

**BROAD BEACH GEOLOGIC HAZARD ABATEMENT DISTRICT**

**REGULAR MEETING AGENDA**

**Sunday, February 12, 2012 at 9:00 a.m.**

**Private Residence-  
31330 Broad Beach Road, Malibu, California 90265**

**Closed Sessions Matters – None**

*Under this item, the GHAD Board shall meet in a closed session to discuss matters pursuant to Government Code Sections 54956.8 and 54956.9 (a).*

**Regular Session Matters**

**1) Call to Order**

**2) Roll Call**

**3) Adoption of Agenda**

**4) Approve Summary of Actions from January 22, 2012 Meeting**

**Recommendation:** Chair to conduct vote on approving Summary of Actions from January 22, 2012 Meeting. If passed, Chair to sign Summary of Actions.

**5) Ceremonial/Presentations**

None.

**6) Public Comments on Items Not on the Agenda**

*Communications from the public concerning matters which are not on the agenda but for which the GHAD Board has subject matter jurisdiction. The GHAD Board may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.*

**7) Consent Calendar**

- a. Accept Psomas Peer Review Report on GHAD Assessment Diagram and Methodology dated January 20, 2012.
- b. Accept KDM Meridian Assessment Proportion Determination letter dated January 21, 2012.

8) **Old Business**

- a. Report on Status of banking procedures and financial reviews (i.e., Bank Account, Co-signatures on checks and other financial controls). (Board Member Marquis, GHAD Treasurer)

Recommendation: Discussion of proposed protocols and measures.

- b. Report on Permitting and Regulatory Process (GHAD Project Counsel). Report to include information on Agency response(s) to letters describing application transfers from TPOA to GHAD and requested follow up. (GHAD Project Counsel)

9) **New Business**

- a. Declaration of Intention Regarding Eminent Domain Authority. Review state law and consider adoption of resolution regarding BBGHAD position on use of eminent domain or condemnation authority as part of Broad Beach restoration project. (GHAD Project Counsel)

10) **Public Hearings**

None.

11) **GHAD Boardmember Reports**

12) **GHAD Officer Reports**

- a. Treasurer's Report. (GHAD Treasurer)
- b. Discussion of Budget Shortfall and Proposed Corrective Measures. (Board Members Levitan & Marquis)

13) **Future Meeting**

Next Meeting: March 11, 2012; 1:00 p.m. Location: 30756 Pacific Coast Highway, Malibu, CA

14) **Adjournment**

# AGENDA ITEM

7 a

**PROJECT OVERVIEW**

Broad Beach in Malibu, California is a beach with a southwesterly exposure to the Pacific Ocean. Constant wave action over the years has eroded and removed sand to an extent that emergency shore protection has been required. In 2010, the Coastal Commission (and other agencies) approved and private homeowners constructed an emergency rock revetment seaward of 78 beachfront homes. The rock revetment and a proposed sand replenishment and dune restoration project are the primary methods contemplated by the property owners to save homes and structures from wave damage and continuing erosion.

The Broad Beach Geological Hazard Abatement District (GHAD), a public agency, was created to manage and finance the prevention, mitigation, and control of the beach erosion. The GHAD proposes to assess the individual property owners their proportionate share of the overall costs for hazard management across the affected properties. The procedure for determining the assessment for each of the 114 Broad Beach property owners (the project area is comprised of 114 lots on 121 separate parcels) was established by the GHAD. Each parcel owner's distance of beach frontage on the seaward side of each individual parcel is based on the mean high tide elevation line where it intersects the lot or parcel side lines. This beach frontage distance was based on work completed by KDM Meridian Inc. Surveying and Mapping ("KDM") on October 15, 2009 ("KDM Mapping"), which included aerial photography, survey work, and mapping of Broad Beach.

In Spring 2011, the Trancas Property Owners Association (TPOA) contracted with Richard Maher, PLS of KDM to provide topographic mapping, aerial photography and calculations for each of the parcels within the then-proposed GHAD. These calculated distances were based on the KDM Mapping and later published in the form of an Assessment Diagram as specified by staff working on the formation of the GHAD. KDM Meridian provided mapping and calculations for beach frontage distances on or about March 24, 2011.

