

ORDINANCE NO. 2658

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVIS APPROVING
THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT
REGARDING THE CHILES RANCH PROJECT**

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the "Development Agreement Statute") which authorizes cities to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and

WHEREAS, in accordance with the Development Agreement Statute, the City of Davis (the "City") has enacted regulations (the "Development Agreement Regulations") to implement procedures for the processing and approval of development agreements and amendments in accordance with the Development Agreement Statute; and

WHEREAS, on July 7, 2009, the City Council of the City of Davis approved the Chiles Ranch Project and adopted the Development Agreement for the Chiles Ranch Project (Ordinance 2342); and

WHEREAS, on June 6, 2017, the City Council of the City of Davis adopted the First Amendment to the Development Agreement for the Chiles Ranch Project (Ordinance No. 2504); and

WHEREAS, on July 19, 2022, the City Council of the City of Davis adopted the Second Amendment to the Development Agreement for the Chiles Ranch Project (Ordinance No. 2628); and

WHEREAS, on April 24, 2024, pursuant to Section 65867 of the Government Code, the Planning Commission held a duly noticed public hearing to consider the Third Amendment to the Development Agreement, during which public hearing the Planning Commission received comments from the Developer, City staff, and members of the general public and made a recommendation to the City Council; and

WHEREAS, on May 7, 2024, the City Council held a duly noticed public hearing on the Third Amendment to the Development Agreement, during which public hearing the City Council received comments from the Developer, City staff, and members of the general public; and

WHEREAS, the developer of the site desires to carry out the development of the Property consistent with the General Plan, as amended, and the Development Agreement, as amended by the Third Amendment; and

WHEREAS, the Development Agreement will assure both the City and the Developer that the Project can proceed without disruption caused by a change in City planning and development policies and requirements, which assurance will thereby reduce the actual or perceived risk of planning, financing and proceeding with construction of the Project and promote the achievement of the private and public objectives of the Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. This Ordinance incorporates, and by this reference makes a part hereof, the Third Amendment to the Development Agreement with attached changes, attached hereto, which extends the Development Agreement for five (5) years from July 6, 2024 to July 6, 2029.

SECTION 2. This Ordinance is adopted under the authority of Government Code Section 65864 et seq., and pursuant to "Development Agreement Regulations".

SECTION 3. In accordance with the Development Agreement Regulations, the City Council hereby finds and determines, as follows:

- (a) The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan, in that it establishes certain development rights, obligations and conditions for the implementation of the Chiles Ranch Subdivision Project;
- (b) The Development Agreement is compatible with the uses authorized therein, and the regulations prescribed for, the general plan designations which will apply to the Property;
- (c) The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
- (d) The Development Agreement will not be detrimental to the public health, safety and general welfare;
- (e) The Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
- (f) The Development Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5.

SECTION 4. The foregoing findings and determinations are based upon the following:

- (a) The Recitals set forth in this Ordinance, which are deemed true and correct;
- (b) The City's General Plan, as amended;
- (c) All City staff reports (and all other public reports and documents) prepared for the Planning Commission, City Council, or others relating to, the 2009 Planning Application #55-07, including General Plan Amendment #05-07, Rezone/Preliminary Planned Development #08-07, Development Agreement #04-08, Tentative Subdivision Map #03-08, Final Planned Development #12-07, Affordable Housing Plan #01-08, and Design Review #07-08, and the 2017 Planning Application #15-24, including Tentative Map #2-15, Revised Affordable Housing Plan #1-15, Final Planned Development #8-15, Revised Final Planned Development #2-17, and the Development Agreement and other actions relating to the Property;

- (d) All documentary and oral evidence received at public hearings or submitted to the Planning Commission, or City during the comment period relating to the Mitigated Negative Declaration #1-08, the Development Agreement, and other actions relating to the Property;
- (e) Developer has made a good faith effort to comply with timelines and failure to comply is by reason of conditions beyond the control of Developer; and
- (f) All other matters of common knowledge to the Planning Commission and City Council, including, but not limited to the City’s fiscal and financial status; City policies and regulations; reports, projections and correspondence related to development within and surrounding the City; State laws and regulations and publications.

SECTION 5. The City Council hereby approves the Third Amendment to the Development Agreement, attached hereto as Exhibit A, subject further to such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in consultation with the City Attorney to execution thereof, including completion of references and status of planning approvals, and completion and conformity of all exhibits thereto, and conformity to the General Plan, as amended.

SECTION 6. Upon the effective date of this Ordinance as provided in Section 9 hereof, the Mayor and City Clerk are hereby authorized and directed to execute the Second Amendment to the Development Agreement on behalf of the City of Davis.

SECTION 7. The City Manager is hereby authorized and directed to perform all acts authorized to be performed by the City Manager in the administration of the Development Agreement pursuant to the terms of the Development Agreement.

SECTION 8. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 9. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption.

INTRODUCED on the 7th day of May, 2024, and PASSED AND ADOPTED by the City Council of the City of Davis on this 21st day of May, 2024, by the following vote:

AYES: Arnold, Partida, Vaitla, Chapman

NOES: None

ABSENT: Neville

Josh Chapman
Mayor

ATTEST:

 Zoe S. Mirabile, CMC
 City Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED MAILED TO:

City of Davis
Community Development & Sustainability
Department
23 Russell Boulevard
Davis, CA 95616

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT FOR CHILES RANCH

THIS THIRD AMENDMENT to the Development Agreement for Chiles Ranch by and between the CITY OF DAVIS, a municipal corporation (hereinafter "City"), and New Urban Development Davis, LLC, a California Limited Liability Company (hereinafter "Developer"), ("Third Amendment") is entered into as of _____, 2024, on the basis of the following facts and understandings and intentions of the parties.

RECITALS

A. The City and Developer entered into a Development Agreement dated as of June 30, 2009, enacted by ordinance No. 2342 (and recorded with the Yolo County Recorder's Office on August 6, 2009, Document Reference No. 2009-0025325-00) pursuant to the authority conferred upon the City by pertinent provisions of California law and City Resolution No. 5996, adopted June 29, 1988, establishing rules, regulations and procedures for the consideration of development agreements (the "Development Agreement.") for the Chiles Ranch Project (hereinafter "Project").

B. The City and Developer entered into a First Supplement and Amendment to Development Agreement dated as of June 7, 2017, enacted by Ordinance No. 2504 (and recorded with the Yolo County Recorder's Office on July 7, 2022, Document Reference No. 2022-0016033) pursuant to the authority conferred upon the City by pertinent provisions of California law and City Resolution No. 5996, adopted June 29, 1988,

establishing rules, regulations and procedures for the consideration of development agreements.

C. The City and Developer entered into a Second Amendment to Development Agreement dated as of July 19, 2022, enacted by Ordinance No. 2628 (and recorded with the Yolo County Recorder's Office on September 22, 2022, Document Reference No. 2022-0021759) pursuant to the authority conferred upon the City by pertinent provisions of California law and City Resolution No. 5996, adopted June 29, 1988, establishing rules, regulations and procedures for the consideration of development agreements.

D. Pursuant to the Development Agreement, the Developer has pursued the final mapping and approval of improvement plans for Phase I of the Project. For purposes of construction of the entire Project, the parties have determined that it is appropriate and mutually beneficial to further amend certain provisions of the Development Agreement as set forth in this Third Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements contained in this Third Amendment, the parties agree as follows:

Section 1. Section 102 of the Development Agreement is hereby amended to read as follows:

[Sec. 102] Term and Effective Date

A. This Agreement became effective thirty days after the original approval on July 7, 2009, pursuant to Ordinance No. 2342. The original term of this Agreement was ten (10) years from its effective date,

The City Council approved a First Supplement and Amendment to Development Agreement on June 6, 2017, pursuant to Ordinance No. 2504. The First Supplement and Amendment extended the term of the agreement an additional five (5) years from the date that Ordinance No. 2504 became effective, which was July 6, 2017 and expiring on July 6, 2022.

This City Council approved a Second Amendment to Development Agreement on July 19, 2022, pursuant to Ordinance No. 2628, which extended the term of the Development Agreement an additional twenty-four (24) months to July 6, 2024.

This Third Amendment hereby extends the Development Agreement for an additional five (5) years from July 6, 2024 to July 6, 2029.

B. Following the expiration of said term, this Agreement shall be deemed terminated and of no further force and effect, subject, however, to the provisions of Section 408 hereof.

C. The City shall cause any such written notice of termination to be recorded with the County Recorder within ten (10) days of receipt of such notice.

