



APPROVED  
BY THE CITY COUNCIL

FEB 18 1997

OFFICE OF THE  
CITY CLERK

1.7

DEPARTMENT OF  
PUBLIC WORKS

SPECIAL DISTRICTS  
DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
915 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2608

February 6, 1997

PH 916-264-7113  
FAX 916-264-5573

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: WILLOWCREEK II ASSESSMENT DISTRICT #96-01, REVISED ENGINEER'S REPORT**

**LOCATION AND COUNCIL DISTRICT:**

The Willowcreek II Assessment District is within the South Natomas Community Plan area in Council District #1 (please see attached Exhibit A). The district includes 250 parcels of land, located just west of the Natomas Main Drainage Canal and south of Interstate 80.

**RECOMMENDATION:**

This report recommends that the City Council adopt an Amended Resolution of Intention and a Resolution Approving a Revised Engineer's Report, Setting Time and Place of a Public Meeting and Public Hearing, and Providing for Property Owner Ballots to be Mailed.

**CONTACT PERSON:** Ronald Wicky, Special Districts Analyst, 264-5628  
Andrew Hunt, Senior Engineer, 433-6620

**FOR COUNCIL MEETING OF:** February 18, 1997

**SUMMARY:**

This report establishes a Revised Engineer's Report for the assessment district known as the "Willowcreek II Assessment District #96-01." Adoption of the attached resolution will also set the date, time and place for the public meeting and hearing, and direct staff to mail notices and voter ballots. The meeting and hearing are scheduled for the evenings of April 8 and 15, 1997, respectively.

**COMMITTEE/COMMISSION ACTION:**

None.

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Willowcreek II Assessment District  
January 29, 1997

## **BACKGROUND INFORMATION:**

The Willowcreek area consists of approximately 393 acres of land. Approximately 365 acres (or 93%) of the area is undeveloped. The South Natomas Community Plan designates the area primarily residential with an estimated total of 2,032 housing units at buildout. The City has received a formal request by 47% of the landowners to initiate a special assessment district to construct infrastructure improvements in the Willowcreek area.

### Phase I and Phase II

Infrastructure for drainage, water, sewer and streets is needed so that this area can become completely developed. The property owners have requested that the project be constructed in two phases. The first phase will provide the funding necessary to construct the drainage pump station outfall structure at the Sacramento River. The Phase 1 Assessment District was approved by Council on March 14, 1995. The second phase, which constitutes this project, will provide the funds to construct the major portion of infrastructure improvements necessary to begin development of the area. On August 20, 1996, Council adopted certain resolutions that initiated the proceedings for this district and called for construction bids to be received. After evaluating the bids, staff determined that the project design and cost estimate needed to be reevaluated. The Revised Engineer's report has been completed and the project is ready for rebid.

### Fee District

A developer Fee District will also be needed to provide a method to reimburse developers that construct the additional improvements not included in the assessment district. This proposed district will be presented to Council in March of this year.

### County Consent

The most westerly portion of the proposed district lies outside of the City limits. The "*Municipal Improvement Act of 1913*" requires the City to obtain the County's consent for jurisdiction on formation of an assessment district if a portion of the proposed district lies outside the City limits. On August 13, 1996, the County Board of Supervisors adopted a resolution consenting to the formation of the Willowcreek II Assessment District.

### 100-Year Flood Plain

The Willowcreek area currently lies within the 100-year flood plain. City Ordinance No. 90-005 established a residential building moratorium in the Natomas Basin, but allowed some non-residential development to proceed under certain conditions. On February 13, 1996, the City Council adopted Resolution No. 96-073, which provides that certain events must occur prior to development. It is anticipated that these events will occur prior to bond sale.

### School District Assessment

The Natomas School District has constructed a school on a 20-acre site within the district and will benefit from the improvements being furnished with this project. The school district has agreed that their assessment or share of the project cost will be paid off during the cash

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collection period.

Swallows Nest Development

Swallows Nest Development, which encompasses approximately 8% of the total district, was constructed in 1985 with 207 condominium units. The development was granted temporary drainage rights by the Reclamation District 1000 with the understanding that when a permanent drainage facility was constructed, Swallows Nest would pay their fair share.

Following Council approval of this report, staff will readvertise the project, receive bids and report the results to Council at the hearing scheduled for April 15, 1997.

**FINANCIAL CONSIDERATIONS:**

+The project will be funded by the property owners within the district and a contribution by the City and Sacramento County. The following is a summary of costs for the project:

Estimated Construction Cost	\$ 8,011,015
Contingency	<u>1,041,432</u>
Subtotal	\$ 9,052,447
Utilities Relocation	1,000,000
Water Line Acquisition	<u>250,940</u>
Total Construction	\$10,303,387
Right-of-Way Acquisition	150,000
Environmental Document Engineering	125,240
Design	494,000
Project Management	350,000
Staking and Inspection	<u>525,000</u>
Subtotal	\$11,947,627
Capitalized Interest	400,000
Bond Incidentals	457,461
Purchase of Existing	<u>1,440,000</u>
Subtotal	\$14,245,088
Contributions	
City Overwidth Pavement	(50,000)
County Sewer	<u>(614,997)</u>
Project Cost	\$13,580,091
Reserve Account	<u>1,373,268</u>
Total Expenditures	\$14,953,359
Bond Discount	<u>305,170</u>
Total Amount Assessed to Property	\$15,258,529

The above expenditures are detailed in the Revised Engineer's Report on file with the City Clerk. Final budgeting recommendations will be made at the time of contract award and sale

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of bonds. There is no impact to the General Fund as a result of this district.

Proposed Assessments

Undeveloped properties will be assessed \$33,000 to \$40,000 per acre or \$3,100 to \$3,800 per acre in annual installments for a period of 25 years. Swallows Nest will be assessed \$2,961 per unit or approximately \$280 per year.

**ENVIRONMENTAL CONSIDERATION:**

The Environmental Services Section has reviewed the staff report to establish the Willowcreek II Assessment District and has noted that this project was evaluated in the Natomas West Assessment District EIR. The action of the City Council in certifying that EIR included the approved project scope as well as all necessary land acquisition. There are no changed circumstances which would require further environmental review.

**POLICY CONSIDERATIONS:**

New Securities and Exchange Commission Rule 15c2-12(b)(5) created a requirement that "obligated persons" (as defined) provide ongoing disclosure of specified categories of information in an effort to protect the secondary bond market from a perceived lack of information. The City, as issuer, is clearly an "obligated person," a legal question exists as to whether owners of significant portions of the land within an assessment or tax district (who, therefore, will pay significant portions of the taxes or assessment levied) are within the definition of "obligated persons" and, therefore, are required to provide specified financial information. City staff has joined together with underwriters, bond counsel, and a representative group of landowners for the purpose of developing a set of policies regarding continuing disclosure and compliance with Rule 15c2-12, for presentation to the City Council for action.

New legislation, as a result of Proposition 218, requires that all public parcels of land that benefit from the improvements be assessed accordingly. As a result, the Natomas Unified School District and the City proposed park site will be assessed for their respective parcel assessments. These assessments will be paid off during the cash collection period.

