

OFFICIAL STATEMENT
of the
CITY OF SACRAMENTO
Sacramento County, California

CONCERNING

\$4,500,000 GENERAL OBLIGATION
CITY OF SACRAMENTO
1965 MUNICIPAL IMPROVEMENT BONDS

Series C

Being the Final Series of a total of \$15,000,000 Authorized

**Bids will be opened in the chambers of the
City Council of the City of Sacramento,
Sacramento, California**

at

7:30 P.M. Pacific Standard Time

March 25, 1971

The date of this Official Statement is March 4, 1971



FIGURE 1: State of California, showing location of Sacramento relative to other major population centers.

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CITY OF SACRAMENTO
SACRAMENTO, CALIFORNIA

CITY COUNCIL

RICHARD H. MARRIOTT, *Mayor*

MANUEL R. FERRALES

PETER A. FRANCHI

MILTON L. MCGHEE

DAVID R. MCKINLEY

RITZ NAYGROW

MICHAEL S. SANDS

ALBERT J. TALKIN

SUN G. WONG

OFFICIALS

City Manager	RICHARD L. RATHFON
City Engineer	R. H. PARKER
City Treasurer	WEST E. DILLON
City Controller	C. E. RHODES
City Attorney	JAMES P. JACKSON
City Clerk	ELMER C. CLEVELAND

SPECIAL SERVICES

BOND COUNSEL ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE
405 Montgomery Street
San Francisco, California 94104

FINANCIAL ADVISOR RAFFERTY, GUERIN & CO.
P. O. Box 8727
San Francisco International Airport, California 94128
(415) 457-1166
(415) 369-8122

INFORMATION FOR BIDDERS CONCERNING

\$4,500,000 City of Sacramento 1965 Municipal Improvement Bonds, Series C

Sale of the bonds will be in all respects in accordance with the published Official Notice of Sale.

Principal terms contained therein are set forth below.

BID OPENING

Bids will be opened at 7:30 p.m. Pacific Standard Time, March 25, 1971, in the chambers of the City Council, City Hall, 915 I Street, Sacramento, California 95814.

BIDS

Bids may be hand-delivered until the time of opening. Mailed bids should be addressed to the Sacramento City Council, at the address shown above. Bids should be submitted in accordance with the Official Notice of Sale, which requires among other things a certified or cashier's bid check of \$45,000 payable to the order of the City. Timely delivery will be the responsibility of the bidder.

BOND DELIVERY

Bonds of this series will be delivered at the Main Office of Wells Fargo Bank, National Association, in San Francisco, as soon as they can be prepared, estimated at about 30 days from sale.

BOND AUTHORIZATION

The bonds hereby offered have been authorized pursuant to appropriate provisions of the Municipal Code of the State of California as prescribed in Section 92 of the Charter of the City of Sacramento, and by the results of a special bond election conducted on June 2, 1964.

The bond proposition, approved by a 72% majority vote of 51,316 "Yes" to 19,915 "No," authorized the incurrence of a bonded debt of \$15,000,000 for the purposes of acquiring, constructing and completing drainage and flood protection facilities of the City of Sacramento, described in greater detail herein as the "Project." The bonds hereby offered are the entire remainder of the issue so authorized, following sale of Series A and Series B in 1965 and 1966.

DESCRIPTION OF BONDS

Date

All bonds of Series C will be dated January 1, 1971.

Denomination

Each bond of Series C will be of \$5,000 denomination.

Interest

The first interest payment will be due January 1, 1972. Interest will be payable semi-annually thereafter each July 1 and January 1. Each interest rate bid must be a multiple of $\frac{1}{8}$ or $\frac{1}{20}$ of 1%. No interest rate may exceed 6% per annum. The bonds of a single maturity shall bear no more than one interest rate, and each bond must bear interest at

the rate specified from its date to its maturity date. The difference between highest and lowest coupon rates specified in any bid must not exceed 2%.

Numbering

Bonds of Series C will be numbered serially in order of maturity.

Maturities

Principal on the \$4,500,000 par value hereby offered will be payable on January 1 of each year in accordance with the following schedule:

Year of Maturity (January 1)	Par Value Maturing	Year of Maturity (January 1)	Par Value Maturing
1972	\$ 55,000	1987	\$135,000
1973	60,000	1988	145,000
1974	65,000	1989	155,000
1975	70,000	1990	160,000
1976	70,000	1991	170,000
1977	75,000	1992	185,000
1978	80,000	1993	195,000
1979	85,000	1994	205,000
1980	90,000	1995	220,000
1981	95,000	1996	230,000
1982	100,000	1997	245,000
1983	110,000	1998	260,000
1984	115,000	1999	275,000
1985	120,000	2000	290,000
1986	130,000	2001	310,000

The average life of Series C is 19.6822 years, computed from the date of the bonds. See Appendix for table of bond years.

Payment

Principal and interest on the bonds will be payable in lawful money of the United States of America at the Fiscal Agency of the City in San Francisco, New York or Chicago. As of this date, Fiscal Agents are respectively Wells Fargo Bank, National Association, The Bank of New York, and Continental Illinois National Bank and Trust Company of Chicago.

Callable Bonds

Bonds maturing on or before January 1, 1983 shall not be callable. Bonds maturing January 1, 1984 and thereafter shall be callable in whole or in part, at the option of the City, in inverse order of maturity, on July 1, 1983 or any interest payment date thereafter, at par plus accrued interest, plus a premium of $\frac{1}{4}$ of 1% for each year or fraction thereof remaining to maturity, provided that the premium shall in no case be greater than 3%.

Registration

The bonds will be coupon bonds registrable only as to both principal and interest.

Legal Opinion

The unqualified legal opinion of Messrs. Orrick, Herington, Rowley & Sutcliffe, attorneys, of San Francisco, California, approving the validity of the bonds, will be furnished to the successful bidder by the City without charge.

Tax Exemption

In the opinion of the Bond Counsel, the interest on the bonds will be exempt from all present Federal income taxes and State of California personal income taxes under existing statutes, regulations and court decisions, and the bonds and the interest thereon will be exempt from all California taxes except inheritance, gift and franchise taxes.

In order to assure bondholders of the City's compliance with Temporary Income Tax Regulations relating to arbitrage bonds, the Resolution of Issuance provides that the bond proceeds (other than premium and accrued interest) shall be deposited with Wells Fargo Bank, National Association, to be held on deposit or invested subject to the condition that no investment shall be made which would constitute the bonds arbitrage bonds within the meaning of said Temporary Income Tax Regulations. The proceeds may, however, be withdrawn from time to time for construction purposes upon requisition for that purpose.

Legal Investment

In the opinion of the Bond Counsel, the bonds hereby offered are legal investments for assets and excess funds of California savings banks, commercial banks, insurance companies, state employees' retirement funds, county employees' retirement funds, trust funds held by trustees, and surplus funds of cities, counties and other municipal corporations.

No Additional Bonds

The \$4,500,000 par value hereby offered are the final series of a total of \$15,000,000 authorized. No additional City of Sacramento general obligation bond authorization is in effect, and no general obligation bond election has been scheduled.

Additional Information

All pre-sale inquiries received by the City's Financial Advisors will be given prompt attention. Such inquiries should be addressed to Rafferty, Guerin & Co., P. O. Box 8727, San Francisco International Airport, California 94128.

SECURITY

General Obligation Bonds

The bonds and the interest thereon are general obligations of the City of Sacramento, and as such are secured by the full taxing power of the City. The City is empowered and obliged to levy such *ad valorem* taxes on all property within the City subject to taxation by the City (except certain intangible personal property which is taxable at limited rates), without limitation as to rate or amount, as may be necessary to meet all debt service obligations when they are due.