D. This Agreement shall be deemed terminated and of no further effect upon entry after all appeals have been exhausted of a final judgment or issuance of a final order directing the City to set aside, withdraw or abrogate the city council's approval of this Agreement or the tentative subdivision map;

Section 2. Section 201(A) of the Development Agreement is hereby amended to read as follows:

[Section 201] A. Supplemental Residential Fee. In addition to all other fees to be paid by the residential development of the Chiles Ranch Subdivision, the Developer shall pay to the City the sum of \$6,000 at or before Certificate of Occupancy for each and every market-rate residential unit within the Chiles Ranch Subdivision. For purposes hereof, a market-rate unit shall mean and refer to a housing unit within the Chiles Ranch Subdivision that is not required by the City to be sold at a City-designated price that is affordable to moderate or low income household, as such affordability is defined in the City of Davis Municipal Code, Section 18.06.020.

Section 3. Section 201 of the Development Agreement is hereby amended to add subsection I to read as follows:

[Section 201] I. Existing Property Maintenance. Developer shall make a good faith effort to maintain the Property. At a minimum, property maintenance shall comply with the City of Davis Fire Department's Weed Abatement Criteria with monthly mowing of weeds on the project site or undeveloped phases consistent with the criteria between March 1 through October 30 until commencement of development of the phase, prompt removal of any accumulated trash, and notification to the City of Davis Police Department of any site trespassing issues.

Section 4. Section 202(A) of the Development Agreement is hereby amended to read as follows:

[Section 202] A. Initial Commencement of Development. There are two approved Tentative Subdivision Maps for the Project (Map No. 4953, including Phases 1A, 1B, 2A and 2B, and Map No. 5088 for the Chiles Ranch West area), the terms for which shall run concurrent with the term of this Third Amendment, reduced copies of which are attached hereto as Exhibit A and incorporated herein by this reference. The

City has also approved a Final Planned Development and Design Review for the Project. Construction of the Project may be conducted in multiple phases, with construction of all phases commencing prior to the expiration of this Third Amendment, which may be extended pursuant to City of Davis Municipal Code Section 40.32.110. Further, Developer shall commence construction of Phase 1A of the Project, defined herein as grading for Phase 1A, no later than September 15, 2027. Once grading has commenced for Phase 1A, Developer shall have satisfied the commencement of construction obligation required by this Section for Phase 1A. Grading for subsequent phases shall occur with the respective phases and commence prior to expiration of this Third Amendment.

Section 5. Section 403 of the Development Agreement is hereby amended to read as follows:

[Section 403] Annual Review. Developer shall provide a construction progress and development agreement compliance report in writing to the City Manager annually on or before July 1 of each year during the term of this Amendment, or through buildout of the Project whichever is earlier. Such annual report shall be limited in scope to the progress in construction of the Project and compliance with the terms and conditions of the Development Agreement and its Amendments pursuant to California Government Code Section 65865.1.

- A. Upon receipt of the annual report from Developer, the City Manager shall within thirty (30) days notify Developer of any additional information required in order for the City Manager to determine good faith compliance with the Development Agreement and its Amendments. Notice shall include the statement that any review may result in amendment or termination of this Agreement. The costs of notice and related costs incurred by the City for the administration of the annual review pursuant to this Section shall be borne by Developer.
- B. If following such review, the City Manager is not satisfied that Developer has demonstrated good faith compliance with all the terms and conditions of the Development Agreement and its Amendments, or for any other reason, the City Manager may refer the matter along with his or her recommendations to the City Council.
- C. Failure of the City to conduct an annual review after receipt of Developer's annual report shall not constitute a waiver by the City of its rights to otherwise enforce the provisions of the Development Agreement and its Amendments nor shall Developer have or assert any defense to such enforcement by reason of any such failure to conduct an annual review.

Section 6. Other Terms Remain Unchanged

Except as expressly set forth herein above, all remaining terms and conditions of the Development Agreement shall remain unchanged and in full force and effect.

Section 7. Recordation

This Third Amendment, including all Exhibits attached hereto, shall be recorded within ten (10) days after the full execution of the Third Amendment and the Ordinance approving this Third Amendment becoming effective and the City hereby directs and designates the City Clerk to record this Third Amendment with the County Recorder of Yolo County within such time.

Dated: _____, 2024

CITY OF DAVIS,
A Municipal Corporation

By: _____
Josh Chapman, Mayor

Dated: _____, 2024

DEVELOPER
New Urban Development - Davis, LLC,
a California Limited Liability Company

By: _____

Its: _____

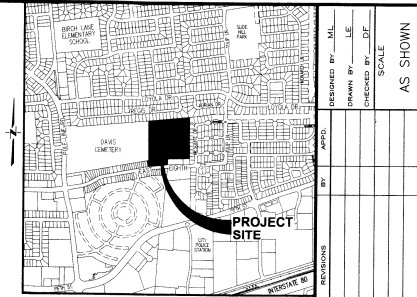
APPROVED AS TO FORM:

By: _____
INDER KHALSA
City Attorney

ALL SIGNATURES ARE TO BE NOTARIZED

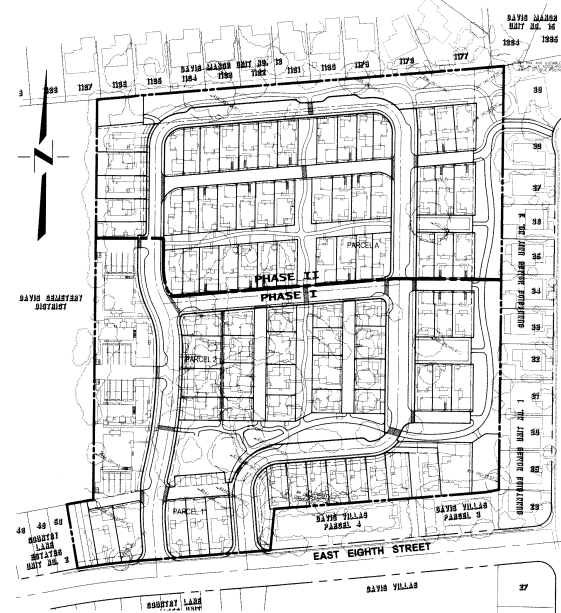
CHILES RANCH TENTATIVE SUBDIVISION MAP NO. 4953

CITY OF DAVIS YOLO COUNTY CALIFORNIA
CUNNINGHAM ENGINEERING
SEPTEMBER 2009



- LEGEND:**
- S---S---S--- EXISTING CURB AND GUTTER
 - 8"SS---S--- EXISTING SANITARY SEWER W/ MANHOLE
 - 30"SD---S--- EXISTING STORM DRAIN W/ MANHOLE
 - [Z] EXISTING STORM DRAIN INLET
 - 10"W--- EXISTING WATER LINE
 - 10"W--- PROPOSED SANITARY SEWER W/ MANHOLE
 - 10"W--- PROPOSED STORM DRAIN W/ MANHOLE
 - 10"W--- PROPOSED WATER LINE
 - 10"W--- PROPOSED DRAIN INLET
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - SUBDIVISION BOUNDARY
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED HALF-LOT LINE
 - PROPOSED EASEMENT LINE
 - ////// PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR ACCESS
 - PROPOSED CURB AND GUTTER
 - PROPOSED SWALE FLOWLINE
 - PROPOSED BIKE PATH
 - PROPOSED SIDEWALK
 - PROPOSED ROADS
 - PROPOSED TREE TO REMAIN
 - DRAINAGE FLOW DIRECTION ARROW
 - LOT NUMBER
 - FF+40.70 PROPOSED FINISH FLOOR ELEVATION
 - PROPOSED STREET GRADE AND DIRECTION
 - EXISTING SPOT ELEVATION
 - PROPOSED ELEVATION

- ABBREVIATIONS:**
- BLVD BOULEVARD
 - BW BOTTOM OF WALL
 - CL CENTERLINE
 - CH CHORD
 - DI DRAIN INLET
 - D STORM DRAIN LINE, DELTA ANGLE
 - E EAST
 - ELEC ELECTRIC
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - FL FLOWLINE
 - GR GRATE
 - HP HIGH POINT
 - INV INVERT
 - L LENGTH
 - LP LOW POINT
 - MAX MAXIMUM
 - MH MAINTENANCE HOLE
 - MIN MINIMUM
 - N NORTH
 - NTS NOT TO SCALE
 - OH OVERHEAD ELECTRIC
 - PL PROPERTY LINE
 - PP POWER POLE
 - PUE PUBLIC UTILITY EASEMENT
 - R CURVE RADIUS, RIDGELINE
 - S SANITARY SEWER, SOUTH
 - SD STORM DRAINAGE
 - SS SANITARY SEWER
 - STD STANDARD
 - TBD TO BE DETERMINED
 - TO TOP OF GRATE
 - TW TOP OF WALL
 - TYP TYPICAL
 - W WEST, WATER
 - WV WATER VALVE



AFFORDABLE HOUSING CALCULATIONS

HOUSING TYPE	# UNITS	SYMBOL
LOW-MODERATE	21	▲
MIDDLE INCOME	21	★
MARKET RATE	65	
TOTAL:	107	

Affordable Housing calculations based on City of Davis Low-Moderate and Middle Income Housing Ordinances.