In January 2012, the GHAD questioned KDM about one of the beach frontage distance calculations. A review by KDM of that frontage determined that there was no error in calculating the distance of the frontage in question. However, KDM, on its own merit, completed a full review of its work and discovered two errors affecting a total of four properties: 31500 Victoria Point Rd., 31502 Victoria Point Rd., 31412 Broad Beach Road, and 31418 Broad Beach Rd. Rich Maher of KDM informed the GHAD's Project Counsel of the errors.

Subsequently, the GHAD's Project Counsel has engaged PSOMAS to review KDM's methods and procedures for generating the data depicted in the Assessment Diagram, and to ensure the implementation of appropriate corrective measures.

The following is a report of PSOMAS' findings.

555 South Flower Street  
Suite 4400  
Los Angeles, CA 90071

P:213.223.1400  
F:213.223.1444  
www.psomas.com

horizontal and vertical datum were generated and provided to the photogrammetry firm of Robert J. Lung and Associates; the firm hired to do the aerial topographic map in October 2009. *(PSOMAS has used the services of Bob Lung in the past. Our experience is that Robert J. Lung and Associates is very professional and highly regarded in the industry for their aerial mapping products.)*

**2. TOPOGRAPHIC MAPPING**

The mapping control and aerial targets noted above are used by the photogrammetrist to map and draw the topographic map produced along the beach. Rich Maher indicated that R.J. Lung had no problems with the control for this project.

**3. TOPOGRAPHIC MAP CHECK**

As an industry standard, the surveyor will usually locate features and associated elevations within the project site as a check of the photogrammetrist's work.

Here, Rich Maher field gathered elevations along the beach at 50 foot intervals at the horizontal location of the mean high tide elevation of 4.67 feet. This was done on the same day as the aerial photography was flown, as noted previously. By gathering these elevations, a "check" (or confirmation) of the aerial topographic map was possible.

The National Map Accuracy Standards require that no more than 10% of the aerial maps vertical features be in error by more than  $\frac{1}{2}$  the contour interval, which was 0.5 feet for this project. PSOMAS reviewed the KDM Mapping that was field gathered against the contours of the R.J. Lung map and well under 10% of the field gathered elevations fall outside of the  $\frac{1}{2}$  contour limit.

**4. LOT AND PARCEL LINE CHECK**

Rich Maher provided PSOMAS with his survey results in the form of digital data produced by him as well as record maps and deeds of the parcels within the project area. The mapping of the lots and parcels were tied to found monuments along Broad Beach Road and Pacific Coast Highway. All 121 lot and parcel lines of the digital mapping were checked against their record dimensions from either Final Maps or Recorded Deeds. No errors were found. The lot and parcel lines were then used to check the KDM Mapping distances as specified for each of the parcels in the revised Assessment Diagram.

5. ASSESSMENT DIAGRAM DISTANCE CHECK

The beach frontage distances for each lot and parcel line were checked using the mean high tide elevation of 4.67 feet. The mean high tide line elevation was field located along the beach. Aerial contours at 4.0 feet and 5.0 feet were interpolated to determine the mean high tide elevation at the westerly end of the project due to an inaccessible rocky shoreline.

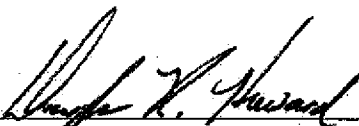
Several parcels have sea walls that are higher than the mean high tide line. For these parcels, the sea wall at each particular parcel was used to determine the frontage. I found no errors in KDM's revised Assessment Diagram (attached) created on January 10, 2012 and finalized on January 18, 2012.

The beach frontage calculation was determined by drawing a line from the intersection of the mean high tide line according to the KDM Mapping at each of the properties' side lines. The distances were either rounded up or down by 0.5 foot to the nearest foot. No errors in the January 18, 2012 Assessment Diagram were found. *(Given the accuracy of the measurements and mapping elevations of sand and rough rocky shorelines, a calculation to the nearest foot is the industry standard for projects such as this one. The National Map Accuracy Standard of 1/2 the contour interval accuracy, 0.5 feet for this project, is also used in consideration of rounding up or down the calculation to the nearest foot.)*

CONCLUSION

Through meeting with Rich Maher and review of his work, PSOMAS has determined that the methods and procedures used by KDM Meridian Inc. were appropriate and meet industry standards.

