



4.2

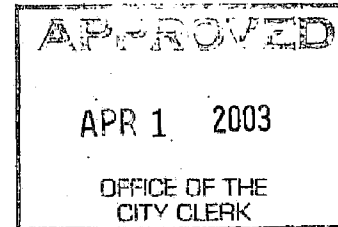
DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

Special Districts
1231 I Street, Room 300
Sacramento, CA
PH 916-264-7967
FAX 916-264-7480

DEVELOPMENT SERVICES
DIVISION

March 11, 2003



City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ANNEXATION NO. 8 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT
DISTRICT NO. 98-03 FORMATION**

LOCATION AND COUNCIL DISTRICT:

West of Natomas Main Drain and south of I-80 in Council District 1 (see attachment A).

RECOMMENDATION:

This report recommends that the City Council conduct the public hearing on Annexation No. 8 to the Willowcreek Maintenance Assessment District. After close of today's hearing, staff will count the ballots and the City Clerk will present the results during the Staff Reports portion of today's meeting. After the ballot tally has been reported, it is recommended that Council adopt a resolution approving the amended Engineer's Report.

CONTACT PERSON:

Ron Wicky, Special Districts Analyst, 264-5628
Dave Brent, Supervising Engineer, Utilities Department, 264-1420

FOR COUNCIL MEETING OF:

April 1, 2003

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Annexation No. 8 to Willowcreek Maintenance Assessment District
March 11, 2003

SUMMARY:

The purpose of today's hearing is to receive public testimony and take action on Annexation No. 8 to the Willowcreek Maintenance Assessment District. On February 13, 2003, Council initiated the annexation proceedings and authorized staff to mail notices and voter ballots. Formation of this district will provide the necessary water quality mitigation efforts for the Unity Parkside Unit No. 2 Subdivision.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The developer of the Unity Parkside Unit No. 2 Subdivision has petitioned the City to annex into the existing Willowcreek Maintenance Assessment District, which was established on August 18, 1998. The maintenance district will provide additional street sweeping during the winter months; cleaning of manholes, pipes and pump station; and monitoring of storm water discharge and sediments. Unity Parkside Unit No. 2 Subdivision is the eighth subdivision within the Willowcreek area to have a final map recorded. As other subdivisions are approved by Council and recorded, they will be required to annex to this district.

FINANCIAL CONSIDERATIONS:

This maintenance district will be funded by the property owners within the district boundaries. The total estimated cost for Unity Parkside Unit No. 2 Subdivision for the first fiscal year 2003/04 is \$5940 – or \$90 per individual lot. As more subdivisions annex, it is anticipated that the cost will go down to \$50 - \$60 per lot per year.

A more detailed cost breakdown can be obtained from the Engineer's report that is on file with the City Clerk.

ENVIRONMENTAL CONSIDERATIONS:

The maintenance district is being established in Willowcreek as one of several Best Management Practices (BMP) to reduce storm water pollution to the maximum extent possible as required by the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System (NPDES) Permit. Annexation to this district is a financing mechanism supporting a water quality mitigation measure and does not require further or separate environmental review for that reason.

POLICY CONSIDERATIONS:

The procedures under which this district was formed are set forth in Title 3.124 of the City Code. Annexation into the Willowcreek Maintenance Assessment District is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

City Council
Annexation No. 8 to Willowcreek Maintenance Assessment District
March 11, 2003

ESBD:

City Council adoption of the attached resolution is not affected by City policy related to the ESBD program.