PARKING SUMMARY

PARKING TYPE	# SPACES
OFF-STREET PARKING (GARAGES, DRIVEWAYS & PARKING RESERVE)	263
ON-STREET PARKING	70
Min. quantity of parking spaces	TOTAL: 333
107 units x 3/unit = 321	

LOTING SUMMARY

USE	ACRES	UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL (INCLUDES 0.99 AC OF HOA GREENBELT)	9.30	87	9.35 du/ac (net)
CONDOMINIUM RESIDENTIAL	0.95	20	21.05 du/ac (net)
CITY GREENBELT	1.86	-	-
TOTAL:	12.11	107	8.84 du/ac (gross)

UNIT TYPE

UNIT TYPE	# UNITS
SINGLE FAMILY DETACHED	77
SINGLE FAMILY HALF-FLEX	10
CONDOMINIUMS	20
TOTAL:	107

- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339
 - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
 - THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED MARCH 31, 2008, CONTOUR INTERVAL +1 FOOT.
 - BASES OF BEARINGS: THE MONUMENTED CENTERLINE OF E. EIGHTH STREET, BEING NORTH 79°26'10" EAST, AS FOUND ON THE RECORD OF SURVEY RECORDED IN BOOK 2003 OF MAPS AT PAGE 8.
 - BENCHMARK: CHESELED SQUARE @ FACE OF SIDEWALK W. SIDE OF TULIP, ±200' S. OF LOYOLA, EL-37 30.
 - STREET ADDRESS: 2411 EAST EIGHTH STREET, DAVIS, CALIFORNIA.
 - ANY STREET NAMES SHOWN ON THIS MAP ARE FOR PLANNING PURPOSES ONLY. FINAL STREET NAMES TO BE APPROVED BY THE CITY OF DAVIS.
 - OWNER INTENDS TO HAVE A RECIPROCAL EASEMENT PREPARED AND RECORDED CONCURRENTLY WITH FINAL MAP TO ADDRESS ACCESS, PARKING, DRAINAGE AND MAINTENANCE OF SAME.
 - THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
 - THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF DAVIS SUBDIVISION ORDINANCE.
 - THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF PARCELS 1, 2 AND 'A', DESCRIBED HEREON.
 - ALL SURFACE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
 - NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION.
 - OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
 - ALL COMMON OPEN SPACE, WITH THE EXCEPTION OF LOTS C, N & P WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
 - PURSUANT TO CITY COUNCIL CONDITIONS OF APPROVAL #16 AND #44 ON SHEET C8, LOTS 41 AND 42 SHALL BE COMBINED FOR A 22 UNIT CONDOMINIUM PROJECT AS DEFINED IN THE SUBDIVISION MAP ACT. FOR THE CONDOMINIUMS, THE OWNER INTENDS TO FORM A SEPARATE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE OF ITS COMMON AREAS INCLUDING PRIVATE UTILITIES.

SERVICE PROVIDERS:

- GAS**
PACIFIC GAS AND ELECTRIC (PG&E)
(800) 743-5000
- ELECTRICITY**
PACIFIC GAS AND ELECTRIC (PG&E)
(800) 743-5000
- CABLE TELEVISION**
COMCAST
(800) 824-2000
- WATER**
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- SEWAGE**
CITY OF DAVIS PUBLIC WORKS DEPT
(530) 757-5686
- TELEPHONE**
AT&T
(800) 288-2020
- FIRE DEPARTMENT**
CITY OF DAVIS FIRE DEPT
(530) 757-5684
- U.S.A.**
(800) 227-2600
- GARBAGE & RECYCLING**
DAVIS WASTE REMOVAL
(530) 756-4848

LEGAL DESCRIPTION

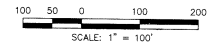
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF , CITY OF DAVIS, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, SUBDIVISION NO. 2078, COUNTRY LANE HOMES, FILED AUGUST 31, 1972, IN BOOK 8 OF MAPS, PAGES 46-49 AND 50, YOLO COUNTY RECORDS, RUNNING THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 10° 01' 42" EAST 10.05 FEET TO THE NORTH LINE OF E. 8TH STREET, AS SHOWN ON SAID MAP; THENCE ALONG SAID NORTH LINE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET, FROM A TANGENT WHICH BEARS NORTH 70° 58' 10" EAST, THROUGH A CENTRAL ANGLE OF 8° 09' 42", AN ARC DISTANCE OF 92.78 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 85° 08' 00" EAST 237.58 FEET TO A POINT ON THE DIRECT EXTENSION SOUTHERLY OF THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO MARY SIMMONS, RECORDED MARCH 4, 1960, IN BOOK 750 OF OFFICIAL RECORDS, PAGE 548; THENCE ALONG SAID EXTENDED LINE AND SAID WEST LINE, NORTH 51° 26' 00" EAST 107.67 FEET AND NORTH 8° 29' 00" EAST 3.88 FEET TO THE SOUTH LINE OF PARCEL 'A', AS SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 21, 1960, IN BOOK 8 OF MAPS AND SURVEYS, PAGE 191, YOLO COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 85° 08' 00" WEST 314.12 FEET TO E. SOUTHEAST CORNER OF PARCEL 'C', AS SHOWN ON THE RECORD OF SURVEY FILED MARCH 29, 1961, IN BOOK 8 OF MAPS AND SURVEYS, PAGE 114, YOLO COUNTY RECORDS, THENCE ALONG THE SOUTH LINE OF SAID PARCEL 'C', SOUTH 79° 25' 00" WEST 45.88 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
"PARCEL 'A', AS SHOWN ON THE RECORD OF SURVEY FILED OCTOBER 21, 1960, IN BOOK 8 OF MAPS AND SURVEYS, PAGE 101, YOLO COUNTY RECORDS.