The procedures under which this district is being formed are set forth in the California Streets and Highways Code, specifically Division 12 entitled "*Municipal Improvement Act of 1913*" and Division 10 entitled, "*Improvement Bond Act of 1915*."

Project approval and authorization for bid advertisement are consistent with Title 58, Article III, Section 58.301, of the City Code.

City Council  
Willowcreek II Assessment District  
January 27, 1997

MBE/WBE:

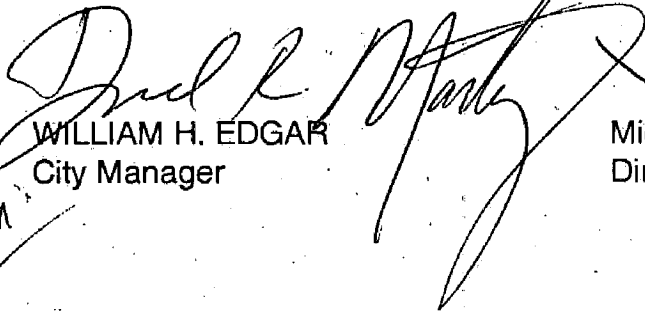
To encourage minority participation, plans and specifications will be sent to 7 plan rooms and the construction services organization for publication. Four of the 7 plan rooms are directly involved with MBE/WBE construction firms. Staff will actively recruit available MBE/WBE firms to participate in the bid process. The project will be announced on the Architecture & Engineering Project Information Line, which contains information on Public Works and Utility Department projects. Project notices will be sent to 11 organizations involved in MBE/WBE recruitment.

Respectfully submitted,

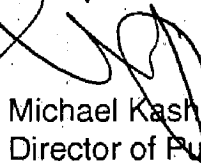


Gary Alm  
Manager, Real Estate Services & Special Districts

RECOMMENDATION APPROVED: Approved,



WILLIAM H. EDGAR  
City Manager



Michael Kashiwagi  
Director of Public Works

ENGINEER'S REPORT

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

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

DATED: August 20, 1996

MICHAEL KASHIWAGI,  
Director of Public Works,  
Engineer of Work

By  \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 20<sup>th</sup> day of August, 1996.

VALERIE A. BURROWES, City Clerk,  
City of Sacramento, Sacramento County,  
California

By  \_\_\_\_\_

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, Sacramento County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 1996.

VALERIE A. BURROWES, City Clerk,  
City of Sacramento, Sacramento County,  
California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 1996.

MICHAEL KASHIWAGI,  
Superintendent of Streets,  
City of Sacramento, Sacramento County  
California

By \_\_\_\_\_

## ENGINEER'S REPORT

### WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

The Director of Public Works, Engineer of Work for Willowcreek II Assessment District No. 96-01, City of Sacramento, County of Sacramento, State of California makes this report, as directed by the City Council, pursuant to Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913).

The improvements which are the subject of this report are briefly described as follows:

- a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities including mains, catch basins, manholes and appurtenances, sanitary sewer facilities including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- b) The opening of a new street from its intersection with River Plaza Drive at a point 1000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4750 feet, more or less, south of its intersection with River Plaza Drive and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities including mains, catch basins, manholes and appurtenances, sanitary sewer facilities including mains, manholes and a sanitary sewer lift station, domestic water distribution facilities including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- c) The opening of a new street from a point on the new street to be opened as described in (b) above 2000 feet, more or less, westerly of its intersection with River Plaza Drive running thence south 1000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities including mains, catch basins, manholes and appurtenances, sanitary sewer facilities including mains, manholes and a sanitary sewer lift station, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.

- d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1000 feet, more or less, by the construction of storm drainage facilities including mains, catch basins, manholes and appurtenances.
- e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above including storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, and landscaping, together with appurtenances to any of the above.
- f) The improvement of Orchard Lane from the intersection with West El Camino Avenue northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.
- g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007.
- h) Relocation of an existing gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1000 feet, to an alternate location from a point approximately 400 feet southerly of the Intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.
- i) A 12 inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80". The improvements are described as follows: a) along West El Camino Avenue, from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue, southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.
- j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.

- k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, shall be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, Streets and Highways Code), and the last installment of the bonds shall mature not to exceed twenty-four (24) years from the second day of September next succeeding twelve (12) months from their date.

This report includes the following attached exhibits:

- EXHIBIT A - Plans and specifications for improvements to be constructed. Plans and specifications are a part of this report whether or not separately bound.
- EXHIBIT B - An estimate of the cost of the improvements.
- EXHIBIT C - An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district. Each parcel is described by County Assessor's parcel number or other designation, and each parcel is also assigned a separate "assessment number" for the purposes of this proceeding.
- EXHIBIT D - 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 improvements.
- EXHIBIT E - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit C by assessment number.
- EXHIBIT F - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit C by assessment number.
- EXHIBIT G - A general description of the rights-of-way to be acquired.
- EXHIBIT H - Proposed maximum annual assessment per parcel for current costs and expenses.

Respectfully submitted,  
MICHAEL KASHIWAGI,  
Director of Public Works,  
Engineer of Work

**EXHIBIT A**

**PLANS AND SPECIFICATIONS, THOUGH  
BOUND SEPARATELY, ARE A PART OF THIS REPORT.**

**COST ESTIMATE  
FOR  
WILLOWCREEK II ASSESSMENT DISTRICT No. 96-01  
July 23, 1996**

Improvements Include: River Plaza Drive (no curb, gutter or sidewalk), Road "B" (including sewer, water and drain) from Morgan / Parr Property Line to River Plaza Drive, Drainage Pumping Plant, Road "C" (Including sewer, water and drain), water distribution facilities connecting to existing water mains within River Plaza Drive and adjacent to Garden Highway and an extended loop along Road "C" and Road "B", and drainage facilities on the east / west portion of Unity Way.

(Reflects revised location for sewer lift station)

REVISED JULY 29, 1996

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	<b>EARTHWORK</b>				
1.	Clearing and Grubbing	1	JOB	25,000.00	25,000
2.	Roadway Excavation	30,000	CY	2.00	60,000
	<b>EARTHWORK SUBTOTAL</b>				<b>85,000</b>
	<b>STREETS</b>				
4.	3"AC--14" AB Paving	169,486	SF	2.20	372,869
5.	4" AC--14" AB Paving	88,279	SF	2.40	211,870
6.	5-1/2" AC--20 -1/2" AB Paving		SF	3.25	0
7.	Pit Run Base		TONS	10.00	0
8.	Curb and Gutter No. 4		LF	8.00	0
9.	Sidewalk 3-1/2" PCC		SF	2.50	0