Respectfully submitted,




Gary Alm, Manager
Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



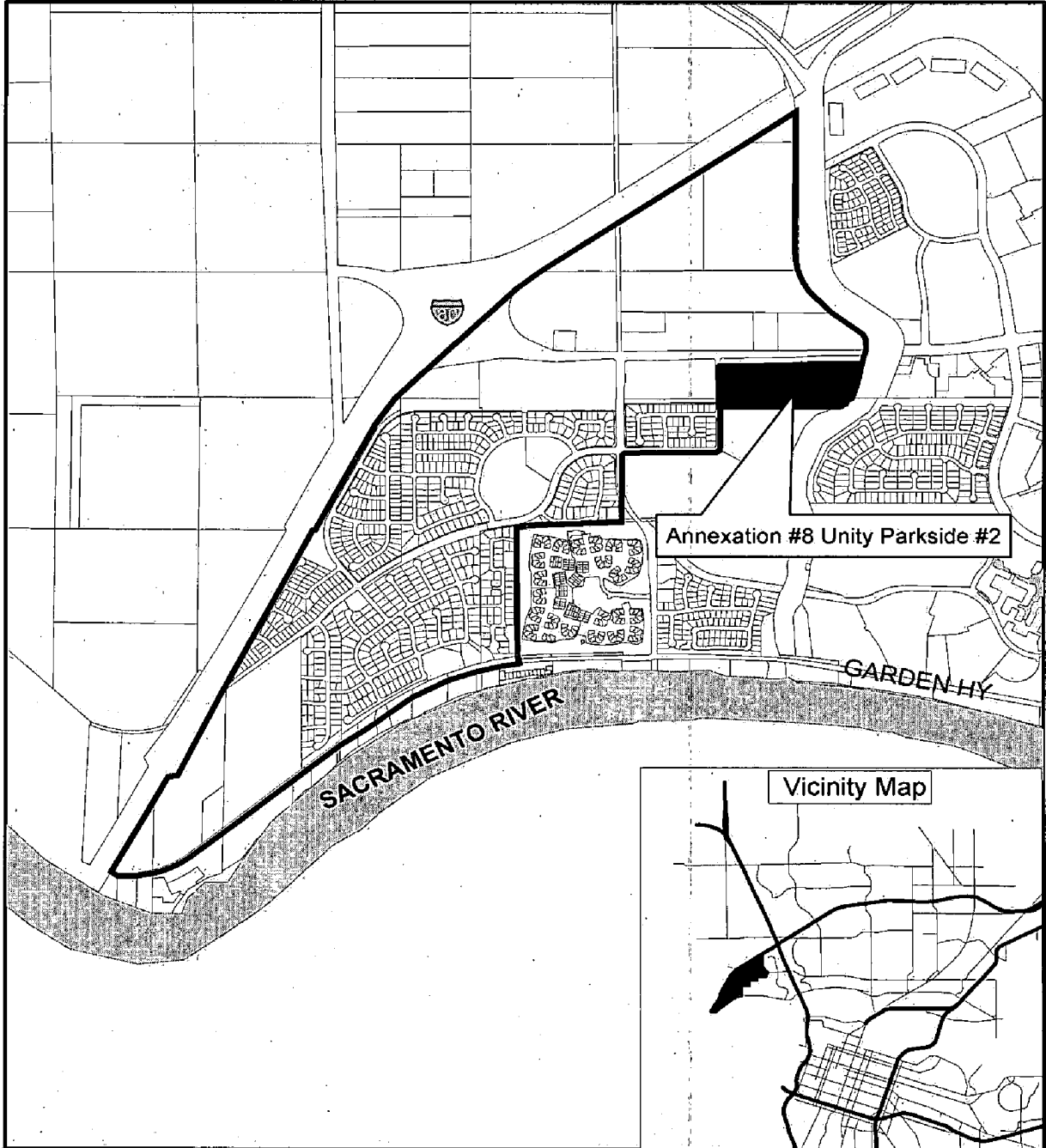
Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A, map of Willowcreek Maintenance assessment District – pg. 4
2. Resolution adopting amended engineers report – pg.5
3. Exhibit A, Maintenance improvement for annexation No. 8 – pg.8
4. Clerks certificate –pg.9

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ATTACHMENT A

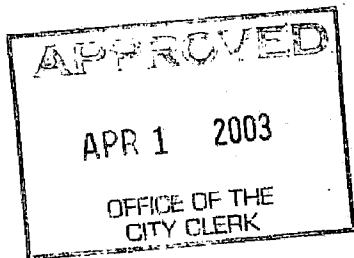


B Mueller

Willowcreek Maintenance Assessment District No. 98-03
Area of Work



2/13/03



RESOLUTION NO. 2003-161

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO
ADOPTING THE AMENDED ENGINEER'S REPORT ON PROVISION OF
MAINTENANCE SERVICES AND CONFIRMING AND LEVYING AN ASSESSMENT
AND ORDERING SUCH MAINTENANCE SERVICES TO BE PERFORMED IN AND
FOR THE CITY OF SACRAMENTO WILLOWCREEK MAINTENANCE ASSESSMENT
DISTRICT NO. 98-03, ANNEXATION NUMBER 8 AND PROVIDING FOR NOTICE OF
RECORDING THE ASSESSMENT**