The Charter of the City of Sacramento requires that no general obligation debt in excess of fifteen per cent of assessed valuation be contracted.

Tax Base

Total 1970-71 assessed valuation of the City of Sacramento is \$542,389,418, consisting of \$485,282,078 locally assessed property and \$57,107,340 in public utilities property. Locally assessed property is assessed by the Assessor of the County of Sacramento, at a reported 23.6% of full value. Utilities properties are assessed by the State Board of Equalization at 31% of full value. Estimated full value of taxable properties in Sacramento as of the assessment date, March 2, 1970, was therefore about \$2,240,497,437.

Table I summarizes the recent history of growth in assessed valuation of the City. Before 1966-67 the City of Sacramento applied its own assessment standard for City purposes, but the County made a parallel assessment of the City for other purposes. In more recent years there has been a single assessment standard. The table reflects the County standard for all years.

TABLE I

Year	Assessed Valuation
1955-56	\$201,835,380
1956-57	228,325,200
1957-58	238,285,340
1958-59	246,636,210
1959-60	288,482,850
1960-61	318,338,910
1961-62	349,635,260
1962-63	362,963,090
1963-64	390,740,320
1964-65	435,382,220
1965-66	486,556,832
1966-67	531,227,884
1967-68	525,905,009
1968-69	529,791,194
1969-70	534,733,116
1970-71	542,389,418

The decline in official assessed value from 1966-67 to 1967-68 does not reflect a decline in market values or a reduction in taxable properties, but a changed assessment ratio. For each year shown, however, the County assessment standard was less than 25% of full value.

Tax Rates

Total tax rate within the City varies slightly by tax code area. In 1970-71 the City tax rate for Code Area 3-005, selected for illustration in the final budget as published, is \$2.89 per \$100 of assessed valuation, representing no increase over 1969-70. Combined tax rate in that code area, consisting principally of public school tax rates, is \$13.706.

Property taxes produce about 33% of budgeted revenues in the current year. However, a tax rate of \$.061 per \$100 of present assessed valuation would yield sufficient revenues to pay the maximum possible single-year debt service on the Series C bonds in the absence of all other resources.

Tax Collections

Table II, following shows a four-year history of tax collections within the City of Sacramento by the County Tax Collector, based on payments of current-year billings to each respective June 30.

TABLE II
CITY OF SACRAMENTO
HISTORY OF TAX COLLECTIONS, CURRENT ROLL*

Year	Property Tax Levy	Amount	Per Cent
1966-67	\$ 9,432,556	\$419,749	4.450*
1967-68	9,927,072	349,334	3.519
1968-69	11,899,264	414,213	3.481
1969-70	12,422,524	417,024	3.357

*Statistics from Sacramento County Auditor's Office.

Precisely corresponding information for prior years is not available, inasmuch as in those years the City collected its own taxes on its own levy and assessment base. However, County tax collections within the City in behalf of overlapping governmental entities are reported to have been at the rate of approximately 96.71% in 1965-66, 96.62% in 1964-65, and more than 97% in each prior year from 1953-54.

CITY'S FINANCIAL POSITION

The City of Sacramento has maintained a consistently strong financial position throughout its history as the capital of the State of California. The following tables demonstrate that expenditures are kept well within the limits of re-

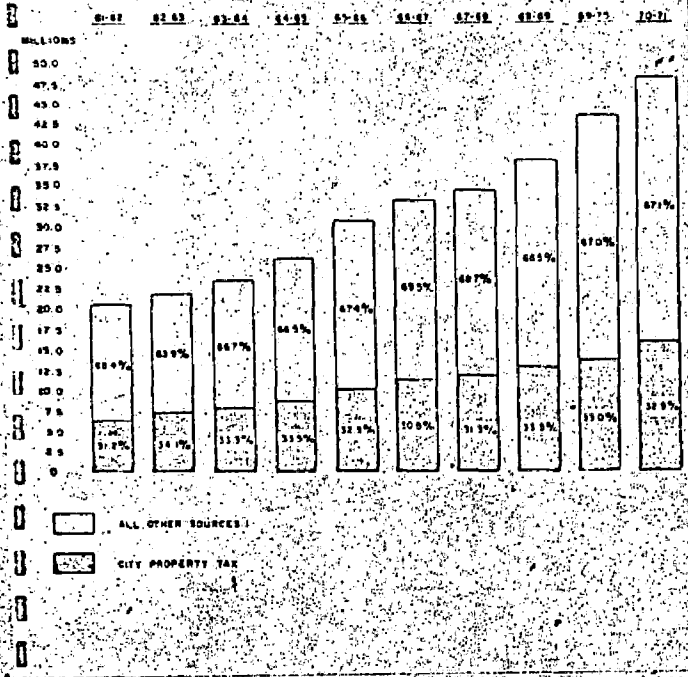
sources, that resources are ample for operations, debt service and contingencies, and that revenues have continued to expand to serve a growing population without unreasonable or disproportionate demand upon property taxpayers.

TABLE III
GENERAL FUND STATEMENT

Year Ended June 30, 1970.

RECEIPTS		EXPENDITURES	
Current property taxes	\$14,170,205	General Government:	
Prior years property taxes	613,267	Administration	\$ 1,928,680
Interest and tax penalties	18,827	General insurance	211,753
Special tax revenues (including sales tax)	9,141,795	Group medical insurance	284,204
Licenses	827,564	Payroll tax expense	238,908
Permits	404,169	Retirement contributions	1,997,100
Municipal Court fines	270,077	Public Safety:	
Franchises	111,791	Police Department	6,611,673
Rentals	64,893	Fire Department	5,206,829
Interest	736,410	Building inspection	632,792
Public Libraries	23,204	Other	226,354
Subventions	2,093,581	Public Works:	
Fees and charges	538,784	Engineering department	338,935
Sale of property	7,041	Street cleaning	915,789
Miscellaneous	1,564,830	Street lighting	327,277
		Other	916,569
Total Revenue	\$30,586,438	Maintenance and Operation of Public Buildings:	
		Telephone service	94,307
		Repairs and maintenance	563,756
		Library and Cultural:	
		Library	1,130,455
		Art gallery and historical landmarks	162,526
		Health:	
		Emergency station	173,306
		Parks and Recreation:	
		Parks and trees	2,145,923
		Recreation	1,083,550
		Non-Departmental:	
		Contributions to other agencies	1,328,444
		Bond principal and interest	698,522
		Other	(66,090)
		Total Expenditures	\$27,151,562

