

EXHIBIT 4-A



MARINA COAST WATER DISTRICT

11 RESERVATION ROAD • MARINA, CA 93933-2099
Home Page: www.mcwd.org
TEL (831) 384-6131 • FAX (831) 384-2479

INVOICE

Customer

Name: Monterey Peninsula Water Mangement District
Attn: Joe Oliver

Date: 4/4/2011

Address: 5 Harris Court, Buidling G
Monterey CA. 93942-0085

Rep: Gary Rogers

Project	Description of Product or Services	Total Amount
MPWMD 2-inch Meter Relocation for ASR Site	MCWD Staff Labor (total)	\$572.22
MPWMD 2-inch Meter Relocation for ASR Site	Water Permit Fee	\$30.00
MPWMD 2-inch Meter Relocation for ASR Site	Construction Cost to Relocate Meter as per GJMB 5 Change Order No. 2 (CCO#2/LTO-042)	\$8,375.00
MPWMD 2-inch Meter Relocation for ASR Site	Water Capacity Charge*	\$14,985
MPWMD 2-inch Meter Relocation for ASR Site	Water Connection Fee	\$700.00
	Total Amount Received	\$24,662.07

* Water Capacity Fee subject to change if actual future water use is higher than estimated.

**MCWD Staff Time For MPWMD 2-Inch Water Line
Relocation for ASR Wells.**

Date	Employee	Time (hours)		
1/27/2010	Gary Rogers	0.5		
1/28/2010	Gary Rogers	0.5		
2/4/2010	Gary Rogers	0.5		
2/9/2010	Gary Rogers	0.5		
3/3/2010	Gary Rogers	1		
3/4/2010	Gary Rogers	0.5		
5/27/2010	Gary Rogers	0.5		
6/17/2010	Gary Rogers	1		
3/28/2011	Gary Rogers	1.5		
3/29/2011	Gary Rogers	2		
		8.5	Total Hours	
	Labor Cost =	\$572.22		

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FEES AND CHARGES WORKSHEET

The following sections should be reviewed by the applicant to determine the approximate water and sewer fees and charges that are due prior to receiving water and sewer service. Final water and sewer fees and charges will be determined and paid prior to construction. For an explanation of all fees and charges, please reference the District Code. Fees shown are from the Fiscal Year 2007-2008 rate schedule. Use the current rate schedule when estimating project fees and charges.

A. Preliminary/Plan Check Fees/Review Plans

Existing Residential Modifications, \$200 per unit*	For Applicant's Use
<p>If you plan to modify an existing residential unit by adding water fixtures, please add the approved rate of \$200.00 per residential unit in the box.</p> <p>* If plan review cost exceeds the base fee, the additional actual cost will also be charged.</p>	

Existing Commercial Modifications, \$400.00 per unit*	For Applicant's Use
<p>If you plan to modify an existing commercial unit without adding square footage, but instead by adding fixtures or changing the use of an existing unit, please add the approved rate of \$400.00 per unit in the box.</p> <p>* If plan review cost exceeds the base fee, the additional actual cost will also be charged.</p>	

Plan Review, Small Project, \$500.00 per unit*	For Applicant's Use
<p>If you plan to construct a new residential or commercial structure, modify an existing residential unit by adding another structure or unit, or modify an existing commercial unit by adding square footage, please add the approved rate of \$500.00 per unit in the box.</p> <p>* If plan review cost exceeds the base fee, the additional actual cost will also be charged.</p>	

Plan Review, Large Project, \$500.00 plus additional fees	For Applicant's Use
<p>If you plan to construct a new residential or commercial subdivision or large commercial structure, please add the approved rate of \$500.00 in the box. Additional fees will be assessed after developer master water and sewer plans or other maps and building plans are submitted for review.</p>	

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B. Water/Sewer Permit Fee, \$30 each		For Applicant's Use
Apply for new water service, add \$30 in the box.		\$ 30
Apply for new sewer service, add \$30 in the box.		—

C. Water Connection Fee (Install Meter)

This fee covers all the costs of maintaining and replacing the meter and box for the life of the structure. Please add the appropriate fee for the meter size anticipated for your project. The final determination on the water meter size will be made after all plan review and fire department review is complete.