WHEREAS, in accordance with prior proceedings duly had and taken, the City Council (the "Council") of the City of Sacramento (the "City") has determined that it is necessary, convenient and desirable to undertake proceedings pursuant to the provisions of Title 3 of the Sacramento City Code for the provision of certain maintenance services more particularly described in Exhibit A, attached hereto and incorporated herein and made a part hereof, in and for an assessment district in the City designated the "City of Sacramento Willowcreek Maintenance District No. 98-03" (hereafter "District"), and has established the District for that purpose; and

WHEREAS, the Council, by Resolution No. 2003-059 heretofore duly adopted on February 13, 2003 (the "Resolution of Intention"), declared its intention to order such maintenance services to be provided by the City in and for an area to be annexed to the District (hereafter "Annexation Area No. 8"), and referred said maintenance services to the Director of Public Works of the City as the Engineer of Work (the "Engineer of Work"), and directed the Engineer of Work to prepare a report containing the matters required by Section 3.124.110 of the Sacramento City Code and thereafter to file such report with the City Clerk of the City, who was directed to present such report to the Council; and

WHEREAS, in accordance with the Resolution of Intention, the Engineer of Work filed with the City Clerk of the City on February 13, 2003, a report containing the matters required by Section 3.124.110 of the Sacramento City Code, which report was duly presented by the City Clerk of the City to the Council for consideration; and

WHEREAS, the Council, by Resolution No. 2003-060 heretofore duly adopted on February 13, 2003, preliminarily approved the report, and fixed 2:00 o'clock p.m. on Tuesday, April 1, 2003, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 730 I Street, Sacramento, California 95814, as the time and place for a public hearing of protests to the provision of said maintenance services within Annexation Area No. 8, and as to the levy of said assessment; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED:

WHEREAS, the Engineer of Work has prepared an Amended Engineer's Report, making specified technical changes to the report as preliminarily approved by Resolution No. 2003-060, and the Amended Engineer's Report has been duly deposited with the City Clerk; and

WHEREAS, the Council provided for the giving of notice of said public hearing of protests to said maintenance services and of the property owner ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots); and

WHEREAS, the City Clerk of the City has filed with the Council an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing notices of the adoption of the Resolution of Intention and of the filing of the report and the preliminary approval thereof and of the time and place for said public hearing thereon and notice of the property owner ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots); and the Council hereby finds that notice of the adoption of the Resolution of Intention and of the filing of the report and the preliminary approval thereof and of the time and place for said public hearing thereon and notice of the property owner ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots) has been mailed in the time, form and manner required by law; and

WHEREAS, said public hearing of protests was duly convened by the Council at said time and place set for said public hearing of protests on April 1, 2003, and the Council thereupon proceeded with said public hearing of protests, and duly heard all interested parties desiring to be heard at said public hearing of protests; and

WHEREAS, in accordance with said Resolution No.2003-060 and Article XIID of the California Constitution, property owner ballots were provided to all of the property owners in Annexation Area No.8, and at the end of the public hearing, the Council found and determined that property owner ballots cast against the levy of said assessment did not exceed the property owner ballots cast in favor of the levy of said assessment; and

WHEREAS, the owners of all real property assessed in Annexation Area No. 8 have waived their right to make payments of said assessment in cash within the time permitted therefor; and

WHEREAS, the Council is fully advised in the premises;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, as follows:

Section 1. The foregoing recitals are true and correct and the Council so finds and determines.

Section 2. The Amended Engineer's Report is hereby adopted by the Council, and the Council hereby orders said maintenance services described in the Resolution of Intention and in

FOR CITY CLERK USE ONLY

6

RESOLUTION NO.: _____

DATE ADOPTED: _____

the Amended Engineer's Report to be provided within Annexation Area No. 8, and the Council hereby overrules all protests to said proceedings.

Section 3. The Council hereby finds and determines that all of the subdivisions of land in Annexation Area No. 8, as provided in the Amended Engineer's Report, have been assessed in proportion to the benefits to be received by such subdivisions, respectively, from said maintenance services, and hereby confirms said assessment and said diagram as set forth in the Engineer's Report and as now on file with it; and the Council hereby declares that said assessment and said diagram as set forth in the Engineer's Report are hereby confirmed by the Council, and the assessment contained in the Engineer's Report is hereby levied by the Council.