CITY OF SACRAMENTO
BUDGET EXPENDITURES and REVENUE SOURCE
for 1961-62 to 1970-71



CITY OF SACRAMENTO
BUDGET DOLLAR
FISCAL YEAR 1970-71

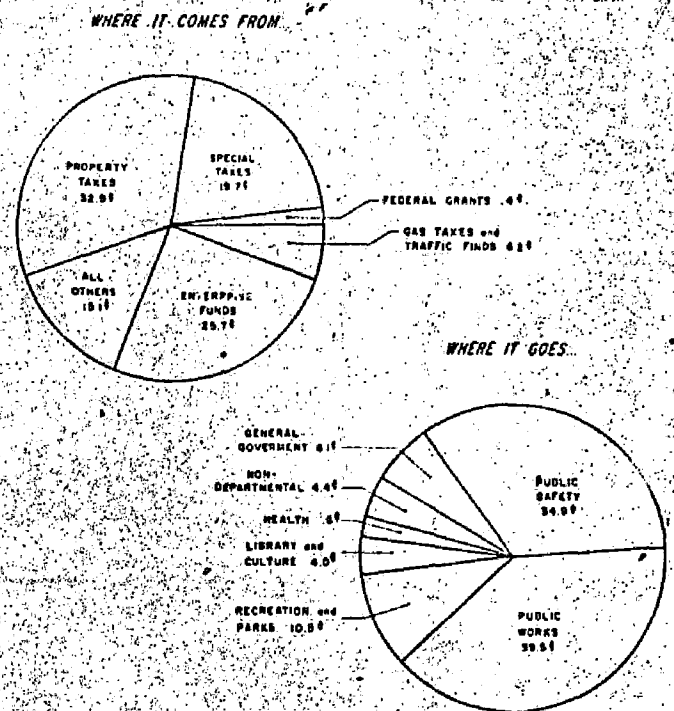


TABLE IV
CONDENSED TEN-YEAR HISTORY OF REVENUES OTHER THAN PROPERTY AND SALES TAXES, AND SELECTED EXPENDITURES OF THE GENERAL FUND

Year	REVENUES			
	Licenses and Permits	Fines and Forfeitures	Subventions and Grants	Fees and Charges
1960-61	\$ 561,315	\$256,540	\$1,227,362	\$1,009,343
1961-62	581,028	253,069	1,245,170	1,058,195
1962-63	626,483	283,300	1,453,514	1,096,177
1963-64	701,660	240,755	1,612,856	1,269,134
1964-65	714,395	276,653	1,801,289	1,312,085
1965-66	804,706	275,129	1,927,728	1,097,916
1966-67	741,808	292,791	1,938,527	1,103,045
1967-68	767,431	322,249	1,974,405	1,379,265
1968-69	809,622	262,410	2,052,172	739,220
1969-70	1,231,733	270,077	2,093,581	738,671

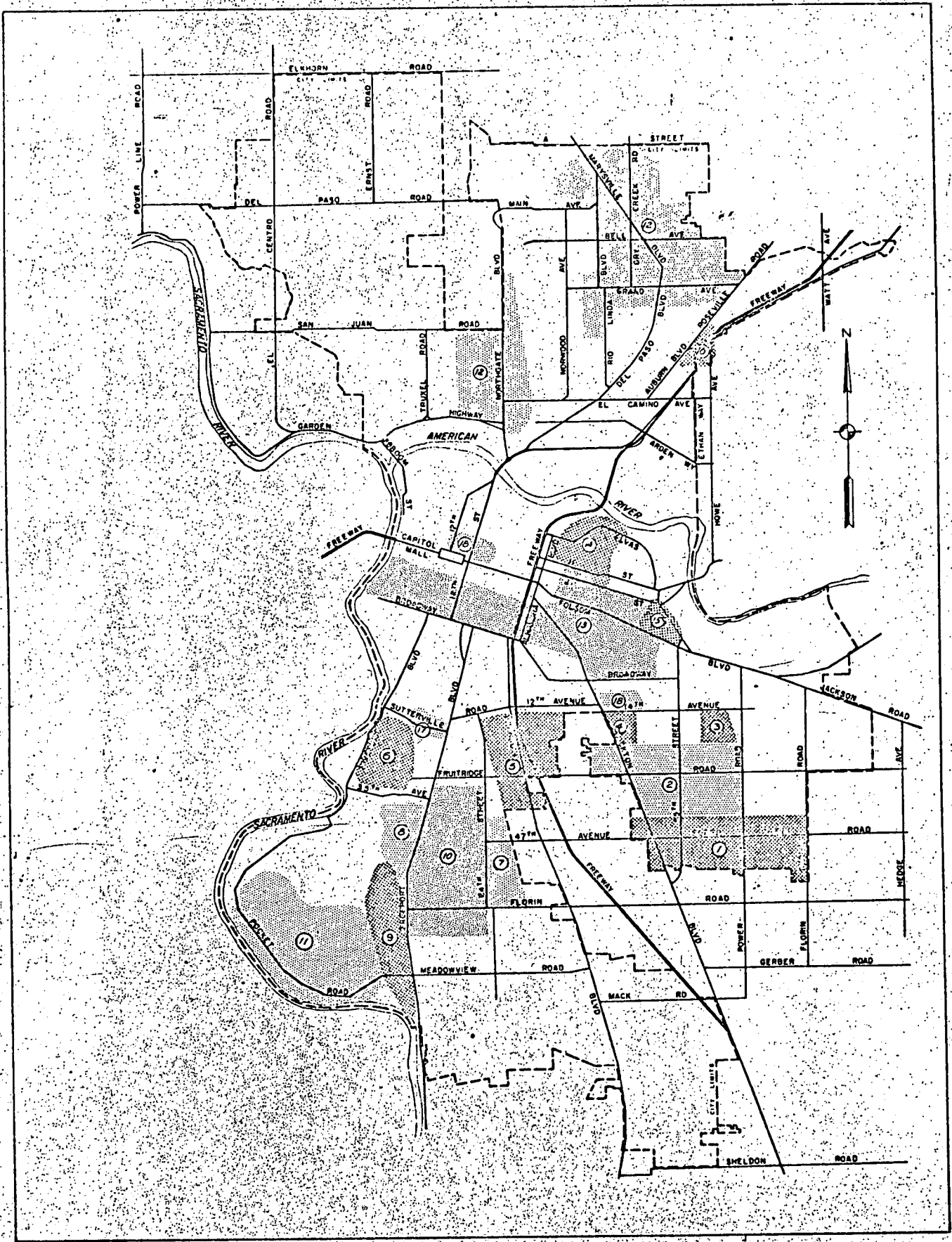
Year	EXPENDITURES			
	General Government	Protection to Person and Property	Parks and Recreation	Library and Art Gallery
1960-61	\$1,398,101	\$ 5,453,585	\$1,544,015	\$ 534,186
1961-62	2,552,560	5,832,945	1,688,988	584,484
1962-63	2,816,417	6,389,157	1,728,734	636,369
1963-64	3,040,688	7,135,064	1,861,489	760,146
1964-65	3,210,980	8,158,795	2,224,581	785,780
1965-66	3,561,959	8,884,429	2,348,064	825,934
1966-67	3,691,024	9,816,010	2,449,489	916,445
1967-68	5,316,138	10,692,044	2,661,195	936,599
1968-69	4,254,696	11,804,924	2,897,323	996,315
1969-70	4,660,644	12,677,648	3,229,473	1,292,981

Debt

The City's general obligation debt currently outstanding is \$17,695,941, which is 3.26% of 1970-71 assessed valuation. Upon delivery of the \$4,500,000 in bonds hereby offered, the City's direct debt will be about 4.09% of as-

essed valuation, and less than 1% of estimated full value of taxable properties (see "Security," foregoing). A complete statement of the City's direct and overlapping bonded debt follows as Table V.

DEBT STATEMENT TO COME -----



Engineer's drawing, showing the eighteen Project areas as they relate to City boundaries.

THE PROJECT

Sacramento, part of the low-lying Sacramento Delta region, is at the confluence of the Sacramento and American Rivers. It is protected from flooding from the rather considerable seasonal run-off by a system of levees. Natural drainage is slow because of low elevation and flat topography. Therefore an ample and dependable system for collection and disposal of storm waters is a necessity throughout the City and much of the surrounding area. The facilities to be financed from bond proceeds will be the latest parts of a long-term project already well established.