		For Applicant's Use
Meter Size:	Fee	
5/8" - 3/4"	\$350.00	
1"	\$400.00	
1 1/2"	\$450.00	
2"	\$700.00	\$ 700
3" and larger	Actual direct and indirect costs to the District, advance payment to be based on estimated cost.	

D. Temporary Water Service Permit

These Deposits/Charges are for providing water from an approved fire hydrant location or the District's construction water depot. Please add the appropriate amount for your project.

		For Applicant's Use
Gate Valve/Meter Deposit	\$650.00	
Water Consumption Deposit	\$1100.00 (minimum)	
Set / remove hydrant meter (one time charge)	\$140.00	DONE
Relocate Meter, per occurrence	\$140.00	
Meter set, other than on fire hydrant	Actual Costs	
Minimum monthly service charge	\$65.00	
Monthly quantity rate per 100 cubic feet, Marina tiers	\$1.79 per HCF, 0-12 HCF \$2.80 per HCF, 12+ HCF	
Monthly quantity rate per 100 cubic feet, Ord Community tiers	\$1.70 pr HCF, 0-8 HCF \$2.39 per HCF, 8-16 HCF \$3.08 per HCF, 16+ HCF	

*HCF = Hundred Cubic Feet = 748 gallons

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E. Construction Inspection Fee

Small Project, \$400.00 per unit

For Applicant's Use

If you plan to construct a new residential or commercial structure, modify an existing residential unit by adding another structure or unit or modify an existing commercial unit by adding square footage, please add the approved rate of \$400.00 per unit in the box.	
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Large Project, \$500.00 per unit plus 3% of water and sewer construction costs, not less than actual construction inspection cost

For Applicant's Use

If you plan to construct a new residential or commercial subdivision or large commercial structure, please add the approved rate of \$500.00 per unit in the box. Additional fees will be assessed after developer construction costs are determined.	
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F. Moving Meter Deposit, \$200.00 plus actual cost

For Applicant's Use

If you plan to relocate the existing meter, please add the approved deposit of \$200.00 per move. Additional fees will be assessed after actual costs are determined.	
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G. Water Capacity Charges

For Applicant's Use

Use Worksheet I-A to determine Water Capacity Charges.	14,985.00
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H. Sewer Capacity Charges

For Applicant's Use

Use Worksheet I-B to determine Sewer Capacity Charges	—
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TOTAL ESTIMATED WATER AND ~~SEWER~~ FEES AND CHARGES

For Applicant's Use

Add all of the applicable fees and charges to determine your estimated total water and sewer connection cost.	\$15,715.00
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Worksheet 1-A: Water Capacity Charge Worksheet

The information on this worksheet applies to non-residential projects. For non-residential projects, water use factors are assigned for different uses. For projects that propose two or more uses, calculate charges for each portion of the project. Where a proposed use may be designated as more than one category, the category which most accurately depicts the proposed non-residential use shall be selected. Where doubt exists, the higher intensity use category shall be chosen. Water use rates are assigned per unit-square footage, number of rooms, seats, etc. The assigned water use rates are determined considering estimated water use availability and fire flow availability for general commercial groups. Because of the many variables encountered, it is not possible to set absolute values for water use rates or estimate annual water use for all situations. Therefore, the estimated Assigned Water Use Factors are strictly for the purpose of determining water capacity charges. The type of use and assigned water use rates are listed below. The next sheet explains how to calculate your water capacity charge using the information on this sheet.