Section 4. The City Clerk of the City is hereby directed to transmit the diagram of said assessment district and said assessment as confirmed to the Superintendent of Streets of the City and the Engineer of Work, and each of said persons shall record the same in his or her office, and said assessment shall become due and payable; and the City Clerk of the City is hereby further directed to file in the office of the Sacramento County Recorder a copy of said assessment diagram as so recorded and to execute and record a notice of assessment in the office of the Sacramento County Recorder, and said assessment shall become a lien upon the land on which it is levied; all pursuant to the provisions of Title 3 of the Sacramento City Code and any other applicable provisions of state law.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

7

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

Annexation No. 8 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance work (hereafter referred to as the "work") for the Annexation No. 8 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, in Book 80 of Maps of Assessment Districts and Community Facilities District at Page 26 in the office of the County Recorder of the County of Sacramento, State of California:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to provide inspections and water quality and sediment sampling and analysis.

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Unity Parkside Unit No. 2 subdivision located within the Annexation No. 8 to the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to remove sediment and other debris from the storm drainage system. Maintenance work may include, but not be limited to, sediment removal, normal cleaning and inspection of all storm drainage pipes, inlets, manholes and storm Sump 160.

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Unity Parkside Unit No. 2 subdivision located within the Annexation No. 8 to the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, facilities, labor, material, supplies and utilities necessary or desirable to mechanically sweep the roadways in order to remove sediment and other debris.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

CLERK'S CERTIFICATE

I, Valerie A. Burrowes, City Clerk of the City of Sacramento, do hereby certify as follows:

The foregoing resolution is a full, true and correct copy of a resolution duly adopted at a regular meeting of the City Council of said City duly and regularly held at the regular meeting place thereof on the ____ day of _____, 2003, of which meeting all of the members of said Council had due notice and at which a majority thereof were present, and that at said meeting said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

An agenda for said meeting was posted at least seventy-two (72) hours before said meeting at the City Council Chambers, Sacramento City Hall, 730 I Street, Sacramento, California 95814, a location freely accessible to members of the public, and a brief description of said resolution appeared on said agenda.

I have carefully compared the foregoing with the original minutes of said meeting on file and of record in my office, and the foregoing is a full, true and correct copy of the original resolution adopted at said meeting and entered in said minutes.

Said resolution has not been amended, modified or rescinded since the date of its adoption and the same is now in full force and effect.

Dated: _____, 2003.

City Clerk of the City of Sacramento

[SEAL]

AMMENDED ENGINEER'S REPORT

ANNEXATION NO. 8 TO THE
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: April 1, 2003

Director Public Works
City of Sacramento, Engineer of Work

By: Mat [Signature]

I HEREBY CERTIFY that the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with me on the 1st day of April, 2003.

for Valerie A. Burrowes, City Clerk
City of Sacramento, Sacramento County, California

By: [Signature]

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the 1st day of April, 2003.

for Valerie A. Burrowes, City Clerk
City of Sacramento, Sacramento County, California

By: [Signature]

I HEREBY CERTIFY that the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was recorded in my office on the 1st day of April, 2003.

Director Public Works
City of Sacramento, Engineer of Work

By: Mat [Signature]

AMMENDED ENGINEER'S REPORT

ANNEXATION NO. 8 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

MARTY HANNEMAN, Engineer of Work for Annexation No. 8 to the Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, State of California, makes this report, as directed by the City Council pursuant to Chapter 81 of the Sacramento City Code.

The improvement maintenance work, which is the subject of this report (hereafter referred to as the "work") is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1995, in Book 80 of Maps of Assessment Districts and Community Facilities District at Page 26 in the office of the County Recorder of the County of Sacramento, State of California:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to provide inspections and water quality and sediment sampling and analysis.

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Unity Parkside Unit No.2 Subdivision located within Annexation No. 8 to the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to remove sediment and other debris from the storm drainage system. Maintenance work may include, but not be limited to, sediment removal, normal cleaning and inspection of all storm drainage pipes, inlets, manholes and storm Sump 160.

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the

Willowcreek Assessment District No. 94-03 and the roadways within the Unity Parkside Unit No.2 Subdivision located within the Annexation No. 8 to the Willowcreek Maintenance Assessment District No. 98-03:

The work to be performed consists of furnishing all tools, equipment, facilities, labor, material, supplies and utilities necessary or desirable to mechanically sweep the roadways in order to remove sediment and other debris.

Funds raised for the above-described maintenance work shall be based on annual benefit assessment apportioned to land benefiting from the work and within the boundaries of the maintenance district. The Council sets the assessment each year after receiving and reviewing an Engineer's Report and holding a public hearing.