In 1945, from the proceeds of a \$2,000,000 general obligation bond issue sold in that year, Sacramento constructed storm drainage facilities to correct conditions in the east and southeast, where the need was then most acute. Thereafter until 1965, the City managed to finance additional storm drainage improvements from current revenues, even though annexations had increased municipal area from 14 to 88 square miles, and population had more than doubled.

Following a large annexation in 1960 which made it obvious that storm drainage capacity must be vastly increased, the City's Engineering Department prepared a Master Plan of a system to serve all populated areas then within the City's boundaries, with reasonable anticipation of further development. That plan was revised and updated to accommodate to annexations through 1964, when the present bond authorization was voted (see "Bond Authorization," p. 6). The Master Plan, still in effect, called for construction of eighteen projects to serve inhabited areas of the City, which now has 94.02 square miles. The accompanying map shows the City boundaries at the time when the projects were approved, and the areas to be principally served. Although area has been increased somewhat since the map was prepared, the distribution of projects remains up-to-date.

Much of the construction recommended in the Master Plan has been completed, following sale of the Series A and Series B Bonds of the current issue in 1965 and 1966, an aggregate of \$10,500,000. Proceeds of Series C will be available to apply to completion of the Project in accordance with the Master Plan.

Generally the plan calls for reconstruction and leveeing of open creeks and canals, installation of major drainage trunks in areas of greatest need as it has developed and is developing, integration of the entire system for greater efficiency in local areas, and prevention of overload at seasonal peaks. The City has grown beyond the areas for which some trunks in the original system were designed. Enlargement of those trunks, and provision of interconnections, will enhance handling capacity.

The following table lists the projects of the Master Plan, distinguishing between work heretofore financed from proceeds of the earlier series of the bonds plus grants, and that to which the proceeds of Series C will be applied.

Inasmuch as the estimated cost of those items shown as remaining to be completed is less than the proceeds of the Series C bonds, it should be pointed out that the over-all cost estimate is no longer entirely current, and that some increases in the cost of those items remaining to be bid are expected. Also, as development patterns continue to evolve, certain modifications and additions to the Master Plan will be indicated. Should any part of the bond proceeds remain available after all work in current prospect has been completed, that excess will be on hand for such storm drainage improvements as may be required in the future. About \$1,500,000 of Series C bond proceeds will be applied to work to begin immediately. The remainder will be disbursed over a period of perhaps three years.

One of the purposes of the Project is to integrate storm drainage and disposal facilities insofar as practicable. However, if bond proceeds plus other resources prove insufficient to complete all of the projects as presently defined, despite the apparent margin over estimated costs, the engineers state that the various projects are sufficiently independent physically to function effectively whether or not all of them are completed at the desired rate.

Project	Original Cost Estimate	Estimated Completed	Est. Remaining To Complete
*1.	\$ 928,000	\$ 928,000	
*2.	1,488,099	1,488,099	
†3.	114,640	94,640	\$ 20,000
†4.	39,780	19,780	20,000
*5.	3,654,349	3,654,349	
*6.	295,460	295,460	
†7.	403,772	316,000	87,772
8.	169,680		169,680
*9.	447,000	477,000	
10.	156,000		156,000
11.	433,000		433,000
††12.	2,455,725	1,000,296	1,455,429
†13.	1,620,980	1,300,980	320,000
*14.	1,463,952	1,463,952	
*15.	194,492	194,492	
*16.	262,620	262,620	
17.	85,220		85,220
†18.	754,572	115,732	638,840
	<u>\$14,997,341</u>	<u>\$11,611,400</u>	<u>\$3,385,941</u>

* These items are completed and have been financed from the proceeds of Series A and B bonds.

† These items have been partially completed, and have been financed from proceeds of Series A and B bonds.

†† These items shall be financed in part from proceeds of the Series C bonds.

THE CITY OF SACRAMENTO

LOCATION

Sacramento, capital of the State of California, is about 75 air miles and 85 highway miles northeast of San Francisco, in the Central Valley (see Fig. 1). It occupies an area of 94.02 square miles at the confluence of the American and Sacramento Rivers, which traverse the northern and western parts of the city.

HISTORY

Sacramento is among the oldest communities in Northern California, having become permanently settled before the great westward migration. It has grown around Sutter's Fort, an important early pioneer establishment preserved as a historical site within the present City.

By 1849 the stimulus to commercial development and population growth afforded by the gold rush led to formal incorporation of Sacramento as a city, and in November of that year the population was ten thousand.

Although it owed its initial growth principally to the fact that it was a supply center for the Mother Lode, Sacramento continued to develop after the gold boom had subsided, for a variety of reasons which still combine to assure permanence, stability, and sound economic growth.

CLIMATE

Sacramento's average elevation of about 17 feet contributes to a generally mild climate, although temperatures are somewhat more extreme than those normal in California coastal cities. Average mean monthly temperatures range from 45.2°F. (January) to 75.4°F. (July). Average annual precipitation is 16.29 inches. The City enjoys an average of 230 days of clear weather each year.

TRANSPORTATION

"The Transportation Hub of the West" by reason of its location and facilities, Sacramento enjoys a transportation situation as favorable as may be found in any western city.

Sacramento is served by Interstate Highways 80 and 5, by U. S. Route 50, and by State Routes 99, 16 and 24. Interstate 80, terminating in San Francisco, is the nation's principal transcontinental route. Highway 99, formerly the main inland north-south artery of California, is four or more lanes wide most of the way to Los Angeles. Interstate 5, roughly paralleling and sometimes coinciding with 99, is the only north-south interstate freeway in California and will eventually run from Canada to Mexico. A number of freeways connecting major routes at Sacramento and providing express access to a choice of locations within the city have been recently completed.

There are sixteen airfields in the Sacramento area. The Sacramento Metropolitan Airport, a modern facility completed in 1967, offers numerous scheduled flights daily via United Air Lines, Golden Pacific Air Lines, Air West,

Western Air Lines, Pacific Southwest Airlines, Cal-State and Swift-Aire, to Los Angeles, San Francisco, Oakland, Portland, Seattle, and other coastal points, as well as no-change service to Chicago and New York. The airport has modern terminal facilities, with convenient transcontinental passenger and freight connections.

Main east-west lines of both Southern Pacific and Western Pacific railroads pass through Sacramento, as well as the main north-south line of the Southern Pacific. Connection to the Santa Fe main Line is afforded by the Central California Traction Company, and the Sacramento Northern Railway supplies additional service to Oakland and Central Valley points.

Freight transportation by water to San Francisco is available on the Sacramento River. The Sacramento River and tributaries constitute one of the principal inland waterways of the United States in volume of freight handled.

The Port of Sacramento, one of two inland deep-water seaports in California, is served by a 200-foot-wide channel of not less than 30 feet minimum usable depth to San Francisco.

National-Pacific Greyhound Lines and Continental-American Trailways provide efficient passenger service to neighboring and distant cities. The Sacramento Transit Authority operates an excellent transit system which is the principal means of local public transportation, and Suburban Transit Lines serves the suburbs.

Many trucking firms operate schedules between Sacramento and other metropolitan areas in California and elsewhere. Sixteen interstate common carriers have terminals in Sacramento and 457 carriers serve the City.

CITY GOVERNMENT

Since adoption of the City Charter in 1921, Sacramento has been governed by a nine-member elected City Council whose policies are executed by an appointed City Manager, who is in turn responsible for selection and appointment of all municipal department heads except the City Attorney, City Clerk, and City Treasurer, and in general for the efficient administration of municipal functions. The municipal government enjoys a high degree of public confidence and support.