Type of Use	Quantity	Basis	Assigned Water Use Rates (AFY/unit)	Assigned Water Use (AFY)
Auto-Related	_____	sq. ft.	× 0.00007	= _____
Bar	_____	seats	× 0.024	= _____
Beauty shop/barber shop	_____	stations	× 0.059	= _____
Car wash w/recycle, use manufacturer data	_____	sq. ft.	× *	= _____
Child care	_____	sq. ft.	× 0.0072	= _____
Commercial laundry	_____	washers	× 0.1735	= _____
Convenience stores	_____	sq. ft.	× 0.00017	= _____
Delicatessen (w/o seating)	_____	sq. ft.	× 0.00027	= _____
Dental offices	_____	sq. ft.	× 0.00029	= _____
Dry cleaners (no washer machines)	_____	sq. ft.	× 0.00040	= _____
Gas station	_____	pumps	× 0.1051	= _____
General retail	_____	sq. ft.	× 0.00005	= _____
General office	_____	sq. ft.	× 0.00012	= _____
Grocery and other Markets	_____	sq. ft.	× 0.00039	= _____
Hotel/motel/bed & breakfast	_____	units	× 0.17	= _____
Landscape (non-turf)	_____	acres	× 2.1	= _____
Landscape (turf)	_____	acres	× 2.5	= _____
Laundromat (self-serve)	_____	washers	× 0.202	= _____
Medical offices	_____	sq. ft.	× 0.00018	= _____
Meeting halls, churches	_____	sq. ft.	× 0.0001	= _____
Nursing home	_____	rooms	× 0.142	= _____
Photographic Laboratory	_____	sq. ft.	× 0.003	= _____
Plant nursery	_____	sq. ft. land	× 0.00009	= _____
Public Restroom	_____	toilets	× 0.0676	= _____
Restaurant (incl. fast food, deli, sandwich shop)	_____	seats	× 0.029	= _____
Retail photo w/processing	_____	sq. ft.	× 0.00020	= _____
Swimming pool (per 100 sq. ft. pool surface area)	_____	100 sq ft	× 0.020	= _____
Theater	_____	seats	× 0.0014	= _____
Veterinary	_____	sq. ft.	× 0.00026	= _____
Warehouse, distribution, self-storage	_____	sq. ft.	× 0.00001	= _____
			TOTAL:	= _____

* Value from 3/4/10 email from MPWMD

Worksheet 1-A (Continued)

HOW TO CALCULATE WATER CAPACITY CHARGES

STEP 1: DETERMINE WATER USE CATEGORY. Please determine the existing and proposed water use category as noted on the previous page. If this is a residential project, please go to Step 5.

Existing Business Use Category is _____
Proposed Business Use Category is _____

STEP 2: DETERMINE PROPOSED ASSIGNED WATER USE {DEMAND}. This step calculates the assigned water use for the proposed project. Assigned water use is the product of the basis or measurement and the water use rate. Use the assigned water use rates from the Worksheet 1-A. For projects with multiple uses, complete Worksheet 1-A and enter the total below. The Commercial Connection Form (Appendix 2) can also be used to calculate water demand.

Basis or Measurement _____ X Water Use Rate _____ = ^{*} 0.86 Acre-Foot/Yr
(sq. ft., seats, stations, etc.) (see page 1)

STEP 3: DETERMINE EXISTING ASSIGNED WATER USE {CREDIT}. This step calculates the existing assigned water use, which is a credit to be applied to the total water capacity charge. The existing assigned water use is the product of the basis or measurement and the water use rate. Calculate as for Step 2. Please be prepared to provide a certification documenting existing use, upon request. New construction may skip this step, unless there has been a demolition on the site prior to permitting.

Basis or Measurement _____ X Water Use Rate _____ = ~~0~~ Acre-Foot/Yr
(sq. ft., seats, stations, etc.) (see page 1)

STEP 4: DETERMINE EQUIVALENT DWELLING UNITS: Subtract the CREDIT from the DEMAND to determine net increase in water demand. If there is no increase, then there is no water capacity charge for this project. If there is an increase, divide the difference by 0.33 AFY per Equivalent Dwelling Unit (EDU).

Net Increase in Demand 0.86 AFY ÷ 0.33 AFY/EDU = 2.60606 EDU

STEP 5: DETERMINE WATER CAPACITY CHARGE. Multiply the number of EDU by the water capacity charge for the service area. Residential Units are assessed as 1 EDU per dwelling unit.

No. of EDU 2.60606 X \$ 5,750 /EDU = Water Capacity Charge or \$ 14,985

*The FY ~~2007/2008~~ ^{10/11} water capacity charge is \$4,164 in Marina and ~~\$2,800~~ ⁵⁷⁵⁰ in the Ord Community.