This report includes the following attached exhibits:

- EXHIBIT A: An estimate of the cost of the work.
- EXHIBIT B: Schematic diagram of area of work.
- EXHIBIT C: A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the work.
- EXHIBIT D: An assessment roll showing the amount proposed to be specially assessed against each parcel of real property within this maintenance district. Each parcel is described by County Assessor's parcel number and each parcel is also assigned a separate "assessment number" for the purposes of this proceeding.
- EXHIBIT E: A list of the names and addresses of the owners of real property within this maintenance, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit D by assessment number.
- EXHIBIT F: A diagram showing all of the parcels of real property within this maintenance district. The diagram is keyed to Exhibit D by assessment number.

Respectfully submitted,

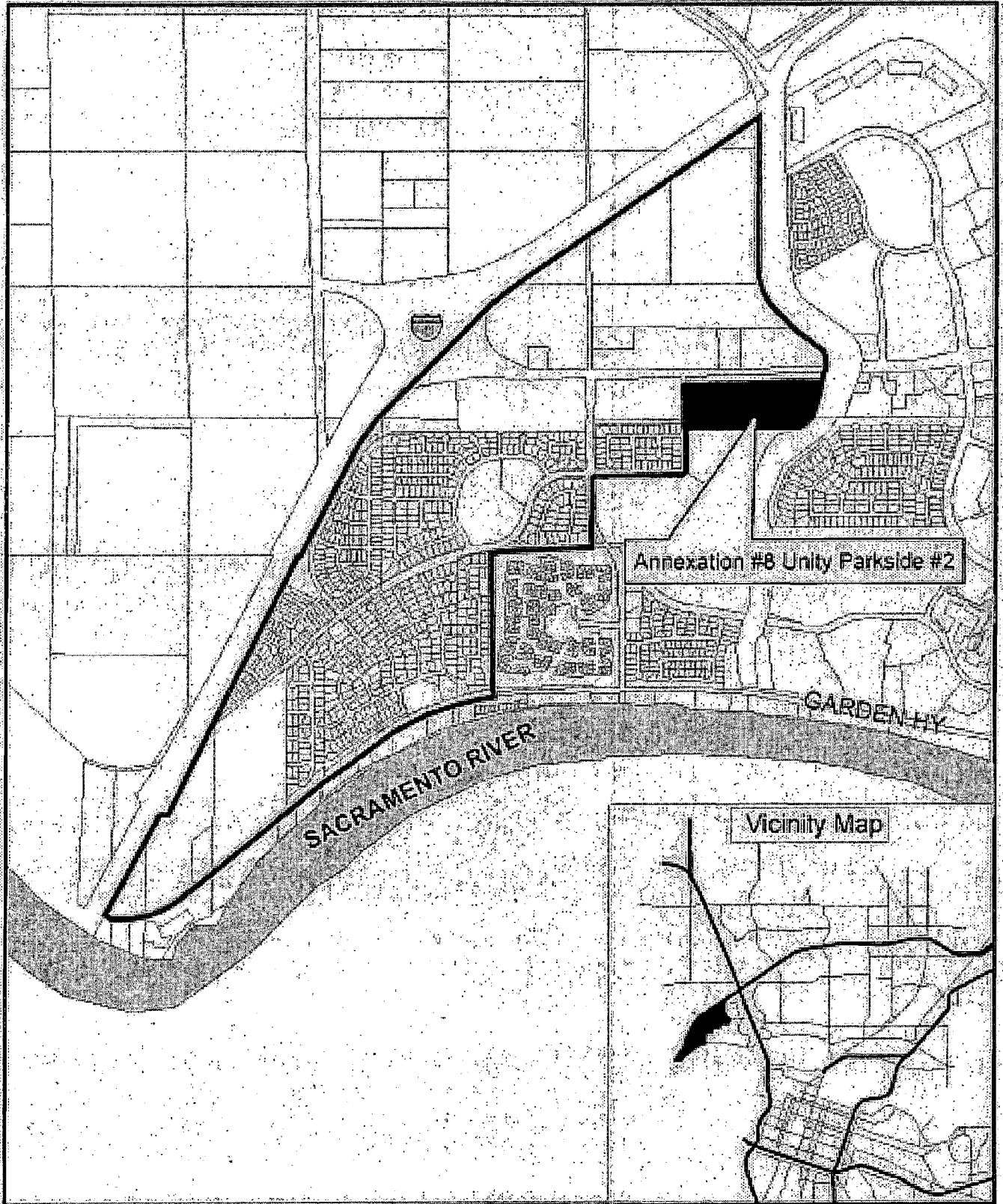
Director of Public Works
City of Sacramento, Sacramento County
State of California