10.	Roadside Ditch	11,325	LF	2.00	22,650
11.	35' Driveway 6" PCC		EA	1,500.00	0
12.	Street Barricade		EA	600.00	0
13.	Sidewalk Barricade		EA	450.00	0
<b>STREETS SUBTOTAL</b>					<b>607,289</b>
<b>DRAINAGE</b>					
14.	12" Drain Pipe	1,219	LF	38.00	46,322
15.	15" Drain Pipe	889	LF	42.00	37,338
16.	18" Drain Pipe	95	LF	50.00	4,750
17.	21" Drain Pipe	25	LF	55.00	1,375
18.	24" Drain Pipe	25	LF	60.00	1,500
19.	27" Drain Pipe		LF	75.00	0
20.	30" Drain Pipe	1,468	LF	90.00	132,120
21.	36" Drain Pipe	1,795	LF	115.00	206,425
22.	42" Drain Pipe		LF	135.00	0
23.	48" Drain Pipe	935	LF	150.00	140,250
24.	66" Drain Pipe	1,021	LF	230.00	234,830
25.	72" Drain Pipe	1,164	LF	260.00	302,640
26.	78" Drain Pipe	907	LF	310.00	281,170
27.	90" Drain Pipe	1,086	LF	375.00	407,250
28.	Drop Inlet Type B	9	EA	1,000.00	9,000
29.	Ditch Box	23	EA	1,200.00	27,600
30.	48" MH #3		EA	2,000.00	0
31.	48" MH #3A	4	EA	2,000.00	8,000
32.	60" MH #4	10	EA	2,200.00	22,000

33.	60" Saddle MH	18	EA	2,000.00	36,000
34.	Junction Box	5	EA	20,000.00	100,000
35.	15" CSP Riser	1	EA	600.00	600
36.	18" CSP Riser	1	EA	800.00	800
37.	24" CSP 12 Ga.	185	LF	35.00	6,475
<b>DRAINAGE SUBTOTAL</b>					<b>2,006,445</b>
<b>SEWER</b>					
38.	6" Sewer Pipe	1,816	LF	38.00	69,008
39.	8" Sewer Pipe	855	LF	45.00	38,475
40.	10" Sewer Pipe	750	LF	65.00	48,750
41.	12" Sewer Pipe	844	LF	80.00	67,520
42.	15" Sewer Pipe	3018	LF	94.00	283,692
43.	18" Sewer Pipe	2,060	LF	100.00	206,000
44.	6" Ductile Iron Pipe		LF	65.00	0
45.	48" MH #3		EA	2,100.00	0
46.	48" MH #3A	40	EA	2,100.00	84,000
47.	36" Steel Casing -Bored and Jacked	330	LF	300.00	99,000
48.	Sewer Lift Station	1	JOB	150,000.00	150,000
<b>SEWER SUBTOTAL</b>					<b>1,046,445</b>
<b>WATER</b>					
49.	8" Water Main		LF	17.00	0
50.	12" Water Main	8,051	LF	30.00	241,530
51.	8" Gate Valve		EA	600.00	0
52.	12" Gate Valve	10	EA	950.00	9,500

53.	Double Pumper Fire Hydrant Assembly	8	EA	2,000.00	16,000
54.	1" Air Relief Valve	1	EA	1,500.00	1,500
55.	1" Water Service	1	EA	500.00	500
56.	4" Water Service		EA	800.00	0
57.	8" Water Service	3	EA	1,000.00	3,000
<b>WATER SUBTOTAL</b>					<b>272,030</b>
<b>DRAIN PUMP STATION</b>					
58.	Storm Sump 160	1	JOB	2,800,000.00	2,800,000
<b>PUMP STATION SUBTOTAL</b>					<b>2,800,000</b>
<b>TRAFFIC</b>					
59.	Signing and Striping		JOB	25,000.00	0
60.	Traffic Control		JOB	25,000.00	0
<b>TRAFFIC SUBTOTAL</b>					<b>0</b>

EXHIBIT B

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

Construction Costs		\$6,817,308.80
Consultant Engineering		\$494,000.00
Contingencies		\$1,022,596.32
Right of Way		\$150,000.00
Misc. Construction		
Utility Relocation		\$1,100,000.00
Water line Acquisition		\$250,940.00
Subtotal Construction		<u>\$9,834,845.12</u>
Incidentals		
Purchase of existing bonds		\$1,437,567.55
Environmental Document		\$126,240.00
City project management		\$350,000.00
Construction Staking/Inspection		\$675,000.00
Official Statement		\$30,500.00
City Attorney		\$40,000.00
Special Districts/Real Estate		\$50,000.00
Consultant Spread/Diagram		\$20,000.00
Cap. Interest		\$600,000.00
Bond Printng		\$4,500.00
Bond Reg & Admin		\$25,000.00
CDAC		\$3,484.38
Bond Counsel		\$169,687.53
SDIRS		<u>\$51,937.51</u>
Sub Total		\$13,418,762.09
Contributions		
County Sewer	650,887.00	
School District	<u>363,494.36</u>	
		<u>\$1,014,381.36</u>
Project Costs		\$12,404,380.73
Reserve Acct.	9.00%	<u>\$1,254,375.58</u>
Total Expenditures		\$13,658,756.31
Bond Discount	2.00%	<u>\$278,750.13</u>
Total Bond Cost		\$13,937,506.44

ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
1	\$ 64,481.86	225-0220-037
2	996,527.89	225-0220-072
3	546,643.18	225-0220-071
4	706,990.96	225-0220-006
5	79,455.89	225-0220-030
6	379,646.01	225-0220-066
7	83,897.19	225-0220-068
8	267,493.09	225-0220-067
9	498,537.16	274-0440-002
10	301,038.89	274-0440-001
11	360,423.13	274-0440-003
12	0.00	274-0440-004 & 007
13	0.00	274-0440-005
14	150,890.07	225-0220-040
15	622,693.66	225-0220-064
16	38,589.99	225-0220-065
17	25,866.13	225-0220-059
18	364,821.03	225-0220-058
19	837,896.39	274-0030-035
20	13,616.90	274-0030-036
21	0.00	274-0030-059
22	624,306.86	274-0030-003
23	8,107.39	274-0022-010
24	403,521.37	274-0022-007
25	0.00	274-0022-004
26	162,518.96	274-0020-053
27	53,304.24	274-0030-031
28	951,143.07	274-0030-030
29	0.00	274-0022-009
30	760,310.41	274-0022-006
31	661,131.97	274-0021-012
32	82,875.71	274-0021-013
33	0.00	274-0021-011
34	44,380.77	274-0030-064
35	740,207.86	274-0030-044

ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
36	\$ 33,049.73	274-0010-073
37	573,768.81	274-0010-078
38	471,981.77	274-0220-050
39	808,818.12	274-0220-051
40	0.00	274-0220-049
41	0.00	274-0220-017
42	568,578.17	274-0220-052
43	0.00	274-0220-047
44	36,971.66	274-0440-006
45	0.00	274-0270-001
46	0.00	274-0270-009
47	0.00	274-0270-008
48	2,961.45	274-0280-001
49	2,961.45	274-0280-002
50	2,961.45	274-0280-003
51	2,961.45	274-0280-004
52	2,961.45	274-0280-005
53	2,961.45	274-0280-006
54	2,961.45	274-0280-007
55	2,961.45	274-0280-008
56	2,961.45	274-0280-009
57	2,961.45	274-0280-010
58	2,961.45	274-0280-011
59	2,961.45	274-0280-012
60	2,961.45	274-0280-013
61	2,961.45	274-0280-014
62	2,961.45	274-0280-015
63	2,961.45	274-0280-016
64	2,961.45	274-0280-017
65	2,961.45	274-0280-018
66	2,961.45	274-0280-019
67	2,961.45	274-0280-020
68	2,961.45	274-0280-021
69	2,961.45	274-0280-022
70	2,961.45	274-0280-023

ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
71	\$ 2,961.45	274-0280-024
72	2,961.45	274-0280-025
73	2,961.45	274-0280-026
74	2,961.45	274-0280-027
75	2,961.45	274-0280-028
76	2,961.45	274-0280-029
77	2,961.45	274-0280-030
78	2,961.45	274-0280-031
79	2,961.45	274-0280-032
80	2,961.45	274-0280-033
81	2,961.45	274-0280-034
82	2,961.45	274-0280-035
83	2,961.45	274-0280-036
84	2,961.45	274-0280-037
85	2,961.45	274-0280-038
86	2,961.45	274-0280-039
87	2,961.45	274-0280-040
88	2,961.45	274-0280-041
89	2,961.45	274-0280-042
90	2,961.45	274-0280-043
91	2,961.45	274-0280-044
92	2,961.45	274-0280-045
93	2,961.45	274-0280-046
94	2,961.45	274-0280-047
95	2,961.45	274-0280-048
96	2,961.45	274-0280-049
97	2,961.45	274-0280-050
98	2,961.45	274-0290-001
99	2,961.45	274-0290-002
100	2,961.45	274-0290-003
101	2,961.45	274-0290-004
102	2,961.45	274-0290-005
103	2,961.45	274-0290-006
104	2,961.45	274-0290-007
105	2,961.45	274-0290-008

## ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
106	\$ 2,961.45	274-0290-009
107	2,961.45	274-0290-010
108	2,961.45	274-0290-011
109	2,961.45	274-0290-012
110	2,961.45	274-0290-013
111	2,961.45	274-0290-014
112	2,961.45	274-0290-015
113	2,961.45	274-0290-016
114	2,961.45	274-0290-017
115	2,961.45	274-0290-018
116	2,961.45	274-0290-019
117	2,961.45	274-0290-020
118	2,961.45	274-0290-021
119	2,961.45	274-0290-022
120	2,961.45	274-0290-023
121	2,961.45	274-0290-024
122	2,961.45	274-0290-025
123	2,961.45	274-0290-026
124	2,961.45	274-0290-027
125	2,961.45	274-0290-028
126	2,961.45	274-0290-029
127	2,961.45	274-0290-030
128	2,961.45	274-0290-031
129	2,961.45	274-0290-032
130	2,961.45	274-0290-033
131	2,961.45	274-0290-034
132	2,961.45	274-0290-035
133	2,961.45	274-0290-036
134	2,961.45	274-0290-037
135	2,961.45	274-0290-038
136	2,961.45	274-0290-039
137	2,961.45	274-0290-040
138	2,961.45	274-0290-041
139	2,961.45	274-0290-042
140	2,961.45	274-0290-043

ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
141	\$ 2,961.45	274-0290-044
142	2,961.45	274-0290-045
143	2,961.45	274-0290-046
144	2,961.45	274-0290-047
145	2,961.45	274-0290-048
146	2,961.45	274-0290-049
147	2,961.45	274-0290-050
148	2,961.45	274-0290-051
149	2,961.45	274-0290-052
150	2,961.45	274-0290-053
151	2,961.45	274-0290-054
152	2,961.45	274-0290-055
153	2,961.45	274-0290-056
154	2,961.45	274-0290-057
155	2,961.45	274-0290-058
156	2,961.45	274-0290-059
157	2,961.45	274-0290-060
158	2,961.45	274-0290-061
159	2,961.45	274-0290-062
160	2,961.45	274-0290-063
161	2,961.45	274-0290-064
162	2,961.45	274-0290-065
163	2,961.45	274-0290-066
164	2,961.45	274-0290-067
165	2,961.45	274-0290-068
166	2,961.45	274-0290-069
167	2,961.45	274-0290-070
168	2,961.45	274-0300-001
169	2,961.45	274-0300-002
170	2,961.45	274-0300-003
171	2,961.45	274-0300-004
172	2,961.45	274-0300-005
173	2,961.45	274-0300-006
174	2,961.45	274-0300-007
175	2,961.45	274-0300-008

ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
176	\$ 2,961.45	274-0300-009
177	2,961.45	274-0300-010
178	2,961.45	274-0300-011
179	2,961.45	274-0300-012
180	2,961.45	274-0300-013
181	2,961.45	274-0300-014
182	2,961.45	274-0300-015
183	2,961.45	274-0300-016
184	2,961.45	274-0300-017
185	2,961.45	274-0300-018
186	2,961.45	274-0300-019
187	2,961.45	274-0300-020
188	2,961.45	274-0300-021
189	2,961.45	274-0300-022
190	2,961.45	274-0300-023
191	2,961.45	274-0300-024
192	2,961.45	274-0300-025
193	2,961.45	274-0300-026
194	2,961.45	274-0300-027
195	2,961.45	274-0300-028
196	2,961.45	274-0300-029
197	2,961.45	274-0300-030
198	2,961.45	274-0300-031
199	2,961.45	274-0300-032
200	2,961.45	274-0300-033
201	2,961.45	274-0300-034
202	2,961.45	274-0300-035
203	2,961.45	274-0300-036
204	2,961.45	274-0300-037
205	2,961.45	274-0300-038
206	2,961.45	274-0300-039
207	2,961.45	274-0300-040
208	2,961.45	274-0300-041
209	2,961.45	274-0300-042
210	2,961.45	274-0300-043

## ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
211	\$ 2,961.45	274-0300-044
212	2,961.45	274-0300-045
213	2,961.45	274-0300-046
214	2,961.45	274-0300-047
215	2,961.45	274-0300-048
216	2,961.45	274-0300-049
217	2,961.45	274-0300-050
218	2,961.45	274-0300-051
219	2,961.45	274-0310-001
220	2,961.45	274-0310-002
221	2,961.45	274-0310-003
222	2,961.45	274-0310-004
223	2,961.45	274-0310-005
224	2,961.45	274-0310-006
225	2,961.45	274-0310-007
226	2,961.45	274-0310-008
227	2,961.45	274-0310-009
228	2,961.45	274-0310-010
229	2,961.45	274-0310-011
230	2,961.45	274-0310-012
231	2,961.45	274-0310-013
232	2,961.45	274-0310-014
233	2,961.45	274-0310-015
234	2,961.45	274-0310-016
235	2,961.45	274-0310-017
236	2,961.45	274-0310-018
237	2,961.45	274-0310-019
238	2,961.45	274-0310-020
239	2,961.45	274-0310-021
240	2,961.45	274-0310-022
241	2,961.45	274-0310-023
242	2,961.45	274-0310-024
243	2,961.45	274-0310-025
244	2,961.45	274-0310-026
245	2,961.45	274-0310-027

ASSESSMENT ROLL

CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

Assessment Number	Assessment Amount	Parcel Description
246	\$ 2,961.45	274-0310-028
247	2,961.45	274-0310-029
248	2,961.45	274-0310-030
249	2,961.45	274-0310-031
250	2,961.45	274-0310-032
251	2,961.45	274-0310-033
252	2,961.45	274-0310-034
253	2,961.45	274-0310-035
254	2,961.45	274-0310-036
255	0.00	274-0270-003
256	0.00	274-0270-004
257	0.00	274-0270-005
258	0.00	274-0270-007
<b>TOTAL: \$ 13,937,506.44</b>		

## EXHIBIT D

### Willowcreek II Assessment District #96-01 Assessment District Methodology

The following describes the proposed method of spreading assessments for the Willowcreek II Assessment District #96-01.