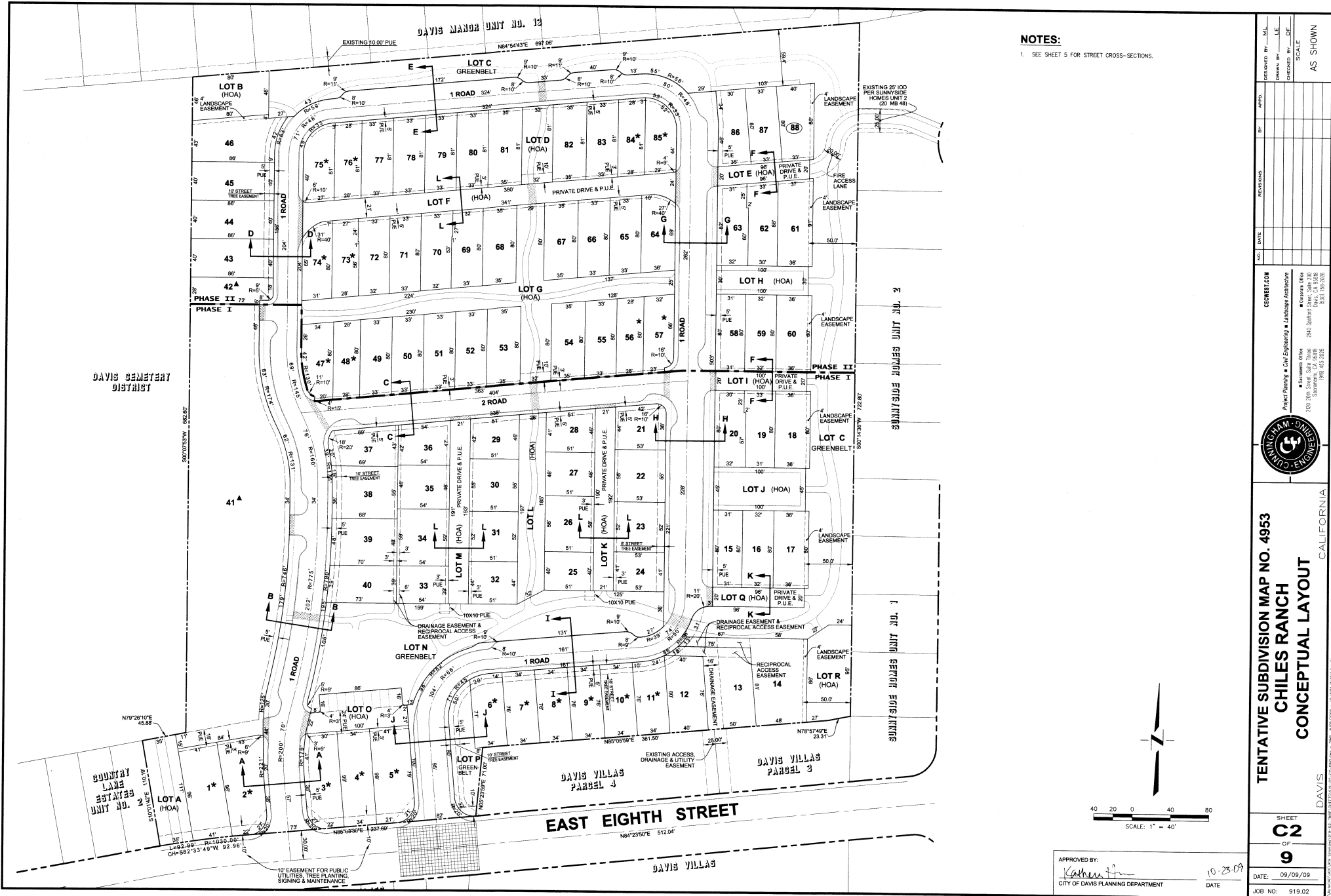
PARCEL 2:
BEGINNING AT A POINT WHICH IS NORTH 72° 59' 30" EAST 121.38 FEET, NORTH 05° 26' EAST 2869.79 FEET, NORTH 00° 09' 30" EAST 687 FEET, NORTH 85° 08' EAST 261.50 FEET AND NORTH 8° 59' 50" EAST 21.02 FEET FROM THE SOUTHWEST CORNER OF THE W.D. CHILES ESTATE UNDS, AS SHOWN ON THE MAP FILED IN BOOK 5 OF MAPS AND SURVEYS, PAGE 9, YOLO COUNTY RECORDS, RUNNING THENCE SOUTH 76° 58' 50" WEST 21.02 FEET, THENCE SOUTH 81° 08' WEST 361.50 FEET, THENCE SOUTH 00° 09' 30" WEST 687 FEET; THENCE SOUTH 05° 26' WEST 36.74 FEET TO THE SOUTHEAST CORNER OF PARCEL 'B', AS SHOWN ON THE MAP FILED IN BOOK 8 OF MAPS AND SURVEYS, PAGE 114, YOLO COUNTY RECORDS; THENCE NORTH 85° 22' EAST 361.50 FEET, THENCE NORTH 78° 59' 50" EAST TO THE INTERSECTION WITH A LINE THAT BEARS SOUTH 00° 15' 12" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 00° 15' 12" EAST TO THE POINT OF BEGINNING.



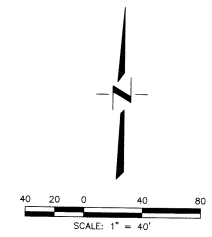
APPROVED BY: *Katherine He...* DATE: 09/09/09
CITY OF DAVIS PLANNING DEPARTMENT

TENTATIVE SUBDIVISION MAP NO. 4953
CHILES RANCH
TITLE SHEET

SHEET
OF
9
DATE: 09/09/09
JOB NO: 919.02



NOTES:
1. SEE SHEET 5 FOR STREET CROSS-SECTIONS.



APPROVED BY: *Kathleen [Signature]* 10-25-09
CITY OF DAVIS PLANNING DEPARTMENT DATE

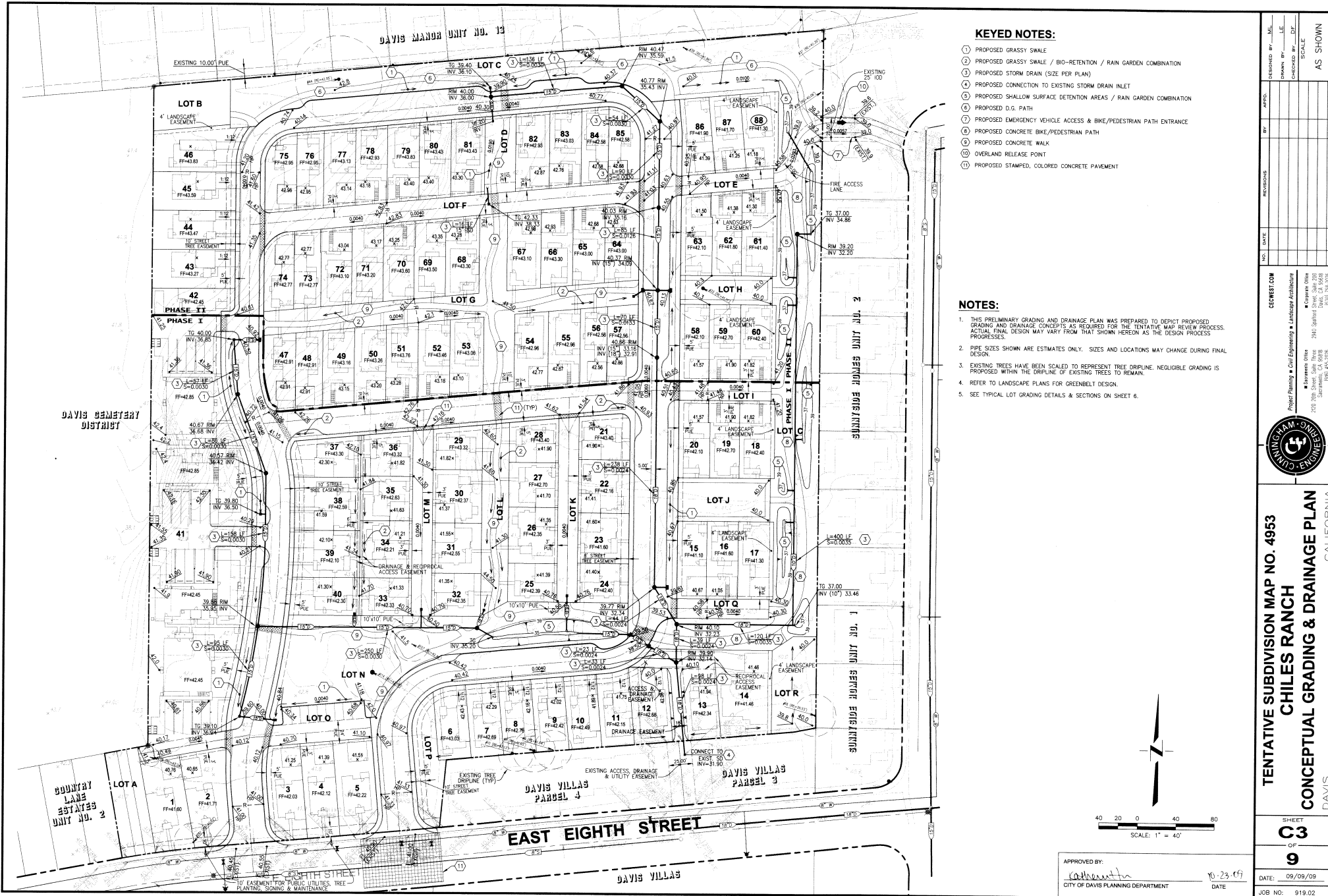
JOB NO: 919.02

TENTATIVE SUBDIVISION MAP NO. 4953
CHILES RANCH
CONCEPTUAL LAYOUT



CUNNINGHAM CONSULTANTS INC.
Professional Planning • Civil Engineering • Landscape Architecture
• Estimation Office
200 19th Street, Suite 300
Davis, CA 95618
Phone: 530-752-5000
Fax: 530-752-5005

DESIGNED BY: [Blank]	DATE: [Blank]
DRAWN BY: [Blank]	REVISIONS: [Blank]
CHECKED BY: [Blank]	BY: [Blank]
SCALE: AS SHOWN	APPROVED: [Blank]



KEYED NOTES:

- ① PROPOSED GRASSY SWALE
- ② PROPOSED GRASSY SWALE / BIO-RETENTION / RAIN GARDEN COMBINATION
- ③ PROPOSED STORM DRAIN (SIZE PER PLAN)
- ④ PROPOSED CONNECTION TO EXISTING STORM DRAIN INLET
- ⑤ PROPOSED SHALLOW SURFACE DETENTION AREAS / RAIN GARDEN COMBINATION
- ⑥ PROPOSED D.G. PATH
- ⑦ PROPOSED EMERGENCY VEHICLE ACCESS & BIKE/PEDESTRIAN PATH ENTRANCE
- ⑧ PROPOSED CONCRETE BIKE/PEDESTRIAN PATH
- ⑨ PROPOSED CONCRETE WALK
- ⑩ OVERLAND RELEASE POINT
- ⑪ PROPOSED STAMPED, COLORED CONCRETE PAVEMENT

NOTES:

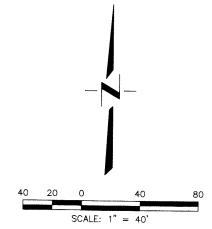
- 1. THIS PRELIMINARY GRADING AND DRAINAGE PLAN WAS PREPARED TO DEPICT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR THE TENTATIVE MAP REVIEW PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- 2. PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
- 3. EXISTING TREES HAVE BEEN SCALED TO REPRESENT TREE DRUPLINE. NEGLIGIBLE GRADING IS PROPOSED WITHIN THE DRUPLINE OF EXISTING TREES TO REMAIN.
- 4. REFER TO LANDSCAPE PLANS FOR GREENBELT DESIGN.
- 5. SEE TYPICAL LOT GRADING DETAILS & SECTIONS ON SHEET 6.