The 1970-71 Budget shows 16 service or departmental categories in General Government, 7 in Public Safety, 21 in Public Works, 5 in Recreation and Parks, 6 in Library and Culture, 2 in Health and 15 non-departmental. The Police Department has 449 sworn officers; the Fire Department has 450 paid firemen.

POPULATION

The 1970 census has reported a Sacramento population of 257,860. Much surrounding area in the logical line of expansion is developing on a permanent, economically sound basis as prosperous residential and commercial sub-

divisions. The suburban population contributes to a County total of 636,137. The City's present area is about six times that of 1950. Like much previously annexed area, some of the present contiguous suburban territory with its population, purchasing power and tax base, will undoubtedly be included ultimately within the City's boundaries.

According to 1965-1975 projections of the U. S. Census Bureau, Sacramento has been reported to be the ninth-fastest growing community in the nation over the near term.

The historic population trend of the City of Sacramento is shown in the following table:

Year	Population	Year	Population
1900	29,282	1940	105,958
1910	44,696	1950	137,572
1920	65,908	1960	191,667
1930	93,750	1970	257,860

The City during the past twelve years has shown an 87.4% gain in population. The figures above apply only to territory within the City boundaries. Suburban population has been estimated at about 1.4 times that of the City.

The Chamber of Commerce reports the following population characteristics for Metropolitan Sacramento:

Median age of population	27.9
Population per household	3.24
Percentage of dwelling units which are single-family	81.4%
Percentage of dwelling units owner-occupied	60.6%
Median number years school	12.2
Median family income (1968 estimate)	\$10,750

URBAN RENEWAL

Since January, 1951, the Redevelopment Agency of the City of Sacramento has been effecting an extensive urban renewal program in and near the historic "Old Sacramento," an extensive area adjacent to the Capitol and overlapping the downtown business area. By this means the City has forestalled the blight which often occurs in the earliest-established parts of large American cities as they age, and promotes and encourages continuation of the impressive economic growth which has characterized California's capital City.

With the financial cooperation of Federal, State and local government, as well as private firms of such stature as R. H. Macy & Co., IBM, Crocker-Citizens National Bank, Wells Fargo Bank, Sacramento Savings and Loan Association and others, the Redevelopment Agency has made great progress on a 65-square-block, \$200,000,000 urban renewal project of integrated design and controlled architecture. This has already resulted in a general upgrading and modernization of a large area of choice location and strong economic potential, producing a vast increase in taxpaying capacity of the properties affected. The ultimate economic benefit of the project to the City cannot yet be measured, but the facilities completed in the redevelopment area have had great economic impact. Retail and other centers produce many times the property tax revenues formerly derived from their sites, and the sales tax revenues which they produce are a far more important local economic asset. The

area's many employees constitute valuable purchasing power, and the various businesses exert a demand for local goods and services.

While the increase in assessed valuation which results from urban renewal is pledged solely to retirement of the capital obligation incurred through the project, and such increases are therefore not included in any quotation of assessed valuation for present purposes, the immediate economic benefits of the project are obviously many, and the improved property values will ultimately be added to the tax base.

ECONOMY

Sacramento's economy is well diversified. Principal sources of income are government, agriculture, industry, and commerce.

According to data and estimates prepared and published by Sales Management, Survey of Buying Power (dated June 10, 1968), the Sacramento metropolitan area ranked as shown following among 300 metropolitan areas studied nationally:

Population	40
Number of households	40
Household income	72
Effective buying income*	39
Retail sales	41

* Income from all sources, less taxes.

Important among the long-term influences which have contributed to the City's growth and consistently substantial economic position, of course, is the fact that Sacramento has been the state capital since 1854. About 37,000 full-time state employees, representing an annual payroll of about \$300,000,000, are employed in Metropolitan Sacramento. The majority of these work inside the City.

The geographic conditions which placed Sacramento on the Overland Route of the early immigrants have also led logically to its status as a railroad center. As early as 1856 it was the terminus of the first railroad in California, a short line to Folsom. Later it was the starting point of the first transcontinental rail route, the western part of which was operated by the Central Pacific Railroad, which was the predecessor of the Southern Pacific. Sacramento continues to be of great economic importance, as remarked earlier (see Transportation), as the principal junction of the east-west and north-south routes in inland California.

Modern developments in aeronautics, space technology, and other fields have affected Sacramento's industrial economy radically. However, diversity protects the economy from dependence upon a concentration of specialized industry.

High agricultural productivity of Sacramento's hinterland established canning and food processing as the principal industrial activities of former years, but while these activities continue with undiminished vigor, development of other industry has become important also. About 25,000 are employed in manufacturing locally.

The civilian labor force in 1969 was distributed as shown in Table VI.

Manufacturing and Processing Employment In Greater Sacramento

Name of Company	Products	Employment
Aerojet-General Corp.	Space Systems	5,300
Campbell Soup Co.	Canned Foods	1,850
Douglas Aircraft	Space Systems	1,066
Calif. Almond Growers Assn.	Almonds	1,500
Procter & Gamble	Detergents & Prepared Mixes	380
Bercut-Richards Packing Corp.	Canned Foods	150-1,250
Libby, McNeill & Libby	Canned Foods	125-1,000
Calif. Liquid Gas Corp.	Liquefied Gas	130
Clauss & Kraus, Inc.	Sausage & Meat	110
Contadina	Tomato Products	900
Continental Baking Co.	Wholesale Bakery	392
Crystal Creamery	Dairy Products	400
Del Monte Corporation	Canned Fruit & Vegs.	1,300
The Formica Corp.	Plastic Laminates	455
G-Z Products, Inc.	Plastic & Metal	100
Gilmore Steel Corp.	Steel	100
Hunt-Wesson Foods, Inc.	Peach & Tomato	1,200
Interpace Corp.	Ceramics, Clay Pipe	370
Kramer Carton Co.	Raper Boxes	100
Made-Rite Mfg. Corp.	Sausage & Meat Packers	200
Marks Meat Co.	Wholesale Meat	110
Arthur G. McKee & Co.	Machinery	180
Mobil Chemical Co.	Packaging	230
P.M.I. Corp.	Piping	100
Rainbo Baking Co.	Wholesale Bakery	200
Rice Growers Assn. of Calif.	Rice	150-450
Rocklin Millwork	Lumber	106
Sacramento Coca Cola Bottling Co.	Coca Cola	120
Setzer Forest Products	Lumber & Boxes	200
Spreckels Sugar Co.	Sugar Products	200-400
A. Teichert & Son, Inc.	Concrete	800-1,500
Western Corrugated, Inc.	Fibre Boxes	100



Non-Manufacturing Employment In Greater Sacramento

Name of Employer	Type of Business	Employment
State of California	Government	26,024
McClellan Air Force Base	Aircraft Overhaul & Repair	19,838
Pacific Telephone Co.	Communication	4,980
Sacramento Army Depot	Communication Supply	3,300
Mather Air Force Base	Air Base and Support	1,900
Sutter Hospitals	Medical Services	1,460
Sacramento Bee	Daily Publication	858
Sacramento Municipal Utility Dist.	Utility	840
Pacific Gas and Electric Co.	Utility	716

— From "The Sacramento market" (no source later than 1969)

TABLE VI

ESTIMATED TOTAL CIVILIAN LABOR FORCE, 1969 (Thousands)

Total Civilian Labor Force	312.4
Unemployment	15.8
Per cent of labor force	5.1
Employment— all industries	296.6
Agriculture— total	11.9
Nonagriculture— total	284.7
Manufacturing	25.3
Durable goods	13.1
Nondurable goods	12.2
Nonmanufacturing	259.4
Mining and agricultural services	1.1
Contract construction	13.0
Transportation, communications and utilities	18.7
Trade	58.8
Wholesale	10.5
Retail	48.3
Finance, insurance and real estate	11.5
Services	51.1
Government	105.2
Federal	30.5
State	36.6
Local	38.1

Sacramento's industrial complex includes a large soap and detergent plant of Procter and Gamble, a furniture factory, aerospace plants of Aerojet-General and Douglas Aircraft, several flour and rice mills, a cannery of Libby, McNeil and Libby, brick, tile and pipe manufacturers, box and sheet metal plants, and other industries. Large railroad shops at Sacramento provide maintenance for three different railroads. Nearby military installations rebuild and maintain aircraft and communications equipment. As of November 1970 they employed 35,000. The Campbell Soup Company operates a large cannery near the City.

