurs. Non-submittal of the acceptable evidence of payment required by Section 9 shall not result in an extension of the termination date. The obligations contained in Sections 7 and 8 will survive termination of this Agreement.
10. NO OTHER RECOURSE AGAINST DISTRICT.
 - A. This agreement constitutes the total statement of rights between DISTRICT and DEVELOPER concerning payment or reimbursement for costs of installing the drainage facilities exceeding the required drainage fees.
 - B. If, after the expiration of the time described in Section V.B. of Exhibit "A", DEVELOPER has not received the total reimbursement amount, DEVELOPER shall have no right to further reimbursement by DISTRICT from any drainage fees thereafter collected by the DISTRICT, or from any other source of DISTRICT funding.

CONTRA COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

By: _____
Chair of the Board of Supervisors, as governing body of
the Contra Costa County Flood Control and Water
Conservation District

ATTEST:
David Twa, Clerk of the Board of Supervisors and
County Administrator

By: _____
Deputy Clerk

RECOMMENDED FOR APPROVAL:
Julia R. Bueren
Chief Engineer

By: _____

APPROVED AS TO FORM:
Silvano B. Marchesi
County Counsel

By: Clint A. Clute
Deputy

- Exhibit "A" - Drainage Area Credit and Reimbursement Policy
- Exhibit "B" - Calculation of Reimbursement Amount

DEVELOPER*

207 COGGINS DRIVE ASSOCIATES, LLC
a California limited liability company

By: Matteson Real Estate Equities, Inc.
a California Corporation

By: [Signature]
Name: Duncan L. Matteson, JR.
Title: President

And By: [Signature]
Name: James A. Blake
Title: Executive Vice President

Taxpayer I.D. # 94-3371781

* If DEVELOPER is a corporation, two officers must sign. The first must be the chairman of the board, president or any vice president; the second must be the secretary, assistant secretary, chief financial officer or any assistant treasurer. (Corp. Code § 313; Civ. Code § 1190.) If DEVELOPER is a limited liability company, DEVELOPER shall sign in the manner required of corporations, or by two managers, or by one manager, pursuant to the articles of organization (see Corp. Code §§ 17151, 17154, 17157.) If DEVELOPER is a partnership, any authorized partner may sign. Signatures by DEVELOPER must be notarized.

State of California

County of _____

On _____ before me
DATE NAME, TITLE OF OFFICER -E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared

NAME(S) SIGNER(S)

in the capacity as

INDIVIDUAL, GENERAL PARTNER, CORPORATE OFFICER - E.G., VICE PRESIDENT

who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

He/She/They also acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal,

Signature of Notary

SIGNATURE REQUIREMENTS

Signatures required on documents must comply with the following to be acceptable to Contra Costa County.

- I. FOR ALL SIGNATURES - The name and interest of the signer should be typed or printed in the space provided. The name must be signed exactly as it is typed or printed.
- II. SIGNATURES FOR INDIVIDUALS - The name must be signed exactly as it is printed or typed. The signer's interest in the property must be stated.
- III. SIGNATURES FOR PARTNERSHIPS - Signing party must be either a general partner or be authorized in writing to have the authority to sign for and bind the partnership.
- IV. SIGNATURES FOR CORPORATIONS
Documents should be signed by two officers, one from each of the following two groups:

GROUP 1.	(a) The Chair of the Board	GROUP 2.	(a) The Secretary
	(b) The President		(b) An Assistant Secretary
	(c) Any Vice-President		(c) The Chief Financial Officer
			(d) The Assistant Treasurer

If signatures of officers from each of the above two groups do not appear on the instrument, a certified copy of a resolution of the Board of Directors authorizing the person signing the instrument to execute instruments of the type in question is required. A currently valid power of attorney, notarized, will suffice.

Notarization of only one corporate signature or signatures from only one group, must contain the following phrase:

"...and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors."

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Mateo

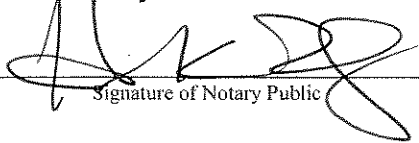
On 1/26/09 before me, Helen K. Yi, Notary Public,
(Here insert name and title of the officer)

personally appeared Duncan L. Matteson, Jr.