#### BACKGROUND INFORMATION

Properties owned by a public agency or utility within the assessment district will have no cost allocated to their properties, even though these properties are included within the district boundaries. These include parcels owned by the City of Sacramento (AD Nos. 12, 46 & 47). These properties benefiting acreage will be considered as being zero for the allocation of costs.

The Natomas Unified School District (AD No. 13) is exempt from the levy of assessments, but will contribute its share of the project costs for parcel AD No. 13.

AD Nos. 21, 29, and 40 are slivers of land that are currently undevelopable and, therefore will also be considered as being zero for this allocation of costs.

AD No. 25 is a sliver of land that is currently undevelopable but will be able to develop when it is combined with the adjacent (same ownership) AD No. 24. For purposes of assessment, costs associated with AD Nos. 24 and 25 will be combined and placed on the developable AD No. 24.

AD No. 33 is a sliver of land that is currently undevelopable but will be able to develop when it is combined with the adjacent (same ownership) AD No. 34. For purposes of assessment, costs associated with AD Nos. 33 and 34 will be combined and placed on the developable AD No. 34.

The 0.9 acres associated with the pumping plant site have been deducted from AD No. 30.

AD Nos. 45, and 256 through 258 will not be assessed since the entire assessment related to these parcels have been assigned on an equal basis to AD Nos. 48 through 254 which overlay AD Nos. 45, and 256 through 258.

AD Nos. 41 and 43 have existing residences on them and will not have direct access to the assessment district improvements. As a result, development of these properties is unlikely in the near future. Therefore, these properties will not benefit from the assessment district improvements in the short term. These properties will be included within the boundaries of the assessment district, but allocated zero assessment. Since these properties will ultimately benefit from their fair share of all improvements, their entire share of the backbone infrastructure (including their A.D. 94-03 buyout) will be funded by the payment of their Willowcreek fee when a building permit is issued.

## CONSTRUCTION COSTS

1. Transportation improvements (earthwork and streets), water distribution, utility relocation and undergrounding:

Costs related to the construction of these improvements are assessed to each benefited parcel in proportion to the gross area of the parcel to the gross area of all benefiting properties.

Benefiting properties include all assessable properties that are currently not developed to their Community Plan designations.

2. Drainage system including pump station:

Costs related to the construction of these improvements are assessed to each benefited parcel in proportion to the gross area of the parcel to the gross area of all benefiting

3. Bond Issuance Costs, Bond Discount and Special Reserve Account:

Costs for bond issuance, bond discount and special reserve account are assessed to each parcel by applying an equal percentage to each parcel based on the ratio of these bond costs to the total of all other bond funded costs.

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
1 to 2 (APN: 225-0220-037)	Richard T. Peery & John Arrillaga 2560 Mission College Boulevard Santa Clara CA 95054
3 (APN: 225-0220-071)	Richard Peery 2560 Mission College Boulevard, #101 Santa Clara CA 95054
4 (APN: 225-0220-006)	Richard T. Peery & John Arrillaga 2560 Mission College Boulevard Santa Clara CA 95054
5 to 8 (APN: 225-0220-030)	Richard Peery 2560 Mission College Boulevard, #101 Santa Clara CA 95054
9 to 11 (APN: 274-0440-002)	Christ Unity Church 9249 Folsom Boulevard Sacramento CA 95826
12 (APN: 274-0440-004 & 007)	City of Sacramento 1023 "J" Street, Room 200 Sacramento CA 95814
13 (APN: 274-0440-005)	Natomas Union School District Unity Way Sacramento CA 95833
14 to 16 (APN: 225-0220-040)	Sanwa Bank California 601 S. Figueroa Street Los Angeles CA 90017
17 to 18 (APN: 225-0220-059)	Psychiatric Hospital Consultants 24502 Pacific Park Drive Laguna Hills CA 92653
19 (APN: 274-0030-035)	Manuel Barandas 4140 Garden Highway Sacramento CA 95834
20 (APN: 274-0030-036)	Mary Eufrazia 2501 Orchard Lane Sacramento CA 95833
21 (APN: 274-0030-059)	Associated Investors 6222 Eastmont Court Carmichael CA 95608

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
22 (APN: 274-0030-003)	Manuel Barandas 4140 Garden Highway Sacramento CA 95834
23 to 25 (APN: 274-0022-010)	Jack & Lucille Perry 1830 Garden Highway Sacramento CA 95833
26 to 27 (APN: 274-0020-053)	Psychiatric Hospital Consultants 24502 Pacific Park Drive Laguna Hills CA 92653
28 (APN: 274-0030-030)	Domingos Souza 2700 Orchard Lane Sacramento CA 95833
29 (APN: 274-0022-009)	Associated Investors 6222 Eastmont Court Carmichael CA 95608
30 to 31 (APN: 274-0022-006)	Northern Citation 597 Center Avenue, #150 Martinez CA 94553
32 (APN: 274-0021-013)	Joaquin Perry & Margo R. True-Perry 2151 El Centro Road Sacramento CA 95833
33 to 34 (APN: 274-0021-011)	Perry Joaquin 2151 El Centro Road Sacramento CA 95833
35 to 37 (APN: 274-0030-044)	Nelson Family Trust 8 Cherry Hills Lane Newport Beach CA 92660
38 (APN: 274-0220-050)	John & Kerry Giannoni, Jr. 1420 S. Mills Avenue Lodi CA 95242
39 (APN: 274-0220-051)	Donald D. & Alice E. Parr 2050 Garden Highway Sacramento CA 95833
40 (APN: 274-0220-049)	Associated Investors 6222 Eastmont Court Carmichael CA 95608