Sacramento is increasingly recognized as the logical site for many types of industry which should benefit from the rapidly expanding western market. The excellent transportation facilities of metropolitan Sacramento, the abundant supply of low-cost power and water, a favorable labor market, environmental factors attractive to a stable, desirable type of employee, and many sites with industrial characteristics, portend a continuing industrial growth to create new employment opportunities each year.

Taxable retail sales in Sacramento County increased from \$340,876,000 in 1950 to \$1,227,974,000 in 1969. Taxable items do not include groceries, drugs, fuel, services, or sales at other than the retail level, which contribute greatly to total volume.

According to Sales Management, Survey of Buying Power, June, 1969, the greatest 1968 volume in any single

category of retail sales was food, at \$249,502,000 (county-wide), the next automotive, at \$217,985,000, and the third general merchandise, at \$195,575.

Effective buying income in Sacramento County in 1968 averaged \$9,235 per family, according to Sales Management, Survey of Buying Power, and in 1967-68 30% of families in the Metropolitan area had income of at least \$10,000, according to "The Sacramento Market Measure." The same source reported that in 1969 72% of metropolitan area heads of household had at least finished high school, and 18% were 4-year college graduates; 83% of families maintained checking accounts, 73% maintained savings accounts.

In 1968 the average weekly earnings of manufacturing workers in the Sacramento Metropolitan area exceeded the corresponding figure for the state by about 8½%, and for the nation, by about 23%.

COMMUNITY FACILITIES

Sacramento is among the oldest of established California cities, yet characterized by a community vigor reflected in every aspect of its economic and social activity.

Greater Sacramento has 400 churches. It has 10 general hospitals, with a bed capacity of 2,113. Other Medical resources include 282 general practitioners, 320 dentists, and 391 specialists.

Public educational facilities include 209 elementary schools, 24 junior high schools and 34 high schools. Five

CONSTRUCTION ACTIVITY

As might be inferred from Sacramento's growth in population, business volume and commercial and industrial development, the rate of new construction has been vigorous, even in years of national decline. The rate of residen-

school districts include 2 junior colleges. Sacramento State College, and University of the Pacific's McGeorge School of Law are in Sacramento, and fourteen miles to the west is the University of California at Davis. There are also 29 elementary and 7 high parochial schools.

Sacramento has 32 libraries, 12 newspapers (including two dailies), 5 television stations, 15 radio stations, and 16 banks, with 91 branches.

Twelve publicly sponsored cultural organizations provide a wide range of entertainment including ballet, theatrical, symphony orchestra and art gallery programs. The Sacramento Opera Guild sponsors Grand Opera. Recreational facilities include 95 public parks, a zoo, 74 playgrounds, 44 theaters, 6 golf courses. Fishing, swimming, boating and camping facilities are available along the American and Sacramento Rivers and at Brannan Island and Folsom Lake.

Nearby are the High Sierra, with lake and stream fishing, hunting, skiing, and boating. The very extensive Sacramento Delta waterway is open to boating and fishing, as are many State and Federal Parks. Historical points of interest include the State Capitol Building, Sutter's Fort, the Pony Express Terminal, Crocker Art Gallery, Old Sacramento, and the Governor's Mansion.

These circumstances, plus the fact that Sacramento is at the junction of major highway and rail routes, with excellent access by air and by water, appear to assure the community's permanent stature as an important touring center.

tial construction has been healthy as shown by the following table of residential units built during the past ten calendar years.

	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970
Single dwelling	934	679	740	968	1,122	952	957	821	806	1,297
Duplexes (2 units)	46	109	169	99	75	42	29	49	55	38
Apartment Units	459	574	1,154	766	576	270	651	509	2,035	1,650
Total units	1,439	1,362	2,063	1,932	1,773	1,264	1,637	1,379	2,896	2,985

Year	Number of Permits	Value of Construction Represented
1961	3,250	\$48,416,525
1962	2,967	51,605,200
1963	3,281	50,092,200
1964	3,837	52,083,600
1965	3,964	48,431,800
1966	4,001	51,402,400
1967	3,604	54,438,100
1968	3,389	41,638,500
1969	3,534	67,625,150
1970	4,590	67,855,400

In 1950 the total value of residential and commercial building represented by permits issued in that year for construction within the City was \$27,255,912. By 1960 it was \$42,381,495. The following table shows number and value of building permits issued during each of the past ten years. Extra-municipal construction is not represented.

From the foregoing tables it may be seen that while residential construction has been at an impressive rate, total number of permits issued reflects a sound counterbalance of commercial, industrial, and other non-residential development, tending to assure a favorable proportion of productive tax base to finance the expanding need for municipal services reflected by increasing population.

GENERAL STATEMENT

The information contained in this Official Statement has been assembled and prepared by Rafferty, Guerin & Co., Financial Advisors to the City. It has been compiled from sources believed to be reliable, but is not guaranteed.

As far as any statements involve matters of opinion, whether or not so specified, they are intended merely as such and not as representations of fact.

Neither this Official Statement nor any representation heretofore made is to be construed as a contract with the purchasers of any bonds to be presently issued.

APPROVED by the Council of the City of Sacramento, March 4, 1971.

RICHARD H. MARRIOTT, Mayor

ELMER C. CLEVELAND, City Clerk

APPENDIX

BOND YEAR* TABLE

CITY OF SACRAMENTO

1965 MUNICIPAL IMPROVEMENT BONDS SERIES C

The following table is provided solely for the convenience of bidders. It does not in any sense constitute a bid form or part thereof.

Year of Maturity	Par-Value Maturing (000)	Bond Years This Maturity	Cumulative Bond Years
1972	\$ 55	55	55
1973	60	120	175
1974	65	195	370
1975	70	280	650
1976	70	350	1,000
1977	75	450	1,450
1978	80	560	2,010
1979	85	680	2,690
1980	90	810	3,500
1981	95	950	4,450
1982	100	1,100	5,550
1983	110	1,320	6,870
1984	115	1,495	8,365
1985	120	1,680	10,045
1986	130	1,950	11,995
1987	135	2,160	14,155
1988	145	2,465	16,620
1989	155	2,790	19,410
1990	160	3,040	22,450
1991	170	3,400	25,850
1992	185	3,885	29,735
1993	195	4,290	34,025
1994	205	4,715	38,740
1995	220	5,280	44,020
1996	230	5,750	49,770
1997	245	6,370	56,140
1998	260	7,020	63,160
1999	275	7,700	70,860
2000	290	8,410	79,270
2001	310	9,300	88,570

Average life: 19.6822 years

*A bond year is defined for purposes of this table as \$1,000 par value outstanding for one year.