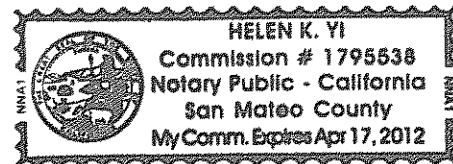
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Mateo

On 1/26/09 before me, Helen K. Yi, Notary Public
(Here insert name and title of the officer)

personally appeared James A. Blake

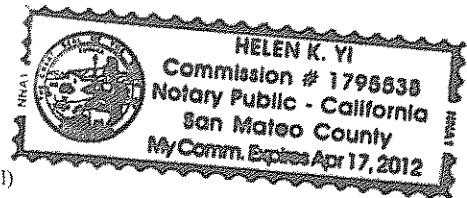
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"

DRAINAGE AREA CREDIT AND REIMBURSEMENT POLICY

Adopted June, 1989
Revised December 1999

The following policy adopted by the Board of Supervisors, as the governing body of the Contra Costa County Flood Control and Water Conservation District, shall be used to determine credits and reimbursements as provided for in various Drainage Area Fee Ordinances.

I. Definitions:

1. Drainage Area Plan: The engineering plan, which shows and lists the size, length, and location of drainage facilities adopted for a Drainage Area.
2. Drainage Area Fee Ordinance: An ordinance adopted for a Drainage Area specifying the drainage fee necessary to complete construction of the planned facilities.
3. Drainage Area Fee Obligation: The drainage fee due on a development as determined from the Drainage Fee Ordinance.
4. Eligible Costs: The cost of installing drainage facilities, which are part of the Drainage Area Plan.
5. In-tract Drainage Facilities: Drainage facilities required within the limits of the development.
6. Off-tract Drainage Facilities: Drainage facilities required outside the limits of the development.
7. Credit: When a Drainage Fee Ordinance allows construction of drainage facilities in lieu of the payment of drainage fees, the eligible construction costs may be applied as a credit against the drainage area fee obligation.
8. Reimbursement: Payment to the developer for the eligible cost of installing drainage area facilities in excess of the drainage area fee obligation.

- II. GENERAL: Installation of drainage facilities required as a condition of property development can be very costly, and in many cases benefits other properties within the watershed. A Drainage Fee Ordinance spreads the costs of the drainage facilities to all of the benefiting properties and ensures, through a system of fees, credits, and reimbursements, equitable financial participation.

The drainage fee ordinance creates a fee obligation on all properties within the Drainage Area. The ordinance becomes operative upon a request to develop or improve a parcel of land. The drainage area fee obligation is limited to the fee due and is payable either in the form of cash or the installation of a portion of the drainage facilities shown on the adopted drainage plan.

When a condition of development requires the construction of drainage facilities with a cost in excess of the drainage fee obligation imposed by the fee ordinance, a portion of the excess cost may be eligible for reimbursement.

III. Eligible Costs: A portion of the cost to install drainage facilities shown on the adopted drainage area plan may be eligible for credit against the required drainage fees and for reimbursement of costs in excess of the drainage fee obligation. Credit or reimbursement shall be limited to the following eligible costs:

1. Actual in-tract and off-tract construction costs plus a fixed amount of 7 percent of the in-tract construction cost and 14 percent of the off-tract construction cost for allowance of miscellaneous developer's costs, including contract preparation, engineering, bonding, etc. Construction costs do not include utility relocations or the acquisition of rights of way.
2. Actual public agency project inspection fees for only those drainage area facilities shown on the adopted drainage plan.
3. Actual off-tract utility relocation costs.
4. Actual off-tract right of way acquisition costs needed for the installation of drainage area facilities, provided the developer does not have a beneficial interest in the off-tract property.

The determination of construction cost will be based on at least three independent bids. The developer shall submit said bids to the District for review and concurrence. Upon District concurrence with the bids, the lowest bid shall be the basis for determination of the credit and reimbursement amount.

The District reserves the right to reject the developer's bids or any other proposed value of said eligible costs and to calculate said costs and the fixed markups using then current prices.

If the developer elects to install a more costly drainage system than shown on the adopted drainage area plan, the District reserves the right to calculate said eligible costs using the then current prices for only the facilities shown on the adopted plan.

IV. Credit: The developer may apply as a credit toward the drainage fee obligation the eligible costs to construct drainage area facilities.