The revised Assessment Diagram dated January 18, 2012 is accurate based on my review of the digital data and documentation PSOMAS was provided on January 16, 2012 by KDM Meridian for review.

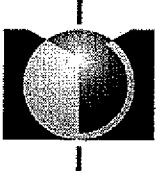
  
 \_\_\_\_\_  
 Douglas R. Howard, PLS 6169  
 PSOMAS

1-20-2012  
 Date



# AGENDA ITEM

7 b



# KDM MERIDIAN

LAND SURVEYING AND MAPPING

January 21, 2012

KDMM 11-MAN-01

Mr. Kenneth A. Ehrlich  
JMBM | Jeffer, Mangels, Butler & Mitchell LLP  
1900 Avenue of the Stars, 7th Floor  
Los Angeles, California 90067

Subject: E. Jane Arnault Property  
Assessment Proportion Determination

We write this letter in response to your request for clarification of the methodology used to calculate the segment length of the proposed assessment district apportioned to each parcel, with specific reference to the Arnault property located at 31460 Broad Beach Rd.

For your reference, on the exhibit prepared by KDM dated March 24, 2011, the Arnault property is shown as Lot #103 and additionally labeled as assessor's parcel 4470-017-061. We show the apportioned segment of the proposed assessment district for this property to be 51 feet, based on an empirical photogrammetric process using survey, mapping, and photographic work completed on October 15, 2009. The property owner, Ms. Arnault, contends that the correct apportionment of the proposed assessment district for her property should instead be 50 feet, based on the property frontage along Broad Beach Rd. (parcel width) as depicted on a boundary survey completed by Mark Sandstrom in July 1995. This letter clarifies both: (a) the choice to use the seaward beach frontage in lieu of street frontage to apportion the proposed assessment district, and (b) the methodology resulting in a segment length of 51 feet for the Arnault property as shown on KDM Meridian's March 2011 and January 2012 Assessment Diagrams.

As indicated in the Assessment Diagram prepared for the Broad Beach GHAD (GHAD), the segment length for each parcel is shown in the column labeled "Frontage Calculation," and reflects the length of each property as it *fronts the ocean on October 15, 2009*, rather than the street frontage along Broad Beach Rd. During the planning phase of this project, my firm was directed by staff working on the formation of the GHAD that, once formed, the GHAD intended to assess each affected parcel owner for the GHAD's proposed beach restoration using each parcel's seaward beach frontage on October 15, 2009 as a fair and unbiased way to allocate each parcel's proposed assessment.

My firm then used an appropriate, unbiased and empirical method to determine each parcel's seaward beach frontage. The length of each property's beach frontage was determined by mapping and surveying work completed by my firm on October 15, 2009 ("KDM Mapping"), which included aerial photogrammetry, survey work, mapping of Broad Beach, and the use of published mean high tide elevations. The KDM Mapping was determined to constitute a fair and unbiased means of measuring



each parcel's seaward frontage because it provided for consistent treatment of each parcel, and was relied upon by the project applicant and regulatory agencies for the emergency revetment project.

The interface of coastal properties with the ocean fluctuates from day to day, and is affected by changing environmental characteristics such as the offshore slope of the beach and the curvature of the cove. The KDM Mapping that was completed on October 15, 2009 provided the contours of the shore comprised primarily of sandy beach and, to a lesser extent, seawalls (as in this specific case and as shown on the provided lot survey) and rocks towards the westerly limits of the district where the sandy beach has highly eroded.

The contours of the beach, as well as the varying curvature of the cove result in a curving shoreline along Broad Beach. For each parcel, a straight line segment was used to correctly and accurately apportion the assessment. This was done by establishing the points at which the mean high tide elevation crossed the two sides of each parcel, drafting a straight line through those points, and rounding the segment length to the nearest foot. The length of each segment varies according to the angle at which the elevation crosses each property, and reflects the length of ocean frontage of each parcel. Thus, even though Ms. Arnault's parcel is shown to be 50 feet wide based on the street frontage boundary survey supplied by her, her ocean frontage is actually 51.39 feet according to our work and recently confirmed by an independent third-party surveying firm, Psomas. The line created by the location of the elevation (and seawall) crossing the Arnault property is neither perpendicular to the sides of the parcel nor is it the same length as the street frontage. This also explains why Ms. Arnault's seaward frontage length is different from her neighbor's, even though their parcels are both ostensibly 50 feet wide at the street.