Official Statement

of the

CITY OF SACRAMENTO

Sacramento County, California

CONCERNING

\$4,500,000 General Obligation

CITY OF SACRAMENTO

1965 MUNICIPAL IMPROVEMENT BONDS

Series C

FOR DRAINAGE AND FLOOD PROTECTION FACILITIES

To Be Sold March 25, 1971

Being the Final Series of a Total of \$15,000,000 Authorized

Cover

PROOF

25 FEB 1971

ESCROW INSTRUCTIONS

To: Security Pacific National Bank
One Embarcadero Center
San Francisco, California

Western Title Insurance Company
919 Eighth Street
Sacramento, California

Gentlemen:

When you have received the documents (duly executed where required by the respective parties thereto), Bonds and the funds described in the foregoing closing agenda, and you are prepared to carry out and perform each of the actions outlined above, you are authorized to do and perform each of such actions and to take the proceedings to be taken by you as set forth above in time, form and manner as therein provided, except only that if for any reason the transactions set forth above are not closed before 5:00 PM, P.S.T., on Wednesday, September 15, 1971, you will take no further action without the written approval of the undersigned.

Dated: August 18, 1971.

SACRAMENTO COMMUNITY CENTER AUTHORITY

By 

CHAIRMAN

27

ESCROW INSTRUCTIONS

To: Security Pacific National Bank
One Embarcadero Center
San Francisco, California

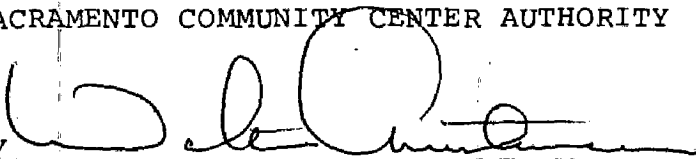
Western Title Insurance Company
919 Eighth Street
Sacramento, California

Gentlemen:

When you have received the documents (duly executed where required by the respective parties thereto), Bonds and the funds described in the foregoing closing agenda, and you are prepared to carry out and perform each of the actions outlined above, you are authorized to do and perform each of such actions and to take the proceedings to be taken by you as set forth above in time, form and manner as therein provided, except only that if for any reason the transactions set forth above are not closed before 5:00 PM, P.S.T., on Wednesday, September 15, 1971, you will take no further action without the written approval of the undersigned.

Dated: August 18, 1971.

SACRAMENTO COMMUNITY CENTER AUTHORITY

By 

CHAIRMAN

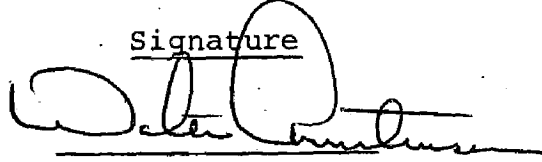
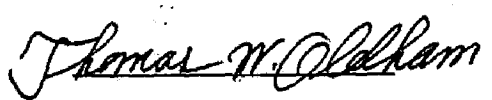
CERTIFICATE OF SACRAMENTO COMMUNITY CENTER AUTHORITY

The undersigned, WALTER CHRISTENSEN and THOMAS W. OLDHAM, chairman and secretary, respectively, of Sacramento Community Center Authority, a public entity and agency duly organized and existing under the laws of the State of California (herein called the "Authority"), hereby certify as follows:

1. The following named persons are now, and at all times since July 27, 1971, have been, duly qualified members of the governing board of the Authority:

- Walter Christensen
- George W. Artz
- Alfred W. Riolo
- David C. Rust
- Edmond A. Combatalade

2. The following named persons are now, and at all times since July 27, 1971, have been duly elected and qualified officers of the Authority holding the offices of the Authority set opposite their respective names, and the signatures affixed following their respective names and offices are the genuine signatures of such persons:

<u>Name</u>	<u>Office</u>	<u>Signature</u>
Walter Christensen	Chairman	
Thomas W. Oldham	Secretary	
West E. Dillon	Treasurer	_____

6. The seal of the Authority is impressed or imprinted upon each of said bonds, is impressed hereon and is the legally adopted and only official seal of the Authority.

7. The Authority is not in default under any of the covenants, conditions or provisions of Resolution No. 10-71 of the Authority, adopted July 28, 1971, and all conditions precedent to the issuance and delivery of the Sacramento Community Center Authority 1971 Bonds in the aggregate principal amount of \$19,100,000 have been complied with.

8. The Authority is a public entity and agency organized and existing under and by virtue of the laws of the State of California and neither the existence of the Authority nor the title of any of the aforesaid officers to their respective offices is being contested.

9. No litigation of any kind or character is now pending restraining or enjoining the issuance or delivery of said Sacramento Community Center Authority 1971 Bonds or any part thereof, or in any manner questioning the proceedings or authority by which the same are issued, or affecting the validity of said bonds, or their security, or the validity of the Joint Exercise of Powers Agreement, dated for convenience as of November 25, 1969, creating the Authority, between the City of Sacramento and the County of Sacramento, or the validity of the Project Lease, dated

for convenience as of August 1, 1971, from the Authority to the City of Sacramento or the validity of the Authority's title in the property leased pursuant to said Project Lease.

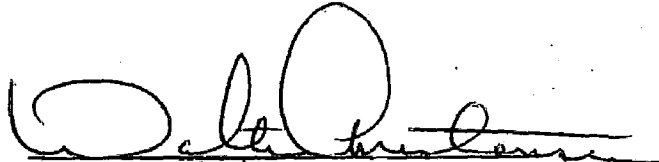
10. A certified copy of Resolution No. 10-71 of the Authority, adopted on July 28, 1971, has been furnished to Orrick, Herrington, Rowley & Sutcliffe as part of the transcript of proceedings for the authorization, issuance and sale of the Sacramento Community Center Authority 1971 Bonds, and such resolution has not been amended or rescinded.

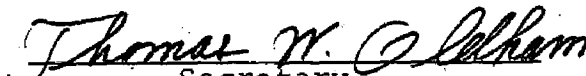
11. West E. Dillon, treasurer of the Authority, has been duly authorized by the governing board of the Authority to execute a Treasurer's Receipt for the proceeds of the sale of said Sacramento Community Center Authority 1971 Bonds.

12. Certified copies of the minutes of meetings of the governing board of the Authority held on July 28, 1971, August 11, 1971 and August 23, 1971, have been furnished to Orrick, Herrington, Rowley & Sutcliffe as part of the transcript of proceedings for the authorization, issuance and sale of the Sacramento Community Center Authority 1971 Bonds, and none of the resolutions adopted at such meetings have been amended or rescinded except as expressly set forth in said minutes.

IN WITNESS WHEREOF, the undersigned have
hereunto set their hands and affixed the seal of the
Authority this 27th day of August, 1971.

[SEAL]


Chairman


Secretary

Treasurer

CERTIFICATION

It is hereby certified that the signatures of
the officers above named are genuine.

Dated: _____, 1971.

SECURITY PACIFIC NATIONAL BANK

By _____
Authorized Officer

Schedule A

Sacramento Community Center Authority

1971 Bonds

<u>Bond Numbers (inclusive)</u>	<u>Principal Amount</u>	<u>Maturity Date August 1</u>	<u>Interest Rate</u>
1 - 35	\$ 175,000	1975	7 %
36 - 75	200,000	1976	7
76 - 115	200,000	1977	7
116 - 160	225,000	1978	7
161 - 205	225,000	1979	7
206 - 255	250,000	1980	7
256 - 310	275,000	1981	7
311 - 370	300,000	1982	7
371 - 430	300,000	1983	7
431 - 495	325,000	1984	6.25
496 - 565	350,000	1985	5.70
566 - 640	375,000	1986	5.80
641 - 720	400,000	1987	5.90
721 - 805	425,000	1988	5.90
806 - 895	450,000	1989	6
896 - 990	475,000	1990	6
991 - 1095	525,000	1991	6
1096 - 3820	13,625,000	2006	6.25

IN WITNESS WHEREOF, County and City have caused this Lease to be executed by their respective officers thereunto duly authorized all as of the day and year first above written.