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
41 (APN: 274-0220-017)	Sandi Sue Isaac-Young & G. E. Young 2072 Garden Highway Sacramento CA 95833
42 (APN: 274-0220-052)	Emory C. & Fern L. Morgan 6222 Eastmont Court Carmichael CA 95608
43 (APN: 274-0220-047)	Ronald P. & Gay T. Costa 2126 Garden Highway Sacramento CA 95833
44 (APN: 274-0440-006)	Christ Unity Church 9249 Folsom Boulevard Sacramento CA 95826
45 (APN: 274-0270-001)	Swallows Nest Homeowners Association c/o Sherman Bryant 2351 Wailea Place, #9 Sacramento CA 98533
46 to 47 (APN: 274-0270-009)	City of Sacramento 1023 "J" Street, Room 200 Sacramento CA 95814
48 (APN: 274-0280-001)	Naomi Mahony 2361 Wailea Place Sacramento CA 95833
49 (APN: 274-0280-002)	Julie Imura 2359 Wailea Place Sacramento CA 95833
50 (APN: 274-0280-003)	A. Ash Wesley 2430 Garden Highway Sacramento CA 95833
51 (APN: 274-0280-004)	Betty Jean Ford 2355 Wailea Place Sacramento CA 95833
52 (APN: 274-0280-005)	Madison Family 2353 Wailea Place Sacramento CA 95833
53 (APN: 274-0280-006)	Gail Lois Armstrong 2351 Wailea Place Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
54 (APN: 274-0280-007)	Stephen Wright & Shelley Pisani 2305 Wailea Place Sacramento CA 95833
55 (APN: 274-0280-008)	P. Rowinski Ellsworth, Sr. 7285 Martwood Way San Jose CA 95120
56 (APN: 274-0280-009)	Raymond & Daphne Foster M. Raymond 2301 Wailea Place Sacramento CA 95833
57 (APN: 274-0280-010)	William & Virginia Schreck 2300 Wailea Place Sacramento CA 95833
58 (APN: 274-0280-011)	Daniel & Graciela Timney, Sr. 2302 Wailea Place Sacramento CA 95833
59 (APN: 274-0280-012)	David & Maurice Werdegar Matthew 2304 Wailea Place Sacramento CA 95833
60 (APN: 274-0280-013)	Betty Sweeney 2308 Wailea Place Sacramento CA 95833
61 (APN: 274-0280-014)	John & Marjorie Lee 2310 Wailea Place Sacramento CA 95833
62 (APN: 274-0280-015)	Hussey Family P.O. Box 116 Oregon House CA 95962
63 (APN: 274-0280-016)	Jane Bacon 2314 Wailea Place Sacramento CA 95833
64 (APN: 274-0280-017)	Robert & Dale Reinhard 2956 Red Hawk Way Sacramento CA 95833
65 (APN: 274-0280-018)	Paul Resnik 4920 Kipling Drive Carmichael CA 95608

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
66 (APN: 274-0280-019)	Ronald R. Tadlock 2322 Wailea Place Sacramento CA 95833
67 (APN: 274-0280-020)	Jerry & June Jefcoat 2324 Wailea Place Sacramento CA 95833
68 (APN: 274-0280-021)	Allen Family 2326 Wailea Place Sacramento CA 95833
69 (APN: 274-0280-022)	Carmen Guillermo 2328 Wailea Place Sacramento CA 95833
70 (APN: 274-0280-023)	Jacob Kimmel 2333 Arden Way Sacramento CA 95825
71 (APN: 274-0280-024)	Ruth Hagen Kurt 236 Margarita Drive San Rafael CA 94901
72 (APN: 274-0280-025)	Kenneth & Marie Potter 6916 Daisy Lane Citrus Heights CA 95621
73 (APN: 274-0280-026)	Catalina Rodriguez & Carmen Guiller 2342 Wailea Place Sacramento CA 95833
74 (APN: 274-0280-027)	Cornelius & Virginia Connors 2344 Wailea Place Sacramento CA 95833
75 (APN: 274-0280-028)	Trowbridge Hendrick & M. Tharp Mari 2346 Wailea Place Sacramento CA 95833
76 (APN: 274-0280-029)	Gerald & Charlotte Davis 2348 Wailea Place Sacramento CA 95833
77 (APN: 274-0280-030)	Doris Allen 2350 Wailea Place Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
78 (APN: 274-0280-031)	Elaine Burns 2362 Wailea Place Sacramento CA 95833
79 (APN: 274-0280-032)	Alvin Ricci, Jr. 1800 - 1st Avenue Sacramento CA 95818
80 (APN: 274-0280-033)	William & Eunice Picard P.O. Box 214975 Sacramento CA 95821
81 (APN: 274-0280-034)	Quentin Kopp 2336 Pro Am Court Sacramento CA 95833
82 (APN: 274-0280-035)	Keith & Diane Hoyt 2338 Pro Am Court Sacramento CA 95833
83 (APN: 274-0280-036)	Kathryn Boyer 2340 Pro Am Court Sacramento CA 95833
84 (APN: 274-0280-037)	Sylvia Spencer 9 Skysail Court Sacramento CA 95831
85 (APN: 274-0280-038)	Patricia Chase 2339 Pro Am Court Sacramento CA 95833
86 (APN: 274-0280-039)	Daniel & Kathleen Bruns Smith 2337 Pro Am Court Sacramento CA 95833
87 (APN: 274-0280-040)	Ivanp Klimko 3098 Swallows Nest Drive Sacramento CA 95833
88 (APN: 274-0280-041)	Barbara Bononi & R. Dunham Gordon 2333 Pro Am Court Sacramento CA 95833
89 (APN: 274-0280-042)	Bertille Kerndt 2331 Pro Am Court Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
90 (APN: 274-0280-043)	Michael & Betsy Ann Virga 1516 - 32nd Street Sacramento CA 95816
91 (APN: 274-0280-044)	Holly Heiser 3026 Swallows Nest Drive Sacramento CA 95833
92 (APN: 274-0280-045)	Jack & Mike Nolan P.O. Box 340067 Sacramento CA 95834
93 (APN: 274-0280-046)	Christopher & Pamela Jambor 2721 Klamath Drive Rocklin CA 95765
94 (APN: 274-0280-047)	Patricia Tequida 3016 Swallows Nest Drive Sacramento CA 95833
95 (APN: 274-0280-048)	Gail Schulze P.O. Box 309 Cool CA 95614
96 (APN: 274-0280-049)	Mary Gomes 3020 Swallows Nest Drive Sacramento CA 95833
97 (APN: 274-0280-050)	John William Virga 6 Moonlit Circle Sacramento CA 95831
98 (APN: 274-0290-001)	Judith Ann Richman 3051 Swallows Nest Drive Sacramento CA 95833
99 (APN: 274-0290-002)	Donald Bernard 5482 Malibu Drive Columbus OH 43213
100 (APN: 274-0290-003)	Brad Kay 3055 Swallows Nest Drive Sacramento CA 95833
101 (APN: 274-0290-004)	Alice B. Sykes 4694 Calle Reina Santa Barbara CA 93110

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
102 (APN: 274-0290-005)	David & Mary Ellen Thoene 267 Firestone Drive Roseville CA 95678
103 (APN: 274-0290-006)	Laraine Patching 2769 - 12th Street Sacramento CA 95818
104 (APN: 274-0290-007)	Ginna Lurton 3063 Swallows Nest Drive Sacramento CA 95833
105 (APN: 274-0290-008)	Marjorie H. Keleher Family 3065 Swallows Nest Drive Sacramento CA 95833
106 (APN: 274-0290-009)	Donis & Kim Pacini 3067 Swallows Nest Drive Sacramento CA 95833
107 (APN: 274-0290-010)	Alfred Marden & Ann Strickson-Marden 3069 Swallows Nest Drive Sacramento CA 95833
108 (APN: 274-0290-011)	Edward & Annette Berger 3071 Swallows Nest Drive Sacramento CA 95833
109 (APN: 274-0290-012)	Melodie Rufer & Melodie Rufer 4171 Garden Highway Sacramento CA 95834
110 (APN: 274-0290-013)	Frank Parisi 6117 Laird Road Loomis CA 95650
111 (APN: 274-0290-014)	Alfred Eugene Critcher 3077 Swallows Nest Drive Sacramento CA 95833
112 (APN: 274-0290-015)	Henry & Valerie Grausz 2200 Larkspur Landing Circle Larkspur CA 94939
113 (APN: 274-0290-016)	Mildred Heinz & Heinz Harcourt Perri 778 Cold Springs Road Santa Barbara CA 93108