V. Reimbursement:

A. Where the amount of said eligible costs exceed the drainage fee due, the developer, upon entering into a reimbursement agreement with the District, shall be eligible for a percentage reimbursement on the amount of the eligible costs determined by Section III above, in excess of the drainage fee due as follows:

Off-tract work:	100% (One hundred percent)
In-tract work:	50% (Fifty percent)

Prior to the application of the above percentages, the eligible costs in excess of the drainage fee due shall be prorated between off-tract work and in-tract work in the same proportion as the total eligible costs for off-tract work and in-tract work are to the total eligible costs.

- B. The reimbursement shall be subject to the following limitations:
1. Reimbursements shall be paid only from drainage fees collected pursuant to a Drainage Fee Ordinance.
 2. If more than one reimbursement agreement is in effect in a Drainage Area, the reimbursement payment to each agreement shall be based on the ratio of each agreement's original amount to the total original amount of all outstanding reimbursement agreements.
 3. The District reserves the right to utilize not more than 80 percent of the drainage fees collected annually, on a fiscal year basis, for the purpose of making reimbursement payments.
 4. Reimbursement payments shall be made quarterly, except that, during any quarter the District reserves the right not to make said payments if the amount of available funds to be disbursed is less than \$5,000.00.
 5. Reimbursement agreements shall remain in effect for a base period of ten years (forty quarters). The first quarter shall be the one following the quarter in which the first reimbursement payment is made. The developer shall forfeit any outstanding balance owed at the end of the ten years if 80% or more of the money has been reimbursed. If at the end of the ten years, less than 80% of the money has been reimbursed, the agreement shall be extended for five years. If after a period of five years the developer has not been reimbursed 80% of the amount due, the agreement shall be extended for another period of five years. Any remaining balance owed after twenty years shall be forfeited.
 6. Reimbursement agreements executed subsequent to a government loan(s) shall have payments "calculated" using the pro-rata basis of paragraph B.2. above. However, in order to accelerate repayment of the government loan(s), the "calculated" payment shall be applied to repayment of the government loan(s), rather than be disbursed to the subsequent reimbursement agreement(s). Upon full repayment of the government loan(s), reimbursement payments shall commence to the subsequent reimbursement agreement(s). The 40 quarter time limit for a subsequent reimbursement agreement shall not start until the date the first payment is made to the reimbursement agreement.

VI. Applicability: Upon adoption by a drainage area, this policy shall be the basis for all subsequent reimbursement agreements in that drainage area. This policy will not alter any reimbursement agreement executed pursuant to a different policy.

Exhibit "B"

DRAINAGE AREA: 44B
DEVELOPMENT: Coggins Apartment
DEVELOPER: 207 Coggins Drive Associates, LLC
 c/o The Matteson Companies
 One Lagoon Drive, Suite 200
 Redwood City, CA 94065-1562
 Attn: Mr. Matt Matteson

ASSESSOR'S PARCEL NUMBER: 148-100-050

IN-TRACT COST:

OFF-TRACT COST:

Item No.	Description	Eligible Quantity	Unit	Unit Price	Total Cost
Line F					
1	54-inch RCP	371	LF	\$ 320.00	\$ 118,720
2	54-inch HDPE	65	LF	\$ 320.00	\$ 20,800
3	Type III Manhole	4	EA	\$ 6,300.00	\$ 25,200
4	Connection at Line A	1	LS	\$ 10,000.00	\$ 10,000
5	Utility Protection	1	LS	\$ 26,516.00	\$ 26,516
6	24-inch RCP	20	LF	\$ 125.00	\$ 2,500
7	Type I Manhole	1	EA	\$ 1,500.00	\$ 1,500

Subtotal	\$	205,236
Engineering (14% of Subtotal)*	\$	28,733
Inspection (8% of first \$100K and 4% of remainder)	\$	12,209
Off-Tract Cost	\$	246,178

SUMMARY:

In-Tract Cost Subtotal	50%	\$	-
Off-Tract Cost Subtotal	100%	\$	246,178
Total Cost to Construct		\$	246,178

FEE OBLIGATION:

Preliminary Fee Obligation	\$	91,212
Credit for Existing Impervious Surface	\$	59,330
Total Fee Obligation	\$	31,882

REIMBURSEMENT:

Fees Collected	\$	-
Reimbursement Agreement Amount	\$	214,296.48

* Engineering is 7% of SUBTOTAL for In-Tract work or 14% of SUBTOTAL for Off-Tract Work

** Inspection Cost is 8% of first \$100,000 + 4% of remainder

**** Reimbursable Amount: In-Tract at 50% and Off-Tract at 100%