CITY OF SACRAMENTO,
a municipal corporation

(SEAL)

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

COUNTY OF SACRAMENTO, a chartered
county and political subdivision of the
State of California

(SEAL)

By _____
Chairman of the Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

APPROVED AS TO FORM:

County Counsel

230 CAPITOL AVENUE
TELEPHONE 441-3074

TELEPHONE 443-4871 • 919 EIGHTH STREET • SACRAMENTO, CALIFORNIA 95814

NORTH AREA OFFICE
2612 EL CAMINO
TELEPHONE 489-3684

City of Sacramento
Sacramento Community Center Authority
City Hall, Room 203
Sacramento, California

Date August 30, 1971

Order # 243467-MW

1. () Escrow Statement **closing**
2. () Statement of Charges
3. () Check for \$

We Enclose the Items
Marked With An 'X'

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

AUG 31 8 46 AM '71

By Mahlon Whittle, bls

ORIGINAL

WESTERN TITLE INSURANCE COMPANY

MIDTOWN OFFICE
2130 CAPITOL AVENUE
P. O. BOX 9016
SACRAMENTO, CALIFORNIA 95816
441-3074

919 - 8TH STREET
P. O. BOX 68
SACRAMENTO, CALIFORNIA 95801
443-4871

NORTH AREA OFFICE
2612 EL CAMINO AVENUE
P. O. BOX 214212
SACRAMENTO, CALIFORNIA 95821
489-3684

Name Sacramento Community Center Authority

No. 243467-MW

Address City Hall, Room 203, Sacramento

Date August 27, 1971

	Debit		Credit	
Purchase Price - Land Acquisition	\$ 3,649,400	00	\$	
- "Lease Purchases"	74,702	00		
Deposit Paid to			3,754,331	83
Proceeds of Loan				
Pro-rata Taxes { City \$				
County \$				
Pro-rata Insurance				
Pro-rata Interest				
Pro-rata Rent				
Loan Charges				
Loan Assumed				
Title Insurance (incl. 119.4 Indorsement)	29,279	83		
Municipal Report				
Reconveyance Fee	250	00		
Recording				
Recording				
Recording				
Notary Fee				
Preparing Deed of Trust				
<u>Title policy for Blumanfeld (Teachers' Annuity & Insurance)</u>	700	00		
Check herewith			X X X X X	X
or Leaving Balance Due of	X X X X X	X		
	\$ 3,754,331	83	\$ 3,754,331	83

AGREEMENT TO PAY TRANSIENT OCCUPANCY

TAX RECEIPTS

THIS AGREEMENT, dated for convenience as of August 1, 1971, by and between the CITY OF SACRAMENTO, a chartered city and municipal corporation duly organized and existing under the Constitution and the laws of the State of California (the "City") and the SACRAMENTO COMMUNITY CENTER AUTHORITY, a public agency and entity, in the State of California (the "Authority");

W I T N E S S E T H:

WHEREAS, the City of Sacramento and the County of Sacramento have heretofore entered into a Joint Exercise of Powers Agreement, dated for convenience as of November 25, 1969, for the purpose of the financing, acquisition and construction of a City and County community center; and

WHEREAS, it is the desire of the City and the Authority to provide for the payment by the City of Sacramento of certain transient occupancy tax receipts for the purpose of partially defraying the cost of the financing, acquisition and construction of said City and County community center;

NOW, THEREFORE, the City and the Authority, for and in consideration of mutual promises and agreements herein contained, do agree as follows:

SECTION 1. Definitions. Unless the context otherwise requires, the terms defined in this Section 1 shall, for all purposes of this Agreement, have the meanings herein specified.

Bonds. The term "Bonds" means the bonds authorized pursuant to the Resolution.

Facilities. The term "Facilities" shall have the same meaning as that term is defined in the Resolution.

Net. The term "net" as used herein with reference to transient occupancy taxes, shall mean the amount of such receipts collected less the actual costs of collection, which costs of collection shall not exceed two percent (2%) of such tax receipts collected.

Resolution. The term "Resolution" means Resolution No. 10-71 Authorizing the Issuance of \$19,100,000 Principal Amount of Sacramento Community Center 1971 Bonds adopted by the Authority on July 28, 1971.

SECTION 2. For and in consideration of the payment of certain transient occupancy tax receipts as set forth in this Agreement, the Authority agrees to use its best efforts to issue, sell and deliver the Bonds, and upon such delivery to give notice to proceed to construct the Facilities not later than twenty-four (24) hours thereafter and to complete the Facilities as expeditiously as possible.

SECTION 3. The City agrees to pay to the Authority on or prior to the tenth (10th) day of the months of October, 1971, January and April, 1972, respectively, the total amount of net transient occupancy

tax receipts collected by the City from and including July 1, 1971, to and including the first day of said months less previous payments, if any. The City further agrees to pay to the Authority on June 30, 1972, the amount of net transient occupancy tax receipts collected by the City during the period from and including April 2, 1972, to and including June 30, 1972.

SECTION 4. Each installment of said net transient occupancy tax receipts payable hereunder shall be paid in lawful money of the United States of America to or upon the order of the Authority at the principal office of the Trustee appointed by the Authority pursuant to the Resolution in San Francisco, California;

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed, as of the day and year first above written.

CITY OF SACRAMENTO, a chartered city and municipal corporation

By Richard H. Merritt
Mayor

[SEAL]

Attest:

Thomas W. Oldham
City Clerk

SACRAMENTO COMMUNITY CENTER AUTHORITY,
a public entity and agency

By [Signature]
Chairman

[SEAL]

Attest:

Thomas W. Oldham
Secretary

CERTIFICATE OF ARCHITECT

The undersigned, Sacramento Architects' Collaborative, is architect for a City and County community center consisting of one or more public buildings necessary for the purpose of providing public assembly and convention halls for public assembly and convention purposes; including theater, meeting rooms, exhibition hall for exhibition of arts, crafts and industrial exhibits, parking facilities, restaurant and shopping areas incidental to or to be used in connection therewith, sewage and drainage utilities, landscaping, and all other works, property or structures necessary or convenient for a community and cultural center for public assembly and convention purposes for the City of Sacramento and the County of Sacramento, all for County or municipal purposes, respectively, and all to be constructed in the City of Sacramento, County of Sacramento, State of California.

The undersigned does hereby certify that the plans and specifications for the construction of all structures comprising said community center require that such structures be constructed upon real property hereinafter legally described in EXHIBIT "A" attached hereto.

The undersigned does also hereby certify that the plans and specifications for the construction of said community center provide that said community center shall not exceed the gross maximum area of 225,000 square feet and that the theater building included in the community center does not contain more than 2,500 seats, all pursuant to Section 20 of the Joint Exercise of Powers Agreement, dated for convenience as of November 25, 1969, between the City of Sacramento and the County of Sacramento

Dated: Aug 24, 1971.

SACRAMENTO ARCHITECTS' COLLABORATIVE

BY Ralph J. White

EXHIBIT "A"

All that real property situated in the State of California, County of Sacramento, City of Sacramento and described as follows: The blocks bounded by the center line of 13th Street, the Westerly line of 14th Street, the Southerly line of "J" Street and the Northerly line of "L" Street according to the official plat of the City of Sacramento.