We hope that this answers your questions with the methodology, why it was used, and the resulting values for the subject property.

Sincerely,



Richard C. Maher, PLS  
President

Cc: Russ Boudreau – Moffatt & Nichol Engineers

# AGENDA ITEM

8a

February 9, 2012

Ms. Patricia Curtin  
Wendel, Rosen, Black & Dean LLP  
P.O. Box 2047  
Oakland, CA 94604-2047

Mr. Kenneth Ehrlich  
c/o Broad Beach GHAD  
29169 Heathercliff Road, Suite 212  
Malibu, CA 90265

**Subject: DIRECT ASSESSMENT SUBMISSION FOR BROAD BEACH GHAD**

**Reference:** County of Los Angeles Department of Auditor-Controller, Direct Assessment Submission Manual, Fiscal Year 2011-2012.

Dear Mr. Ehrlich:

As requested, we reviewed the referenced Direct Assessment Manual for the County of Los Angeles to determine the procedure and fees related to the placement of the proposed Broad Beach Geologic Hazard Abatement District (GHAD) assessment on the tax roll. We understand that the ballots for the Broad Beach GHAD assessment will be tallied on March 11, 2012. If approved, as provided in Public Resources Code section 26654, the GHAD clerk shall cause to be recorded a notice of assessment.

To allow for inclusion of the assessment on the tax roll for the period from July 1, 2012 to June 30, 2013, the GHAD must submit a request for a new account between May 2 and July 16, 2012. The deadline to submit an assessment roll is August 9, 2012.

The Broad Beach GHAD includes 121 parcels that may be subject to assessment. The County of Los Angeles direct assessment fees are shown on Table 1. The estimated fees for the second year are based on the currently published fee schedule. The fees shown on Table 1 are collected by the Los Angeles County Auditor-Controller's department.

**Table 1**  
Los Angeles County Auditor-Controller's Department Fees

Year	Description	Unit	Number	Fee	Total
Year 1	Set up Fee	Lump Sum	1	\$250.00	\$250.00
	Processing Fee	Per Account	1	\$50.00	\$50.00
	Automated Input	Parcel	121	\$0.25	\$30.25
					<b>\$330.25</b>
Year 2	Processing Fee	Per Account	1	\$50.00	\$50.00
	Automated Input	Parcel	121	\$0.25	\$30.25
					<b>\$80.25</b>

The amounts listed on Table 1 do not include fees related to required training, preparation and submission of an agency information sheet, resolution, and a signed billing agreement. In addition, fees related to calculation of the assessment rate, preparation of the assessment roll and submission of these documents are outside of the County fees shown. We estimate that fees to provide these services would be approximately \$2,000 to \$2,500.

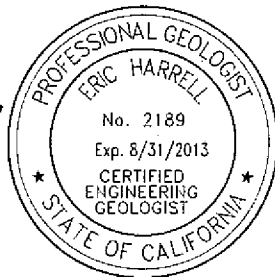
We understand from a discussion with Ms. Aquilla Ivery-Simmons of the Los Angeles County Auditor-Controller's department that establishment of new accounts and levying of an assessment must be completed on the schedule described above since the Auditor-Controller's office is unwilling to provide "out-of-cycle" levying of assessments. Therefore, it is anticipated that the levy due in November 2012 and February 2013 will include the levy of assessment amounts due for the period from July 1, 2012 to June 30, 2013 in addition to the pro rata levy from the date the assessment is approved through June 30, 2012.

It is a pleasure to be of service to you and we look forward to our continued involvement on this matter. If you have any questions regarding the contents of this letter, please do not hesitate to contact us.