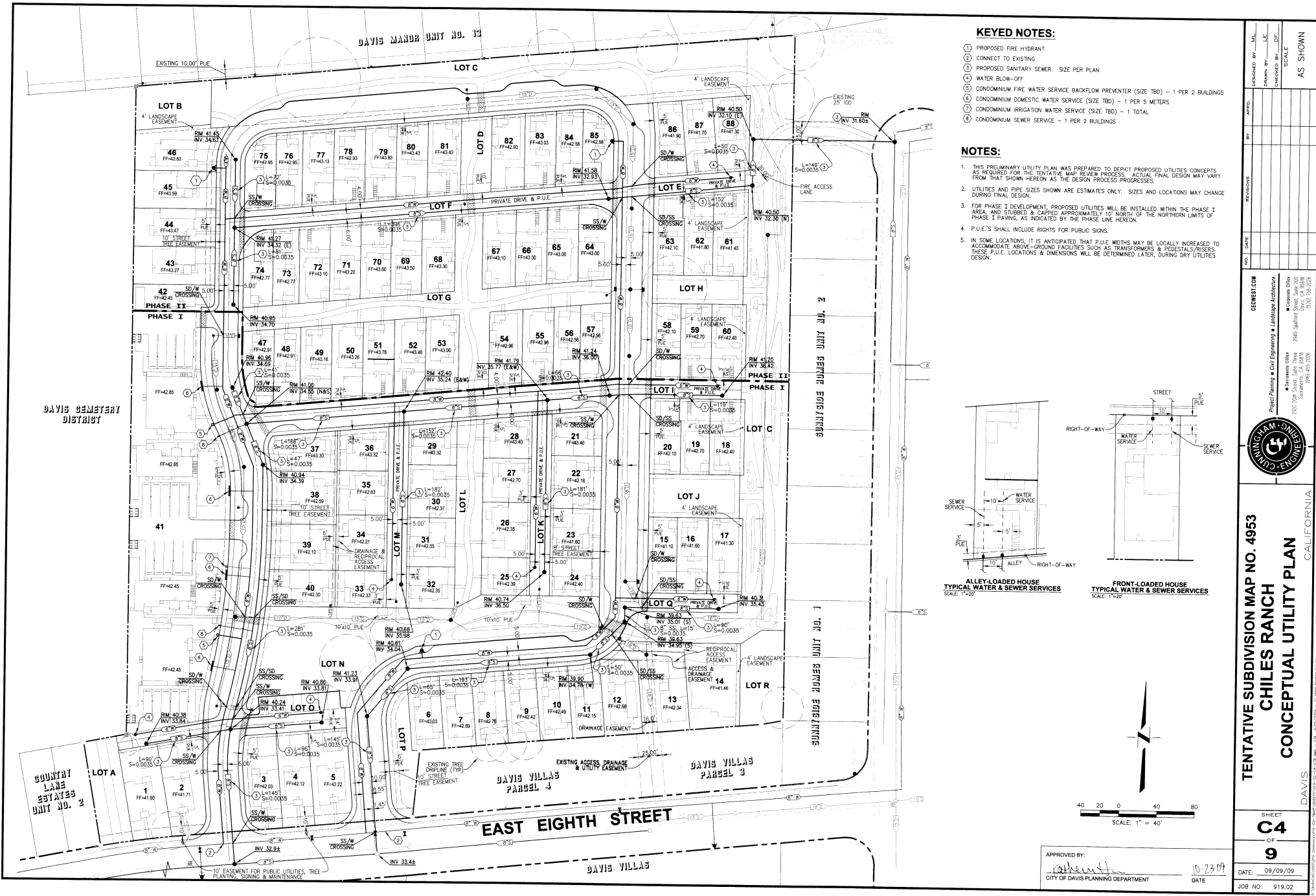
TENTATIVE SUBDIVISION MAP NO. 4953
CHILES RANCH
CONCEPTUAL GRADING & DRAINAGE PLAN
 DAVIS CALIFORNIA

NO.	DATE	REVISIONS	BY	APP'D.	DESIGNED BY: M.L.	DRAWN BY: J.L.E.	CHECKED BY: J.D.E.	SCALE	AS SHOWN

SHEET **C3** OF **9**
 DATE: 09/09/09
 JOB NO: 919.02

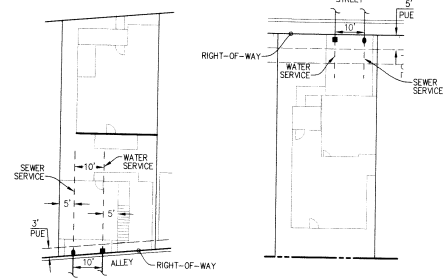
APPROVED BY: *[Signature]* 10-23-09
 CITY OF DAVIS PLANNING DEPARTMENT DATE





- KEYED NOTES:**
- PROPOSED FIRE HYDRANT
 - CONNECT TO EXISTING
 - PROPOSED SANITARY SEWER. SIZE PER PLAN
 - WATER BLOW-OFF
 - CONDOMINIUM FIRE WATER SERVICE BACKFLOW PREVENTER (SIZE TBD) - 1 PER 2 BUILDINGS
 - CONDOMINIUM DOMESTIC WATER SERVICE (SIZE TBD) - 1 PER 5 METERS
 - CONDOMINIUM IRRIGATION WATER SERVICE (SIZE TBD) - 1 TOTAL
 - CONDOMINIUM SEWER SERVICE - 1 PER 2 BUILDINGS

- NOTES:**
- THIS PRELIMINARY UTILITY PLAN WAS PREPARED TO DEPICT PROPOSED UTILITIES CONCEPTS AS REQUIRED FOR THE TENTATIVE MAP REVIEW PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
 - UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
 - FOR PHASE I DEVELOPMENT, PROPOSED UTILITIES WILL BE INSTALLED WITHIN THE PHASE I AREA, AND STUBBED & CAPPED APPROXIMATELY 10' NORTH OF THE NORTHERN LIMITS OF PHASE I PAVING, AS INDICATED BY THE PHASE LINE HEREON.
 - P.U.E.'S SHALL INCLUDE RIGHTS FOR PUBLIC SIGNS.
 - IN SOME LOCATIONS, IT IS ANTICIPATED THAT P.U.E. WIDTHS MAY BE LOCALLY INCREASED TO ACCOMMODATE ABOVE-GROUND FACILITIES SUCH AS TRANSFORMERS & PEDESTAL/POLES; THESE P.U.E. LOCATIONS & DIMENSIONS WILL BE DETERMINED LATER, DURING DRY UTILITIES DESIGN.