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
114 (APN: 274-0290-017)	Theodore H. Strutz Family 3083 Swallows Nest Drive Sacramento CA 95833
115 (APN: 274-0290-018)	Allan & Norma Lammers, Jr. H.S. Allan 6350 Riverside Boulevard, #105 Sacramento CA 95831
116 (APN: 274-0290-019)	Cheryl Huffman 3101 Swallows Nest Drive Sacramento CA 95833
117 (APN: 274-0290-020)	Eileen Parker 3103 Swallows Nest Drive Sacramento CA 95833
118 (APN: 274-0290-021)	Peggy McFarland 3105 Swallows Nest Drive Sacramento CA 95833
119 (APN: 274-0290-022)	Elaine Kontominas Alquist 1824 Catherine Street Santa Clara CA 95050
120 (APN: 274-0290-023)	Victor & Pearl S. Selinsky 3109 Swallows Nest Drive Sacramento CA 95833
121 (APN: 274-0290-024)	Carol Tolan 3111 Swallows Nest Drive Sacramento CA 95833
122 (APN: 274-0290-025)	Albert & Betty Brandle 3127 Swallows Nest Drive Sacramento CA 95833
123 (APN: 274-0290-026)	Chester & Lillian Wright 3129 Swallows Nest Drive Sacramento CA 95833
124 (APN: 274-0290-027)	Roger Andriola 3131 Swallows Nest Drive Sacramento CA 95833
125 (APN: 274-0290-028)	Robert & Dale Reinhard 2956 Red Hawk Way Sacramento CA 95833

**EXHIBIT H**

**PROPOSED MAXIMUM ANNUAL ASSESSMENT PER PARCEL FOR  
CURRENT COSTS AND EXPENSES**

**WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01**

In the event that the amount provided for in these proceedings is insufficient to pay various costs and expenses incurred from time to time by the City and not otherwise reimbursed which result from the administration and collection of assessment installments or from the administration or registration of the associated 1915 Act bonds and the various funds and accounts pertaining thereto, this Council intends, pursuant to Section 8682.1 and subparagraph (f) of Section 10204 of the California Streets and Highways Code, to impose an annual assessment upon each of the several parcels of land in this assessment district to provide therefor. The maximum amount of such annual assessment to be levied upon each such parcel of land shall be the pro rata share of \$14,000 with annual increases, if necessary, in an amount equal to the increase in the United States Department of Labor Consumer Price Index.

(APN: 274-0290-040)

3541 E. Curtis Drive  
Sacramento CA 95818

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
138 (APN: 274-0290-041)	Roger & Katherine Larwood Wendelke 554 Connemara Way Sunnyvale CA 94087
139 (APN: 274-0290-042)	Tom Hunley & Cathryn A. Cardona 1144 Theo Way Sacramento CA 95822
140 (APN: 274-0290-043)	Cheryl Brace 111 Hidden Lake Circle Sacramento CA 95831
141 (APN: 274-0290-044)	Timothy Schreck 3044 Swallows Nest Drive Sacramento CA 95833
142 (APN: 274-0290-045)	Terry Bird 1842 Castro Way Sacramento CA 95818
143 (APN: 274-0290-046)	Eric & Judith Tarallo 217 Soledad Way Monterey CA 93940
144 (APN: 274-0290-047)	Mark & Naomi Solomon 228 Brighton Lane Redwood City CA 94061
145 (APN: 274-0290-048)	William Misura, Jr. 11324 Sutters Mill Circle Gold River CA 95670
146 (APN: 274-0290-049)	Rebecca Bishop 3072 Swallows Nest Drive Sacramento CA 95833
147 (APN: 274-0290-050)	Denis Donovan 1232 - 43rd Street Sacramento CA 95819
148 (APN: 274-0290-051)	Bartley Cavanaugh, Jr. 3084 Swallows Nest Drive Sacramento CA 95833
149 (APN: 274-0290-052)	Joseph & Gretchen Shilts 1948 London Lane Fairfield CA 94533

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
150 (APN: 274-0290-053)	Thomas & Kandeé Mamula 3080 Swallows Nest Drive Sacramento CA 95833
151 (APN: 274-0290-054)	Elwin & Vera Jean Christophel P.O. Box 6374 Auburn CA 95604
152 (APN: 274-0290-055)	Vincent & Charmaine Doyle 3086 Swallows Nest Drive Sacramento CA 95833
153 (APN: 274-0290-056)	John & Shirley Vohs Lynn Jamie 300 Anza Avenue Davis CA 95616
154 (APN: 274-0290-057)	Carol T. Reba Family Trust 3090 Swallows Nest Drive Sacramento CA 95833
155 (APN: 274-0290-058)	Misura Family 5215 Moss Lane Loomis CA 95650
156 (APN: 274-0290-059)	George Green 3094 Swallows Nest Drive Sacramento CA 95833
157 (APN: 274-0290-060)	Joseph & Leesa Speer-Barish 4100 Folsom Boulevard, #8C Sacramento CA 95819
158 (APN: 274-0290-061)	Ivan Klimko 2216 Riviera Drive Lawrence KS 66047
159 (APN: 274-0290-062)	Peggy McFarland 3105 Swallows Nest Drive Sacramento CA 95833
160 (APN: 274-0290-063)	Elizabeth Sarry 3118 Swallows Nest Drive Sacramento CA 95833
161 (APN: 274-0290-064)	John & Katharine Williams 8 Wentworth Lane Novato CA 94949