Sincerely,

ENGEO Incorporated

  
Eric Harrell, CEG



  
Uri Eliahu, GE

# AGENDA ITEM

8b

February 2, 2012

Mr. Eric Giles  
Chief, Division of Environmental Planning and Management  
California State Lands Commission  
100 Howe Avenue, Suite 100 South  
Sacramento CA 95825-8202

Subject: Broad Beach Restoration Project.  
Reference: Beach Erosion Authority for Clean Oceans and  
Nourishment (BEACON)

Dear Mr. Giles,

Thank you for hosting the interagency outreach meeting held on January 31, 2012 regarding the Broad Beach Restoration Project. As you know the Broad Beach project has identified Ventura Harbor as a potential sand source for its nourishment. This option was brought to our attention late last year by Moffatt & Nichol which is under contract to provide coastal engineering services for the project. At that time the BEACON management and technical team assessed this scenario and came to the conclusion that the impacts to the BEACON littoral cell of exporting approximately 500,000 CY of dredged sand from Ventura Harbor would not be acceptable. This volume of sand represents about 80% of the average annual longshore transport rate in this area. Exporting sand out of the littoral cell would reduce the supply of sand to down coast beaches and produce an erosion "wave" that would progress slowly down coast. A similar, but much larger erosion wave occurred when Santa Barbara Harbor was built in the 1920's and caused major impacts to down coast beaches and coastal homes. BEACON would like to see a technical assessment through the use of numerical modeling of the impact on Ventura County beaches of a Ventura Harbor sand export.

Another issue to remember is that sand from Ventura Harbor is of very high quality, representing the net effect of a long-term wave-driven sifting process. This process eliminates the very coarse (boulders and cobbles) and very fine (very fine sand, silt and mud) grain size fractions and produces beach sand that is transported down coast. Currently, the dredged sand from Ventura Harbor is pumped to the beach immediately downstream of the harbor, thereby allowing the sand to continue its downstream transport within the littoral cell. Because of the above sifting process, it could take as much as three times the exported sand volume if BEACON were to replace it with debris basin or offshore sediment deposits. As a result, the cost to mitigate the impact to the BEACON littoral cell would be very high.

A more sustainable and less impacting approach for the Broad Beach Restoration Project might be for the Broad Beach group to construct a sand trap near the mouth of Mugu Submarine Canyon. Intercepting sand



**B.E.A.C.O.N.**

**Beach Erosion Authority for  
Clean Oceans and Nourishment**

A California Joint Powers Agency

**Member Agencies**

City of Carpinteria  
City of Goleta  
City of Oxnard  
City of Port Hueneme  
City of San Buenaventura  
City of Santa Barbara  
County of Santa Barbara  
County of Ventura

**Santa Barbara Address:**

105 East Anapamu, Suite 201  
Santa Barbara, CA 93101

**Ventura Address:**

501 Poli St.  
P.O. Box 99  
Ventura, CA 93001

**Telephone:**

(805) 662-6890

**Facsimile:**

(805) 568-2982

**Email:**

Beacon.ca.gov

**Internet:**

<http://www.beacon.ca>

at this point would be far less impacting to down-coast beaches since the vast majority of the littoral transport is lost down the canyon. However, impacts to the submarine canyon would need to be evaluated.

In conclusion, BEACON staff will be considering the Broad Beach project in more detail during the next two months. We will be presenting the issue to the BEACON Board for the first time on March 16, 2012. We would also recommend through the use of numerical modeling, a proper technical assessment of the impact on Ventura County beaches of a Ventura Harbor export. Finally, should sand export occur from Ventura Harbor, BEACON would expect sand replacement mitigation consistent with the quality of sand being exported.

Please feel free to contact myself at (805) 654-2704 or Gerald Comati, Program Manager for BEACON at (805) 962-0488.

Sincerely,



Brian Brennan  
Executive Director, BEACON

cc:

# AGENDA ITEM

9a



**THE BOARD OF DIRECTORS OF BROAD BEACH  
GEOLOGIC HAZARD ABATEMENT DISTRICT**

Adopted this Resolution on February 12, 2012, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**RESOLUTION NO. 2012/02**

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**RESOLUTION DECLARING INTENTION NOT TO ACQUIRE REAL PROPERTY OR  
ANY INTEREST THEREIN THROUGH EMINENT DOMAIN.**

**WHEREAS**, the Broad Beach Geologic Hazard Abatement District (GHAD) has the authority pursuant to Public Resource Code Section 26576 to acquire real property or any interest therein by eminent domain; and

**WHEREAS**, at its meetings on January 22, 2012 and February 12, 2012, the GHAD Board discussed adopting a resolution declaring its intent not to exercise its powers of eminent domain for the proposed beach restoration project.