EXHIBIT A

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03 ANNEXATION NO. 8 SUMMARY OF THE COSTS IN THE DISTRICT

<u>DESCRIPTION</u>	<u>ITEMIZED COST</u>
I. Maintenance Tasks	
a) Water Quality Monitoring & Inspection	\$396
b) Pipes, Manholes, Pump Station, etc.	\$1,980
c) Street Sweeping	<u>\$132</u>
Total Maintenance Tasks	\$2,508
II. Administration	
a) Maintenance (Streets)	\$462
b) Reporting (Special Districts)	<u>\$1,914</u>
Total Administration	\$2,376
III. Contingency	\$858
IV. Annual Billing & Administration	<u>\$198</u>
Total Budget	\$5,940

Exhibit B



IB Mueller



Willowcreek Maintenance Assessment District No. 98-03
Area of Work

2/13/03

EXHIBIT C

ANNEXATION NO. 8 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03 ASSESSMENT METHODOLOGY

Water quality issues for the Willowcreek area require that all new residential subdivisions join a maintenance district that would provide services which address and mitigate storm water environmental impacts caused by the subdivision. Since each residential lot within each subdivision in the Willowcreek area (see Exhibit B) will generate equivalent water quality impacts which must be addressed and receive the same benefit from the maintenance described on page 1 of this report, each parcel will share equally in the total cost.

The boundary of the first subdivision map to be approved by City Council will be the boundary of the Willowcreek Maintenance Assessment District. When the remaining subdivisions submit for approval, they will be required to annex to this district.

The following action describes the proposed method of assessing the annual maintenance costs for the Willowcreek Maintenance Assessment District to each parcel in the district in relation to the amount of benefit received. Since each residential parcel receives the same benefit the costs for this district are assessed to each residential parcel within the district boundary.

The costs of maintenance, more specifically described in Exhibit A to this report, will be spread equally to all residential parcels within the district.

The cost of all incidental expenses, including preparation of Engineer's Report, annual proceedings and district administration, will be spread equally to all residential parcels within the district.

EXHIBIT D
ASSESSMENT ROLL
ANNEXATION NO. 8

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	APN #	AMOUNT
1	274-0620-001	\$90.00
2	274-0620-002	\$90.00
3	274-0620-003	\$90.00
4	274-0620-004	\$90.00
5	274-0620-005	\$90.00
6	274-0620-006	\$90.00
7	274-0620-007	\$90.00
8	274-0620-008	\$90.00
9	274-0620-009	\$90.00
10	274-0620-010	\$90.00
11	274-0620-011	\$90.00
12	274-0620-012	\$90.00
13	274-0620-013	\$90.00
14	274-0620-014	\$90.00
15	274-0620-015	\$90.00
16	274-0620-016	\$90.00
17	274-0620-017	\$90.00
18	274-0620-018	\$90.00
19	274-0620-019	\$90.00
20	274-0620-020	\$90.00
21	274-0620-021	\$90.00
22	274-0620-022	\$90.00
23	274-0620-023	\$90.00
24	274-0620-024	\$90.00
25	274-0620-025	\$90.00
26	274-0620-026	\$90.00
27	274-0620-027	\$90.00
28	274-0620-028	\$90.00
29	274-0620-029	\$90.00
30	274-0620-030	\$90.00
31	274-0620-031	\$90.00
32	274-0620-032	\$90.00
33	274-0620-033	\$90.00
34	274-0620-034	\$90.00
35	274-0620-035	\$90.00
36	274-0620-036	\$90.00
37	274-0620-037	\$90.00
38	274-0620-038	\$90.00
39	274-0620-039	\$90.00
40	274-0620-040	\$90.00
41	274-0620-041	\$90.00
42	274-0620-042	\$90.00
43	274-0620-043	\$90.00
44	274-0620-044	\$90.00
45	274-0620-045	\$90.00

EXHIBIT D
ASSESSMENT ROLL
ANNEXATION NO. 8

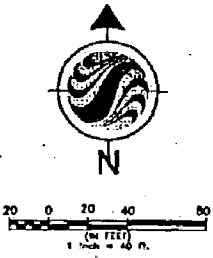
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

<u>NO.</u>	<u>APN #</u>	<u>AMOUNT</u>
46	274-0620-046	\$90.00
47	274-0620-047	\$90.00
48	274-0620-048	\$90.00
49	274-0620-049	\$90.00
50	274-0620-050	\$90.00
51	274-0620-051	\$90.00