STEP 6: TRANSFER INFORMATION TO THE FEES AND CHARGES WORKSHEET. Add the Step 5 water capacity charge to the Fees and Charges Worksheet, Box 'G'.

BOX G: Water Capacity Charge is \$ 14,985

Gary Rogers

From: Joe Oliver [Joe@mpwmd.dst.ca.us]
Sent: Thursday, March 04, 2010 7:42 AM ←
To: Gary Rogers
Cc: David Ramirez; Richard Simonitch; Steve Tanner
Subject: RE: Santa Margarita connections and General Jim Moore construction - permanent 2 -inch water line for ASR Pump Lubrication

Gary,

Thanks for your message. Regarding the 2" water line at the Phase 1 ASR site, yes, I agree that this is a bit of a unique situation compared to most uses we are familiar with. As you know, the primary long-term use of water at the site is for lubrication of the shaft bearings on the two on-site ASR wells. There will be no additional ASR wells at this site. The only other use of significance will be ancillary landscape irrigation to establish drought-tolerant landscaping during approximately the first 3 years after installation. There are no other on-site anticipated uses – the permanent building will be unoccupied and will not have a bathroom. We have developed annual estimated "typical" water use for both these use types, as summarized below.

Water use for shaft-bearing lubrication

-- Winter period (injection season)	77,814 gal
-- Summer period (extraction season)	28,512 gal
-- Miscellaneous (unspecified)	25,000 gal
TOTAL	131,326 gal
	= 0.40 AF/Y

Water use for landscaping establishment

-- Estimated for first 3 years only **= 0.46 AF/Y**

} 0.86 AF/Y used to determine Capacity Charge

Anticipated maximum instantaneous use


- less than 10 gpm for long-term use
- less than 15 gpm for temporary landscape irrigation use

I understand that through discussion with Richard Simonitch, the location of the permanent 2" line has been resolved and will be installed in conjunction with the 16' pipeline that will soon be installed to support future expansion of ASR as part of CAW CWP plans. Because this line is after the MCWD meter, it will be owned and maintained by MPWMD. I hope this information is helpful. Let me know if any questions or concerns. Thanks again for your efforts on this,

--Joe

Joseph Oliver, PG, CHg
Water Resources Manager
Monterey Peninsula Water Management District
P.O. Box 85
Monterey, CA 93942-0085

(831) 658-5640 office
(831) 644-9560 fax

 Please consider the environment - only print if necessary



TOP GRADE CONSTRUCTION

50Contractors Street, Livermore, California 94551 (925) 449-5764 FAX (925) 449-5875

June 2, 2010

Fort Ord Re-Use Authority
100 12th Street Building 2880
Marina, CA 93933

LTO-042

Attn: Jim Arnold
Senior Project Manager

Re: General Jim Moore Blvd Phase V / Eucalyptus Rd Phase 2
EDA Award No. 07-79-73004; TGC Job No. 29-100
Price for 2" Water Relocation

Dear Mr. Arnold,

We are providing pricing for the 2" water service relocation shown in the Mag. Flow Meter Assembly Detail on Sheet C22-B of the Delta I Plan Revisions.

Please note the following clarifications:

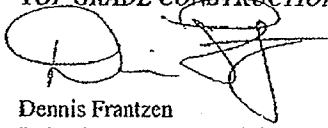
1. Pricing assumes re-use of both the existing meter assembly and the existing backflow preventer assembly. If either requires replacement, additional charges will apply.
2. The plan calls for a cage, on the backflow preventer, but the referenced MCWD details and specs do not require a cage. For the sake of flexibility, we have proposed the enclosure as an alternate item. If the backflow preventer is required then please add \$1,625.00 to the price below.
3. The 20"x 2" saddle required for connection of the new service to the existing 20" DIP water main has a lead time of 2 to 4 weeks.

The total price for the relocation of the 2" service, meter, and backflow preventer is \$6,750.00. If the backflow preventer is to require the installation of a cage the total price for this work is \$8,375.00.

Should you have questions or comments on this matter, please contact me at (925) 260-0182.