**The Board of Directors of the GHAD HEREBY RESOLVES THAT:**

1. The GHAD Board declares that, in connection with the proposed beach restoration project, it will not acquire real property or any interest therein by eminent domain as allowed by Public Resources Code Section 26576.
2. This Resolution shall become effective immediately upon its passage and adoption.

ATTEST:

\_\_\_\_\_  
Clerk of the GHAD Board

# AGENDA ITEM

12a

## Broad Beach GHAD

## Cash Flow

Period: 12/01/11-1/31/12

Cash in Bank : 12/01/11 259,646.00

Sources of Cash:

Advances from Individual Homeowners (Actuals)-Dec &amp; Jan 157,750.00

All Invoices Paid thru 1/20/12

	<u>Oct/Nov Invoices</u>	<u>Paid</u>
Moffatt & Nichols	236,764.80	154,063.25
Jeffer Mangels	161,264.50	100,000.00
ENGEO		28,462.15
Morgan Miller Blair	13,189.25	6,500.00
State Lands Comm-Staff Costs		10,066.87
State Lands Comm-Staff Costs		9,159.68
State Lands Comm-Consulting Costs		36,059.29
Bank charges-cks and endorsement stamp		77.50

Cash Paid Out (344,388.74)

Cash Balance as of 1/31/12 73,007.26

Sources of Cash:

Advances from Individual Homeowners -Feb 499,000.00

Remaining Payable of Invoices Received for work performed thru 12/31/11

Moffatt & Nichols	82,701.55
Jeffer Mangels	61,264.50
Morgan, Miller & Blair	6,689.25
Total Invoices Due	(150,655.30)

Forecasted & New Invoices for Jan & Feb

Wendel Rosen	9,918.00
Bell, McAndrews & Hiltachk, LLP	1,043.46
Verizon-New line set up & 1st months bill	343.63
ENGEO	2,650.00
State Lands Comm-Staff Costs	15,735.30
Quality Mapping Service	1,176.00
Barbara Hamm-reimb expenses	4,663.20
Moffatt & Nichols	257,063.00
Jeffer Mangels	78,736.50
ENGEO	8,903.00
Fee- Coastal Commission	30,000.00
Fee-Fish & Game	7,172.00
EIR Consultant- AMEC Earth & Environ	122,222.00
Accounting Administration	3,436.80
Total Forecasted	(543,062.89)

Estimated Net Cash Flow Needed thru 2/2012 (121,710.93)

**Broad Beach- GHAD**

As of: 2/9/12

	Invoice Date	Invoices Due as of 2/9/2012	Per BBGHAD Pymts Made	Balance of Invoices Due
<b><u>Current Vendors</u></b>				
Moffatt & Nichols	11/12/2011	172,702	90,000	82,702
Moffatt & Nichols	12/14/2011	23,973		23,973
Jeffer Mangels	11/4/2011	23,605	11,783	11,822
Jeffer Mangels	11/4/2011	1,537		1,537
Jeffer Mangels	12/14/2011	167		167
Jeffer Mangels	12/14/2011	438		438
Jeffer Mangels	12/14/2011	3,083		3,083
Jeffer Mangels	12/14/2011	30,688		30,688
Jeffer Mangels	12/14/2011	13,531		13,531
Jeffer Mangels	1/13/2012	54,426		54,426
Jeffer Mangels	1/13/2012	14,397		14,397
Morgan, Miller & Blair	9/30/2011	12,805	6,115	6,689
Wendel Rosen	12/31/2011	9,918		9,918
Bell, McAndrews & Hiltrachk	2/6/2012	1,043		1,043
Verizon	1/19/2012	344		344
ENGEO	1/27/2012	2,650		2,650
State Lands Comm-Staff Costs	1/24/2012	8,894		8,894
State Lands Comm-Staff Costs	2/8/2012	6,841		6,841
Quality Mapping Sevice	12/20/2011	1,176		1,176
Barbara Hamm-reimb exp	12/31/2012	568		568
Barbara Hamm-reimb time	12/31/2012	4,095		4,095
Invoice Totals				278,980
<b><u>Sources of Cash:</u></b>				
Transfer from Fair Share			59,646	
Transfer from General Fund			200,000	
Homeowner fundings received:	12/1/11 to current		656,750	
Invoices paid from BBGHAD funds			(344,389)	
Current Cash Balance	2/9/2012		\$ 572,007	