EXHIBIT E
MAILING LIST
ANNEXATION NO. 8

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	OWNERS NAME	ADDRESS	CITY	ST	ZIP
49	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
50	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
51	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
52	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
53	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
54	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
55	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
56	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
57	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
58	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
59	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
60	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
61	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
62	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
63	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
64	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
65	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515
66	Unity Parkside II	1425 River Park Drive, Suite 530	Sacramento	CA	98515

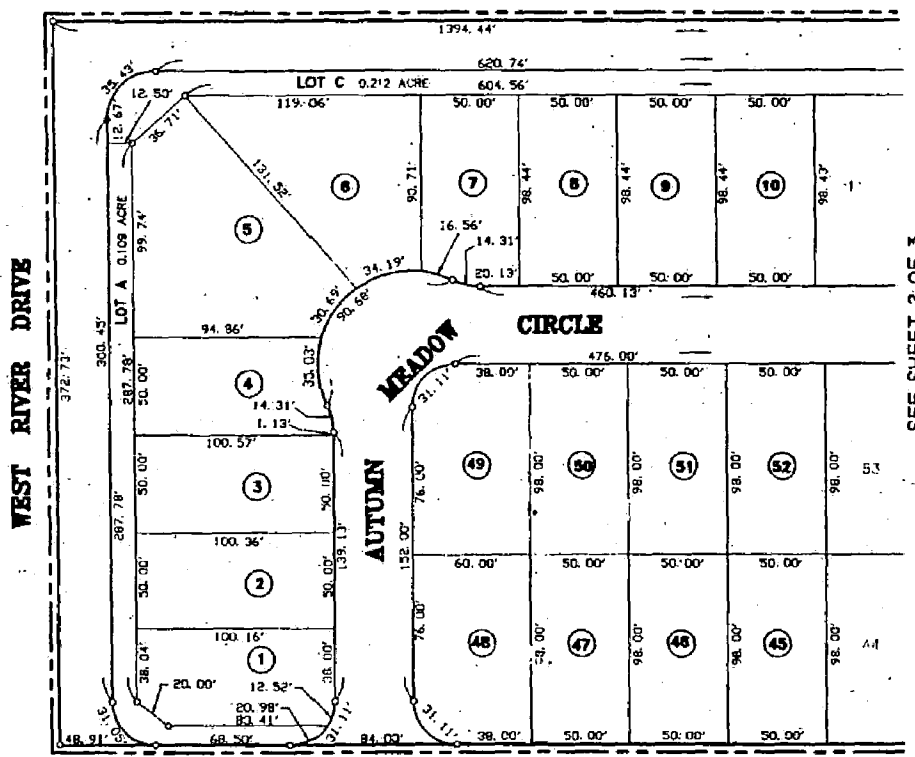


ASSESSMENT DIAGRAM
ANNEXATION NO. 8
WILLOWCREEK MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 98-03
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 JANUARY, 2003
 SHEET 1 OF 3

LEGEND:
 DISTRICT BOUNDARY -----
 LOT NUMBERS -----○

NOTES:
 ALL MEASUREMENTS ALONG CURVES ARE CHORD MEASUREMENTS.

WEST EL CAMINO AVENUE



SEE SHEET 2 OF 3

CLERK'S CERTIFICATE AND MAP FILING STATEMENT:

I HEREBY CERTIFY THAT THIS ASSESSMENT DIAGRAM SHOWING ANNEXATION NO. 8, WILLOWCREEK MAINTENANCE DISTRICT, ASSESSMENT DISTRICT NO. 98-03, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AT A MEETING THEREOF, HELD ON THE ___ DAY OF _____, 20__

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS DAY OF _____, 20__

 CITY CLERK
 CITY OF SACRAMENTO
 BY: _____

SUPERINTENDENT OF STREETS RECORDING STATEMENT:

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ___ DAY OF _____, 20__

 SUPERINTENDENT OF STREETS
 CITY OF SACRAMENTO

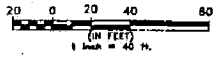
COUNTY RECORDER'S FILING STATEMENT:

FILED THIS ___ DAY OF _____, 20__ AT THE HOUR OF ___ O'CLOCK ___ M., IN BOOK ___ OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