Very Truly Yours,

TOP GRADE CONSTRUCTION, INC.


Dennis Frantzen
Jr. Project Manager, Public Works

xc: Owner File

CONSTRUCTION CHANGE ORDER

CCO Number:002 Sch. B, C2 & D
CCO Date: July 21, 2010
Contract Date: December 15, 2009

FORT ORD REUSE AUTHORITY INFRASTRUCTURE IMPROVEMENTS GENERAL JIM MOORE BOULEVARD PHASE V and EUCALYPTUS ROAD PHASE II

Contractor: Top Grade Construction, Inc.

ADDITIONAL WORK ADJUSTMENT

The following ADJUSTMENTS to the WORK of the Contract are hereby ordered and are included under the terms of the CONTRACT AGREEMENT as though this WORK were a portion of the original CONTRACT AGREEMENT. All terms and conditions of the original CONTRACT AGREEMENT apply to this WORK ADJUSTMENT as they apply to the original WORK of the CONTRACT AGREEMENT.

TRAFFIC CONTROL

Traffic control, temporary paving and phasing of work shall be employed to maintain traffic on existing General Jim Moore Boulevard ("GJMB") and Broadway Avenue during construction of all underground work within the existing Broadway Avenue connection to existing GJMB. Costs associated with such work distributed to the underground utilities being constructed are presented below.

SCHEDULE B

The Potable Waterline installation shall be modified as directed in the construction drawings of the Delta 1 modifications (\$107,831.50) including traffic control required to maintain traffic on Broadway Avenue (\$9,000.00) (LTO #029.2).

Amount of Increase: \$116,831.50 ✓
Time Increase: 0 calendar days

In addition to the Removal and Disposal of Existing Fence Wire provided in CCO 001 Sch B & Sch C2 the Contractor has removed approximately 2,000 linear feet of fence wire and posts to clear areas for construction. As in CCO 001 Sch B & Sch C2 the cost of this item of work shall be paid by FORA (LTO #020, 034.1).

Amount of Increase: \$3,811.64 ✓
Time Increase: 0 calendar days

The existing Air & Vacuum Relief Valve on the 30 inch waterline at Road Station 109+93 was installed as a temporary measure on the east side of GJMB. Following the completion of grading to develop the full width section of the roadway, the valve was relocated to the westerly side of GJMB (LTO #043).

Amount of Increase: \$1,232.23 ✓
Time Increase: 0 calendar days

The installation of the Magnetic Water Meter at Road Station 120+38 ± required the raising of the pipeline grade. Two 45 degree elbows were installed to provide the required grade adjustment (LTO #052).

Amount of Increase: \$1,609.74 ✓
Time Increase: 0 calendar days

WATERLINE AT MAG METER

CONTRACTOR shall relocate existing 2 inch water line that is in conflict with the installation of the magnetic water meter (LTO #042).

Amount of Increase: \$8,375.00 ←
Time Increase: 0 calendar days

CAL-AM PIPELINE/CONDUIT REMOVAL

CONTRACTOR shall remove one - 16 inch HDPE pipe section and five - 2 inch conduits from Cal-Am temporary pipeline to the ASR well site entrance (LTO #044).

Amount of Increase: \$1,004.77 ✓
Time Increase: 0 calendar days

RAISE EXISTING CONDUITS

Contractor shall raise three - 2inch conduits and waterlines to clear conflict with 20 inch waterline (LTO #053).

Amount of Increase: \$1,072.96 ✓
Time Increase: 0 calendar days

ARV's AT MAG METER

CONTRACTOR shall supply and install one each 20 inch and 8 inch saddles and air and vacuum relief valves at the magnetic water meter (LTO #057).

Amount of Increase: \$13,269.71 ✓
Time Increase: 0 calendar days

SLOPE REPAIR

Following the CONTRACTOR preparing and establishing grade for GJMB construction, the California American Water Company/Monterey Peninsula Water Management District contractor excavated in the same section of road bed. The CONTRACTOR shall backfill, compact and re-establish road grades (LTO #058).