**Broad Beach GHAD**

Detail for the answer to the Questionnaire

AS of: 1/31/12

	Costs/Cash Transferred, 2011	Actuals Paid Nov & Dec, 2011	Actuals Paid JAN, 2012	Outstanding Jan, 2012	Projection Feb, 2012	Projection Mar, 2012	Projection Apr-Jun, 2012	Projection Jul-Sep, 2012	Projection Oct-Dec, 2012	Totals
<b>Uses:</b>										
Expenses transferred from FS acct-2011	2,332,211									2,332,211
Moffatt & Nichols-Approved		40,000	50,000	82,702						172,702
Moffatt & Nichols-Projected		64,063		35,937	161,094	91,000	95,150	53,000	25,000	525,194
Moffatt & Nichols-final Engr & Constr Documents					51,000	100,000	120,000	45,000		316,000
Moffatt & Nichols-Constr Support/Mgmt/Monitor										-
Project Construction-Hard Cost										-
Project Construction-20% Contingency										-
GHAD Bond Legal									100,000	100,000
GHAD Bond Underwriting									300,000	300,000
Jeffer Mangels-Approved		75,000	25,000	61,265	78,735	73,959	62,917	42,917	21,250	441,042
ENGE0		16,077	12,385	2,650	8,903		14,000	14,000		68,015
Morgan, Miller & Blair			6,500	6,689						13,189
Wendel Rosen					9,918					9,918
Bell, McAndrews					1,043					1,043
Quality Mapping					1,176					1,176
Fee-City of Malibu										-
Fee- Coastal Commission					30,000					30,000
Fee-Water Board								40,000		40,000
Fee-Fish & Game					7,172					7,172
Fee-Army Corp of Engr ?										-
Fee- LA County Fees for using Bulldozer on beach?										-
Fee- State Lands Commission additional Permit fees										-
State Lands Comm-Staff Costs		10,057	9,160	15,735	9,084	15,000	30,000	10,000		99,046
EIR Consultant- AMEC Earth & Environ			36,059		122,222	122,222	86,163			366,666
Topanga Underground										-
AON-E&O Insurance				78	344					422
Office Supplies / Phone				4,663	3,436	2,700	5,400	5,400	5,400	26,999
Accounting Administration										-
Soft Cost Contingency										-
<b>Total Uses</b>	<b>2,332,211</b>	<b>205,207</b>	<b>139,181</b>	<b>209,985</b>	<b>483,734</b>	<b>404,881</b>	<b>413,630</b>	<b>210,317</b>	<b>451,650</b>	<b>4,850,795</b>
<b>Sources of Cash:</b>										
Advances from Individual Homeowners (Actuals)	1,580,278	66,250	91,500		499,000					2,237,028
Adidt Advances from Individual Revetment Homeowners	261,579									261,579
Advances from TPOA General Fund	550,000	200,000								750,000
GHAD Bond										-
GHAD ASSESSMENTS										-
Additional Source of Cash-Possible line of Credit/loan										-
Repayment of Advances to Homeowners										-
Repayment of Advances to TPOA General Fund										-
<b>Total Sources</b>	<b>2,391,857</b>	<b>266,250</b>	<b>91,500</b>	<b>-</b>	<b>499,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,248,607</b>
<b>Cumulative Running Balance</b>	<b>59,646</b>	<b>120,689</b>	<b>73,007</b>	<b>(136,977)</b>	<b>(121,711)</b>	<b>(526,592)</b>	<b>(940,222)</b>	<b>(1,150,538)</b>	<b>(1,602,188)</b>	<b>(1,602,188)</b>

Budgeted Time Frames assume GHAD Bond closing in Dec, 2012 and Start of construction Feb, 2013  
Assumes GHAD assessments to HO to start in 2012