 COUNTY RECORDER OF THE COUNTY
 OF SACRAMENTO
 BY: _____

EXHIBIT F

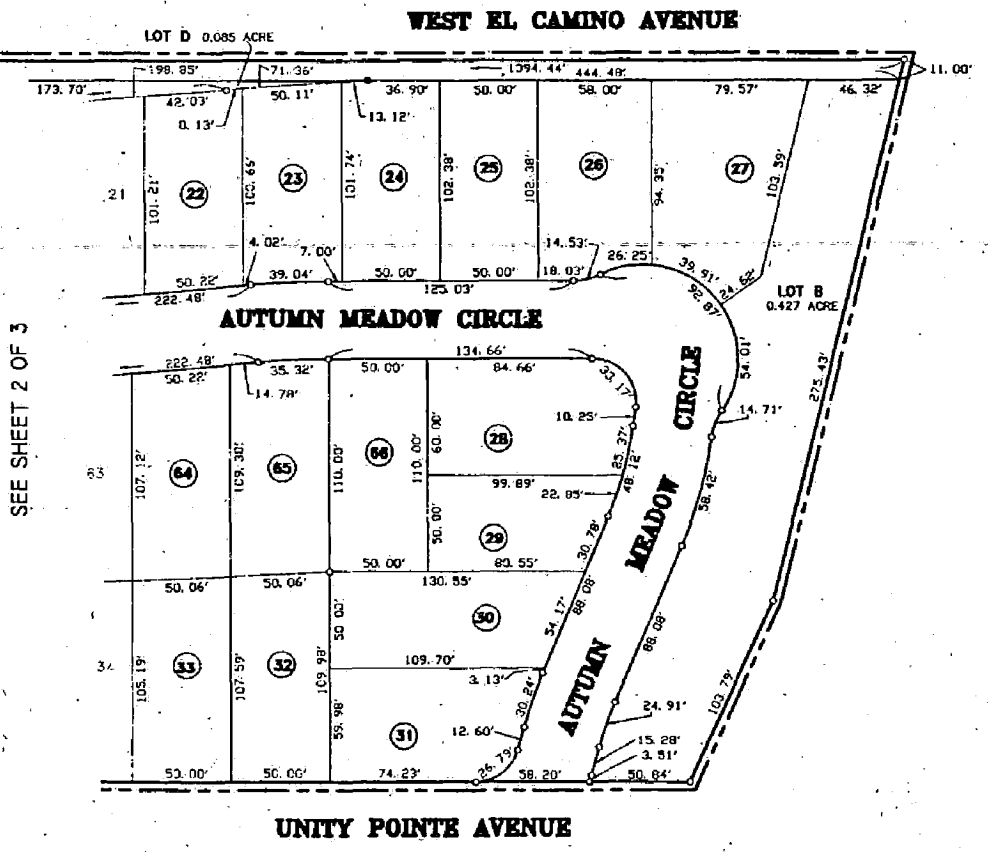
UNITY POINTE AVENUE



ASSESSMENT DIAGRAM
ANNEXATION NO. 8
WILLOWCREEK MAINTENANCE DISTRICT
ASSESSMENT DISTRICT NO. 98-03
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
JANUARY, 2003
SHEET 3 OF 3

LEGEND:
DISTRICT BOUNDARY -----
LOT NUMBERS ----- ○

NOTES:
ALL MEASUREMENTS ALONG CURVES ARE CHORD MEASUREMENTS.



MAP FILING PAGE

Sacramento County Recording
Mark Norris, Clerk/Recorder
BOOK 096

PAGE 0012

Wednesday, APR 02, 2003 2:21:08 PM
Ttl Pd \$35.00 Nbr-0001887248

KDL/24/1-3



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Mark Norris, Clerk/Recorder
BOOK 20030402

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Wednesday, APR 02, 2003 2:22:04 PM
Ttl Pd \$0.00 Nbr-0001887250

KDL/24/1-1

TYPE OF MAP:

SURVEY []

ASSESSMENT

CEMETARY []

OWNER NAME:

City of Sacramento

LEGAL

DESCRIPTION:

Willow creek Maintenance Assessment
District Annexation No. 8 -
Assessment Diagram

RECORDING
REQUESTED BY:

(If cemetery map, give
name of cemetery)

City of Sacramento

NOTIFICATION OF FILING DATA TO BE
MAILED TO THE MAP PREPARER AT THE
ADDRESS BELOW WHEN REQUESTED:

. RON WICKY, City of Sacramento
. Department of Public Works
. 1231 "I" Street, Room 300
. Sacramento, CA 95814

RECORDING REQUESTED BY:
RON WICKY, City of Sacramento
Department of Public Works
1231 "I" Street, Room 300
Sacramento, California 95814

AND WHEN RECORDED, RETURN TO:
RON WICKY, City of Sacramento
Department of Public Works
1231 "I" Street, Room 300
Sacramento, CA 95814



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Nbr-0001887257

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