DESIGNED BY: M.L.
DRAWN BY: L.E.
CHECKED BY: D.F.
SCALE: AS SHOWN

REVISIONS:

NO.	DATE	DESCRIPTION

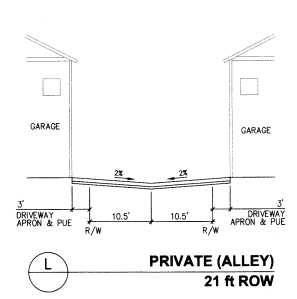
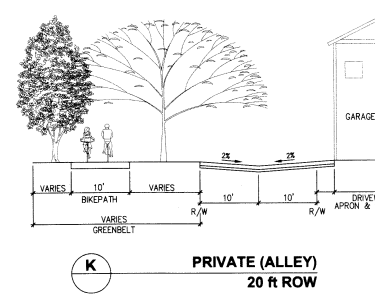
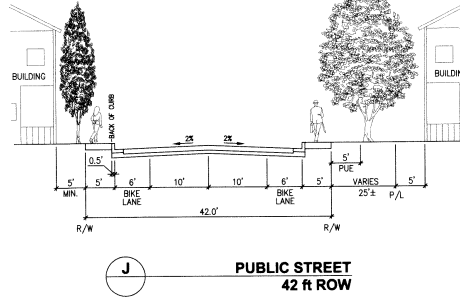
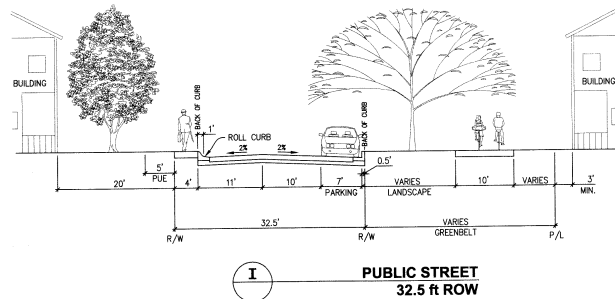
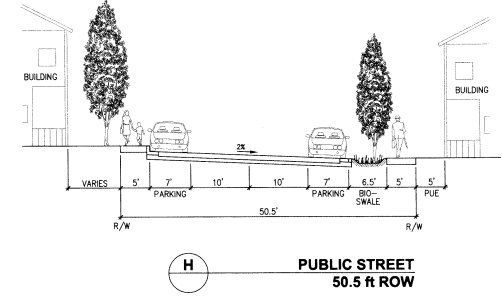
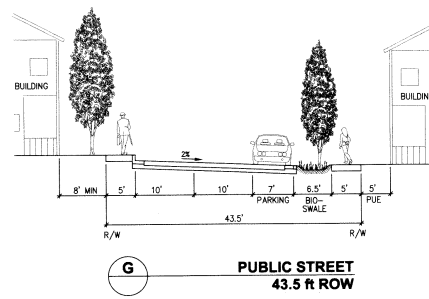
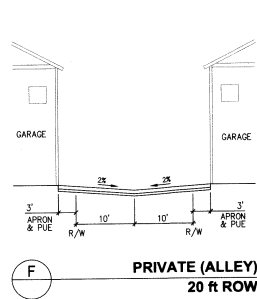
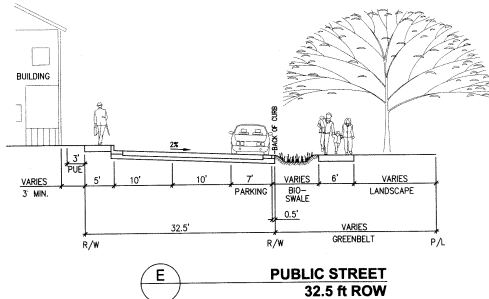
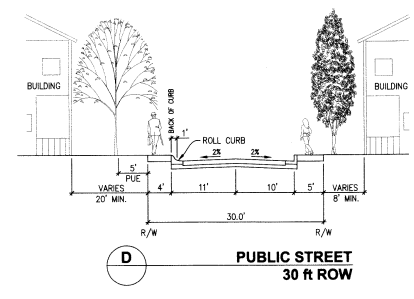
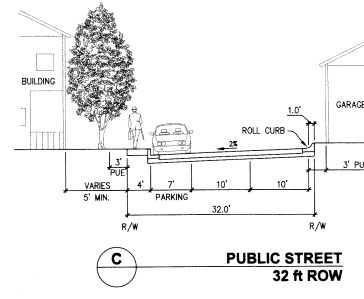
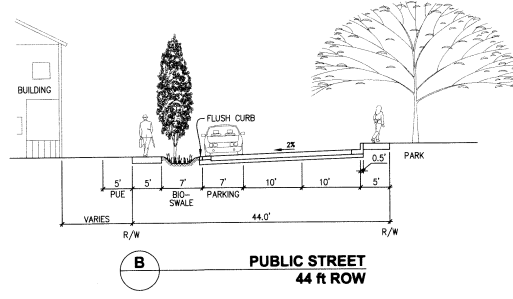
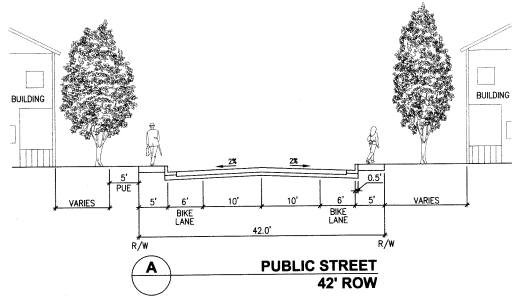
CEWEST.COM
Project Planning & Civil Engineering • Landscape Architecture
• Electrical Engineering • Mechanical Engineering
• Structural Engineering • Surveying
1201 25th Street, Suite 300
San Ramon, CA 94583
Phone: 925.455.2008
Fax: 925.455.2008

**TENTATIVE SUBDIVISION MAP NO. 4953
CHILES RANCH
CONCEPTUAL UTILITY PLAN**
CALIFORNIA

DAVIS

APPROVED BY: *[Signature]*
CITY OF DAVIS PLANNING DEPARTMENT
DATE: 10-23-09

SHEET C4 OF 9
DATE: 09/09/09
JOB NO: 919.02



NOTES:
 1. SEE SHEET 2 FOR PLAN LOCATIONS OF CROSS-SECTIONS.
 2. STREET WIDTH IS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. STREET PAVEMENT SHALL BE ASPHALT CONCRETE, EXCEPT FOR SECTIONS F, K & L WHICH SHALL BE PORTLAND CEMENT CONCRETE (NON-DECORATIVE). PAVEMENT STRUCTURAL SECTIONS SHALL BE PER THE SITE GEOTECHNICAL STUDY.
 4. SEE SHEET L3 OF LANDSCAPE PLANS FOR BIOSWALE DETAILS.

APPROVED BY: *[Signature]* 10/23/09
 CITY OF DAVIS PLANNING DEPARTMENT DATE

DESIGNED BY: MIL	CHECKED BY: LE	SCALE: AS SHOWN
DRAWN BY: LE	DATE: 09/09/09	
PROJECT NO: 091001	PROJECT NAME: CHILES RANCH CROSS-SECTIONS	
CLIENT: DAVIS	PROJECT LOCATION: CHILES RANCH	
DATE: 09/09/09	PROJECT NO: 091001	

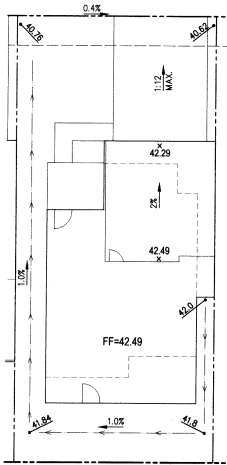
CEWEST.COM
 Project Planning • Civil Engineering • Landscape Architecture
 2000 Jule Street, Suite 200
 Sacramento, CA 95833
 916.442.2200

**TENTATIVE SUBDIVISION MAP NO. 4953
 CHILES RANCH
 CROSS-SECTIONS**

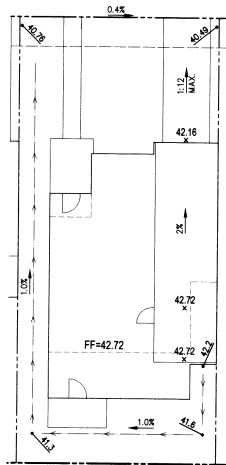
CALIFORNIA
 DAVIS

SHEET **C5** OF **9**

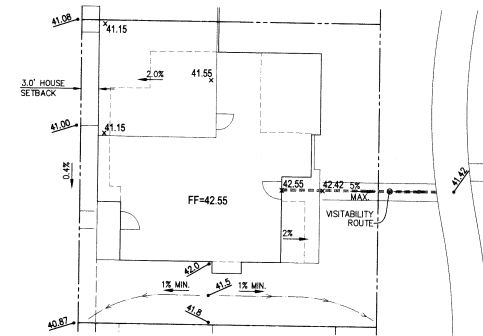
DATE: 09/09/09
 JOB NO: 919.02



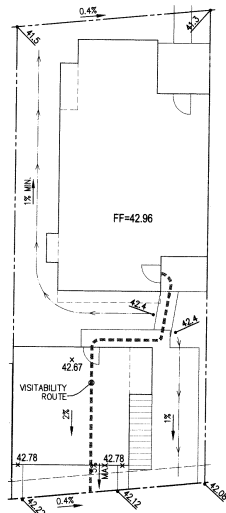
FRONT-LOADED, ATTACHED DOUBLE GARAGE
EXAMPLE : LOT 7