Amount of Increase: \$1,609.18 ✓
Time Increase: 0 calendar days

PULL BOXES ON WATERLINE CONDUIT

CONTRACTOR shall supply and install 28 traffic rated pull boxes on the 2 inch PVC conduit at the 30 inch water pipeline at a cost of \$453.00 each (LTO #049).

Amount of Increase: \$12,684.00 ✓
Time Increase: 0 calendar days

CHANGES TO THE CONTRACT – SCHEDULE B

Original CONTRACT SCHEDULE PRICE:	\$ 418,993.30
Revised CONTRACT PRICE by prior CHANGE ORDERS:	\$ 457,255.30
The CONTRACT PRICE due to this CHANGE ORDER will increase:	\$ 161,500.73
The new CONTRACT PRICE including this CHANGE ORDER is:	\$ 618,756.03

SCHEDULE C2

The Recycled Waterline installation shall be modified as directed in the construction drawings of the Delta 1 modifications (LTO #029.2)

Amount of Increase: \$10,015.80 ✓

Time Increase: 0 calendar days

Bid Item number 29 "Conduit Bank" shall be deleted in total, at its BID PRICE, from SCHEDULE C2 and shall be paid, at its BID PRICE, in SCHEDULE A1 as presented in CONSTRUCTION CHANGE ORDER CCO 010 SCH. A1

Amount of Decrease: (\$257,244.00)

Time Increase: 0 calendar days

CHANGES TO THE CONTRACT – SCHEDULE C2

Original CONTRACT SCHEDULE PRICE: \$ 813,314.85

Revised CONTRACT PRICE by prior CHANGE ORDERS: \$ 817,779.35

The CONTRACT PRICE due to this CHANGE ORDER will decrease: (\$ 247,228.20)

The new CONTRACT PRICE including this CHANGE ORDER is: \$ 570,551.15

SCHEDULE D

The Sanitary Sewer installation shall be modified as directed in the construction drawings of the Delta 1 modifications (\$35,568.00) including traffic control required to maintain traffic on Broadway Avenue (\$10,000.00) (LTO #029.2)

Amount of Increase: \$45,568.00 ✓

Time Increase: 0 calendar days

NOTICE OF SATURDAY WORK

CONTRACTOR shall distribute Saturday Work Notices to residents within the City of Seaside informing them that installation of underground utilities are to be constructed on a Saturday (LTO #067).

Amount of Increase: \$565.66 ✓

Time Increase: 0 calendar days

CHANGES TO THE CONTRACT – SCHEDULE D

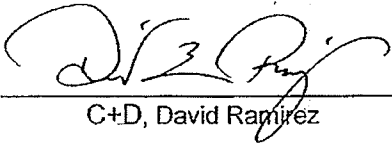
Original CONTRACT SCHEDULE PRICE: \$ 19,210.05

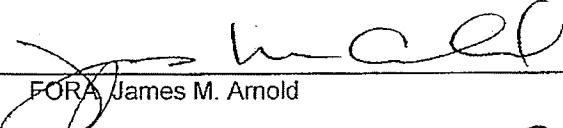
Revised CONTRACT PRICE by prior CHANGE ORDERS: \$ 19,210.05

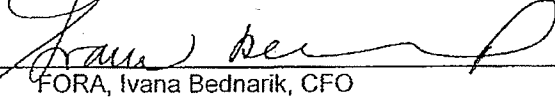
The CONTRACT PRICE due to this CHANGE ORDER will increase: \$ 46,133.66


The new CONTRACT PRICE including this CHANGE ORDER is: \$ 65,343.71


The DATE FOR COMPLETION of all WORK shall be January 2, 2011

Requested by:  Date: 11-11-10
C+D, David Ramirez

Recommended by:  Date: 11/11/10
FORA, James M. Arnold

Reviewed by:  Date: 12/7/10
FORA, Ivana Bednarik, CFO

Accepted by:  Date: 12/3/10
Top Grade Construction, Inc.

Ordered by:  Date: 12/6/10
Marina Coast Water District

Ordered by: D. Steven Endsley for Date: 12/7/10
FORA, Michael A. Houlemard, Jr.

END OF CONSTRUCTION CHANGE ORDER NO. 002 SCH B, SCH. C2 & SCH. D

ok to