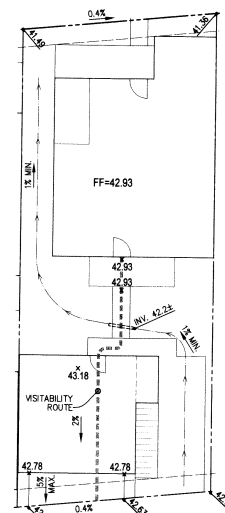
FRONT-LOADED, ATTACHED TANDEM GARAGE
EXAMPLE : LOT 8



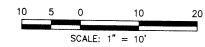
ALLEY-LOADED, ATTACHED DOUBLE GARAGE
EXAMPLE : LOT 31



ALLEY-LOADED, DETACHED DOUBLE GARAGE (A)
EXAMPLE : LOT 55



ALLEY-LOADED, DETACHED DOUBLE GARAGE (B)
EXAMPLE : LOT 78



APPROVED BY: *Catherine* 10.23.09
CITY OF DAVIS PLANNING DEPARTMENT DATE

DESIGNED BY: ML	DESIGNED BY: ML	DESIGNED BY: ML	DESIGNED BY: ML
DRAWN BY: LE	DRAWN BY: LE	DRAWN BY: LE	DRAWN BY: LE
CHECKED BY: DF	CHECKED BY: DF	CHECKED BY: DF	CHECKED BY: DF
SCALE	SCALE	SCALE	SCALE
AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN

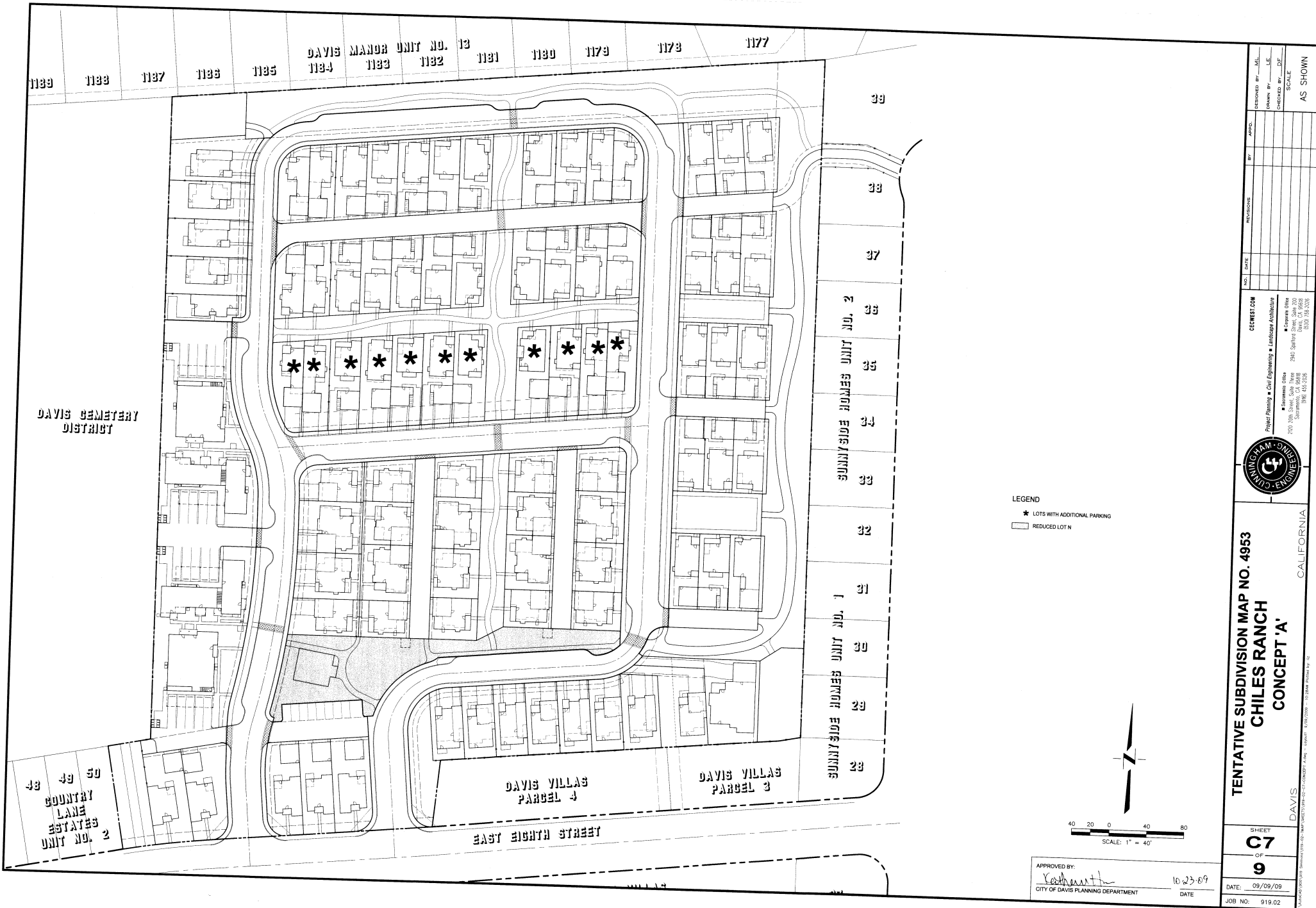
CEWEST.COM
 Civil Engineering • Landscape Architecture
 200 29th Street, Suite 200
 Sacramento, CA 95833
 (916) 433-2008

CHILES RANCH SUBDIVISION

TENTATIVE SUBDIVISION MAP NO. 4953
 CHILES RANCH
 TYPICAL LOT GRADING CONCEPTS
 DAVIS, CALIFORNIA

SHEET
6
 OF
9

JOB NO: 919.02



TENTATIVE SUBDIVISION MAP NO. 4953
CHILES RANCH
CONCEPT 'A'

DESIGNED BY: ML	BY: APAC	CEWEST.COM
DRAWN BY: LE	DATE: 09/09/09	Project Planning • Civil Engineering • Landscape Architecture
CHECKED BY: DF		Professional Seal
SCALE		200 70th Street, Suite 1000 San Diego, CA 92168 (619) 451-6905
AS SHOWN		330 7th Street San Diego, CA 92101 (619) 785-2028

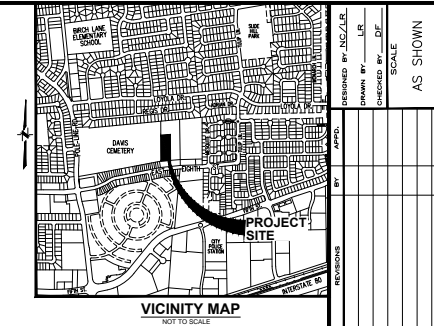
SHEET	9
OF	9
DATE:	09/09/09
JOB NO.:	919.02

APPROVED BY: *[Signature]*
CITY OF DAVIS PLANNING DEPARTMENT
DATE: 10/23/09

CHILES RANCH WEST TENTATIVE SUBDIVISION MAP NO. 5088

BEING ALL OF LOT "41" OF CHILES RANCH SUBDIVISION MAP NO. 4953 FILED
IN BOOK ___ OF MAPS AT PAGE ___ ON ___, YOLO COUNTY, CALIFORNIA

CUNNINGHAM ENGINEERING
JUNE 2015



LEGEND:

	CURB AND GUTTER PER CHILES RANCH SUBD. 4953
	SANITARY SEWER W/ MANHOLE PER CHILES RANCH SUBD. 4953
	STORM DRAIN W/ MANHOLE PER CHILES RANCH SUBD. 4953
	STORM DRAIN INLET PER CHILES RANCH SUBD. 4953
	WATER LINE PER CHILES RANCH SUBD. 4953
	SEWER LATERAL W/ CLEANOUT PER CHILES RANCH SUBD. 4953
	STREETLIGHT PER CHILES RANCH SUBD. 4953
	PROPOSED STORM DRAIN W/ FILTERIA DRAIN
	PROPOSED WATER LATERAL W/ METER
	FIRE HYDRANT PER CHILES RANCH SUBD. 4953
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	SUBDIVISION BOUNDARY
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING CURB AND GUTTER
	LOT NUMBER
	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED STREET GRADE AND DIRECTION
	EXISTING SPOT ELEVATION
	PROPOSED ELEVATION

ABBREVIATIONS:

BW	BACK OF WALK
CL	CENTERLINE
CH	CHORD
DI	DRAIN INLET
D	STORM DRAIN LINE, DELTA ANGLE
E	EAST
ESMT	EASEMENT
FF	FINISH FLOOR
FL	FLOWLINE
FS	FINISH SURFACE
GR	GRATE
INV	INVERT
L	LENGTH
MA	MATCH
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
NIS	NOT TO SCALE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	CURVE RADIUS
R/W	RIGHT OF WAY
S	SANITARY SEWER, SOUTH
SD	STORM DRAINAGE
STD	TYPICAL
W	WATER, WEST



SHEET INDEX

- C-1 TITLE SHEET
- C-2 SITE LAYOUT, UTILITY AND GRADING PLAN

OWNER / DEVELOPER:
NEW URBAN DEVELOPMENT, LLC
1930 EAST EIGHTH STREET, STE. 100
DAVIS, CALIFORNIA 95616
(530) 756-7729

CIVIL ENGINEER:
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CALIFORNIA 95618
(530) 756-2026

ASSESSORS PARCEL No.:
71-401-02

AREA:
0.98 ACRES

LAND USE:
EXISTING: RESIDENTIAL (MEDIUM DENSITY)
PROPOSED: RESIDENTIAL (MEDIUM DENSITY)

ZONING:
EXISTING: PD#8-07
PROPOSED: PD#8-07

FLOOD ZONE:
ZONE "X" - UNSHADED, 06113C0611G (6/18/2010)

SERVICE PROVIDERS:

GAS PACIFIC GAS AND ELECTRIC (PG&E) (800) 743-5000	TELEPHONE AT&T (800) 288-2020
ELECTRICITY PACIFIC GAS AND ELECTRIC (PG&E) (800) 743-5000	FIRE DEPARTMENT CITY OF DAVIS FIRE DEPT (530) 757-5684
CABLE TELEVISION COMCAST (800) 824-2000	U.S.A. (800) 227-2600
WATER CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686	GARBAGE & RECYCLING DAVIS WASTE REMOVAL (530) 756-4646
SEWAGE CITY OF DAVIS PUBLIC WORKS DEPT (530) 757-5686	

LEGAL DESCRIPTION

ALL THE CERTAIN REAL PROPERTY BEING IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF DAVIS, AND IS DESCRIBED AS FOLLOWS:
BEING ALL OF LOT "41" OF CHILES RANCH SUBDIVISION MAP NO. 4953 FILED IN BOOK ___ OF MAPS AT PAGE ___ ON ___, YOLO COUNTY, CALIFORNIA.

BENCHMARK

BASIS OF ELEVATIONS: CHISELED SQUARE @ FACE OF SIDEWALK, W. SIDE OF TULIP, 4200' S. OF LOYOLA, EL+37.30 (NGVD 29)
B.M. F-644 ELEVATION 34.94 (USGS UNADJUSTED)
USGS BRONZE DISC IN CONCRETE 1/8" SOUTH OF CENTERLINE OF SOUTHERLY (EASTBOUND) S.P.R.R. TRACK, 1/4" WEST OF A POINT OPPOSITE 4301 SECOND STREET, 1/4 MILE WEST OF MACÉ BOULEVARD OVERCROSSING.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF E. EIGHTH STREET, BEING NORTH 79°26'10" EAST, AS FOUND ON THE RECORD OF SURVEY RECORDED IN BOOK 2003 OF MAPS AT PAGE 8.

NOTES:

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30333.
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
3. THE EXISTING TOPOGRAPHY (SHOWN SCREENED) IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYS, INC., DATED MARCH 31, 2008. CONTOUR INTERVAL = 1 FOOT.
4. OWNER INTENDS TO HAVE A RECIPROCAL EASEMENT PREPARED AND RECORDED CONCURRENTLY WITH FINAL MAP TO ADDRESS STORMWATER QUALITY TREATMENT MEASURES AND MAINTENANCE OF SAME.
5. THIS SUBDIVISION IS A RESUBDIVISION OF LOT 41.
6. ALL SURFACE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
7. NO SIGNIFICANT EROSION IS ANTICIPATED. APPROPRIATE EROSION CONTROL MEASURES ARE TO BE EMPLOYED DURING CONSTRUCTION.
8. OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

APPROVED BY: _____ DATE: _____
CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT

SHEET
C1
OF
2
DATE: 06/30/15
JOB NO: 919.41

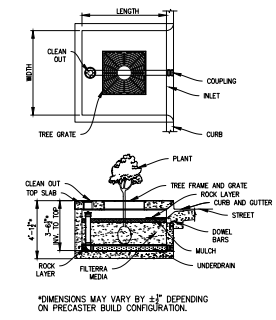
TENTATIVE SUBDIVISION MAP NO. 5088
CHILES RANCH WEST
TITLE SHEET
DAVIS CALIFORNIA

Project Planning & Civil Engineering & Landscape Architecture
11 Sacramento Office
2120 25th Street, Suite 200
Sacramento, CA 95818
(916) 655-2026
Project Office
2940 Spafford Street, Suite 200
Davis, CA 95618
(530) 756-2026

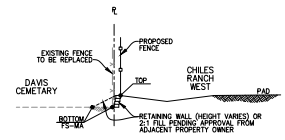


KEYNOTES:

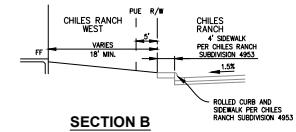
- ① PROPOSED STORMWATER QUALITY TREATMENT MEASURE: FILTERRA DRAIN WITH CURB OPENING.
- ② PROPOSED STORMWATER QUALITY TREATMENT MEASURE: FILTERRA DRAIN BEHIND SIDEWALK WITH CAST IN PLACE EXTENDED FLUME.
- ③ PROPOSED 12" STORM DRAIN PIPE.
- ④ PROPOSED SEWER SERVICE AND CLEANOUT.
- ⑤ PROPOSED WATER SERVICE AND METER.
- ⑥ PROPOSED RETAINING WALL.



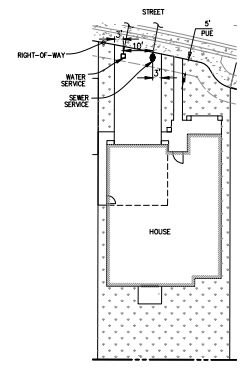
FILTERRA DRAIN INLET
NTS



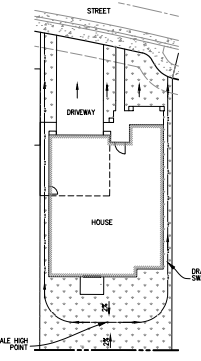
SECTION A
NTS



SECTION B
NTS



TYPICAL WATER & SEWER SERVICES
NTS



TYPICAL LOT GRADING
NTS

NOTES:

1. THIS PRELIMINARY PLAN WAS PREPARED TO DEPICT PROPOSED GRADING AND UTILITY CONCEPTS AS REQUIRED FOR THE TENTATIVE MAP REVIEW PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. UTILITY MAINS FOR REQUIRED TO SERVE THIS SUBDIVISION WILL BE INSTALLED PRIOR TO OR CONCURRENT WITH THE CONSTRUCTION OF THIS SUBDIVISION AS A PART OF THE CHILES RANCH SUBDIVISION IMPROVEMENTS.
4. P.U.E.'S SHALL INCLUDE RIGHTS FOR PUBLIC SIGNS.
5. IN SOME LOCATIONS, IT IS ANTICIPATED THAT P.U.E. WIDTHS MAY BE LOCALLY INCREASED TO ACCOMMODATE ABOVE-GROUND FACILITIES SUCH AS TRANSFORMERS & PEDESTALS/RISERS. THESE P.U.E. LOCATIONS & DIMENSIONS WILL BE DETERMINED LATER, DURING DRY UTILITIES DESIGN.

APPROVED BY: _____
CITY OF DAVIS COMMUNITY DEVELOPMENT DEPARTMENT DATE: _____

NO.	DATE	BY	APP'D.	DESIGNED BY: JSC/L.R.	DRAWN BY: L.R.	CHECKED BY: D.E.	SCALE	AS SHOWN
<p>CECRES.COM Project Planning & Civil Engineering & Landscape Architecture 11 Sacramento Office 210 208 2080 Sacramento, CA 95811 (916) 451-2008</p> <p>CHILES RANCH WEST 4" SEWALK PER CHILES RANCH SUBDIVISION 4953 ROLLED CURB AND SIDEWALK FOR CHILES RANCH SUBDIVISION 4953 1.5% CHILES RANCH WEST PILE R/W VARIES 18" MIN.</p>								
<p>TENTATIVE SUBDIVISION MAP NO. 5088 CHILES RANCH WEST SITE LAYOUT, UTILITY AND GRADING PLAN DAVIS CALIFORNIA</p>								
<p>SHEET C2 OF 2</p>								
<p>DATE: 06/30/15 JOB NO: 919.41</p>								