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
162 (APN: 274-0290-065)	Peggy McFarland 2245 Orchard Lane Sacramento CA 95833
163 (APN: 274-0290-066)	Ann Boler 3112 Swallows Nest Drive Sacramento CA 95833
164 (APN: 274-0290-067)	Mohammad & Sarvar Assar 4575 Piper Street Fremont CA 94538
165 (APN: 274-0290-068)	Linzie Kramer 3124 Swallows Nest Drive Sacramento CA 95833
166 (APN: 274-0290-069)	Kenneth & Lillian Marshall 3122 Swallows Nest Drive Sacramento CA 95833
167 (APN: 274-0290-070)	Lennie Buindo 3120 Swallows Nest Drive Sacramento CA 95833
168 (APN: 274-0300-001)	Ronald & Enid Dekkert 7011 Valley Greens Circle Carmel CA 93923
169 (APN: 274-0300-002)	Charles & Gloria Nick 4501 Don Valdes Drive Los Angeles CA 90008
170 (APN: 274-0300-003)	Ronald Kelley 2257 Indian Wells Court Sacramento CA 95833
171 (APN: 274-0300-004)	Train Family 2255 Indian Wells Court Sacramento CA 95833
172 (APN: 274-0300-005)	J. William & Whitney Revocable Elinor 2253 Indian Wells Court Sacramento CA 95833
173 (APN: 274-0300-006)	Robert Lee Krein 2251 Indian Wells Court Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
174 (APN: 274-0300-007)	William Marshall 2241 Indian Wells Court Sacramento CA 95833
175 (APN: 274-0300-008)	Rick Webb 2320 Mossy Bank Drive, #5 Sacramento CA 95833
176 (APN: 274-0300-009)	Nancy Galamb 2237 Indian Wells Court Sacramento CA 95833
177 (APN: 274-0300-010)	Robert Anderson 2235 Indian Wells Court Sacramento CA 95833
178 (APN: 274-0300-011)	John & Linda Schotsal P.O. Box 22510 Sacramento CA 95822
179 (APN: 274-0300-012)	Steven Gregge Vernon 2231 Indian Wells Court Sacramento CA 95833
180 (APN: 274-0300-013)	Diana & Danny Brace, Jr. 2230 Indian Wells Court Sacramento CA 95833
181 (APN: 274-0300-014)	Diana Peters 2230 Indian Wells Court Sacramento CA 95833
182 (APN: 274-0300-015)	Daniel Gallery 926 "J" Street, #505 Sacramento CA 95814
183 (APN: 274-0300-016)	Janice Shobar 1064 Wilhaggin Park Lane Sacramento CA 95864
184 (APN: 274-0300-017)	Alfred Song 2242 Indian Wells Court Sacramento CA 95833
185 (APN: 274-0300-018)	Jackson & Marilyn Mosher 2244 Indian Wells Court Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
186 (APN: 274-0300-019)	Jean O'Neill 2246 Indian Wells Court Sacramento CA 95833
187 (APN: 274-0300-020)	Lawrence Clayton, Jr. 905 Fairview Drive Woodland CA 95695
188 (APN: 274-0300-021)	Seth Leslie Aicklen 2250 Indian Wells Court Sacramento CA 95833
189 (APN: 274-0300-022)	Bruce & Cindy Alci 3173 Swallows Nest Drive Sacramento CA 95833
190 (APN: 274-0300-023)	Henry Lawler 3175 Swallows Nest Drive Sacramento CA 95833
191 (APN: 274-0300-024)	Geraldine A. Williams 3177 Swallows Nest Drive Sacramento CA 95833
192 (APN: 274-0300-025)	Malcom Mau & Anne Wolfe 3198 Swallows Nest Drive Sacramento CA 95833
193 (APN: 274-0300-026)	Charles & Burma McGahan 3181 Swallows Nest Drive Sacramento CA 95833
194 (APN: 274-0300-027)	Jane White 3183 Swallows Nest Drive Sacramento CA 95833
195 (APN: 274-0300-028)	Robert Lombard Rice 3156 Swallows Nest Drive Sacramento CA 95833
196 (APN: 274-0300-029)	Harry & Nan Karuzich 3158 Swallows Nest Drive Sacramento CA 95833
197 (APN: 274-0300-030)	Mary Jo Rossi P.O. Box 162262 Sacramento CA 95816

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
198 (APN: 274-0300-031)	Michael & Susan McDonough 3162 Swallows Nest Drive Sacramento CA 95833
199 (APN: 274-0300-032)	Charles Bishop 3170 Swallows Nest Drive Sacramento CA 95833
200 (APN: 274-0300-033)	Gary Strachn 1655 Clark Avenue, #225 Long Beach CA 90815
201 (APN: 274-0300-034)	Gene & Jacqueline Granger 3166 Swallows Nest Drive Sacramento CA 95833
202 (APN: 274-0300-035)	R. Douglas Oliver 3164 Swallows Nest Drive Sacramento CA 95833
203 (APN: 274-0300-036)	Helen Emilia Jankowski 3184 Swallows Nest Drive Sacramento CA 95833
204 (APN: 274-0300-037)	Rickie & Camille Derrick 3186 Swallows Nest Drive Sacramento CA 95833
205 (APN: 274-0300-038)	Rochelle Stanley 19881 Brookhurst Street, #D-221 Huntington Beach CA 92646-4259
206 (APN: 274-0300-039)	Paul Clark 3190 Swallows Nest Drive Sacramento CA 95833
207 (APN: 274-0300-040)	Reyes Consuelo DeLos 918 - 26th Street Santa Monica CA 90403
208 (APN: 274-0300-041)	Walter Attrill 6251 Fremont Drive Magalia CA 95954
209 (APN: 274-0300-042)	Robert Francis Breedlove 3196 Swallows Nest Drive Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
210 (APN: 274-0300-043)	Anne Wolfe 3198 Swallows Nest Drive Sacramento CA 95833
211 (APN: 274-0300-044)	Wallace Moore & M. LeAnn 6855 White Lane Loomis CA 95650-8907
212 (APN: 274-0300-045)	Janet Smelser 2060 Promontory Point Lane Gold River CA 95670
213 (APN: 274-0300-046)	Margaret McGurk 724 Woodside Lane, E. #4 Sacramento CA 95825
214 (APN: 274-0300-047)	Arthur Jackson Brown 2875 Idlewild Drive, #10 Reno NV 89509
215 (APN: 274-0300-048)	Roger Andriola 3131 Swallows Nest Drive Sacramento CA 95833
216 (APN: 274-0300-049)	Edward Lee Kunkle 3152 Swallows Nest Drive Sacramento CA 95833
217 (APN: 274-0300-050)	Shelley Mendoza 3150 Swallows Nest Drive Sacramento CA 95833
218 (APN: 274-0300-051)	Hans & Cheryl Lange 3148 Swallows Nest Drive Sacramento CA 95833
219 (APN: 274-0310-001)	Marchelle McGriff 3211 Swallows Nest Drive Sacramento CA 95833
220 (APN: 274-0310-002)	Robert & Elizabeth Beverly 3209 Swallows Nest Drive Sacramento CA 95833
221 (APN: 274-0310-003)	Anthony Giardina 3207 Swallows Nest Drive Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
222 (APN: 274-0310-004)	Gordon Family Trust 3205 Swallows Nest Drive Sacramento CA 95833
223 (APN: 274-0310-005)	William Thompson & Jo Ann McGill 3203 Swallows Nest Drive Sacramento CA 95833
224 (APN: 274-0310-006)	Richard & Linda Langtry 3201 Swallows Nest Drive Sacramento CA 95833
225 (APN: 274-0310-007)	Marc Alei 2954 Pasatiempo Place Sacramento CA 95833
226 (APN: 274-0310-008)	Fred & Vera Roff 2952 Pasatiempo Place Sacramento CA 95833
227 (APN: 274-0310-009)	Patricia F. McCarley 2950 Pasatiempo Place Sacramento CA 95833
228 (APN: 274-0310-010)	Paula Casella Treat 2948 Pasatiempo Place Sacramento CA 95833
229 (APN: 274-0310-011)	Sharon Ann Durst 2946 Pasatiempo Place Sacramento CA 95833
230 (APN: 274-0310-012)	John & Carole Anstead 1925 Holdens Arbor Circle Westlake OH 44145
231 (APN: 274-0310-013)	Judith Phillips 2940 Pasatiempo Place Sacramento CA 95833
232 (APN: 274-0310-014)	Roland & Oleta Barton Barton 2938 Pasatiempo Place Sacramento CA 95833
233 (APN: 274-0310-015)	Harry Steimer 2936 Pasatiempo Place Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

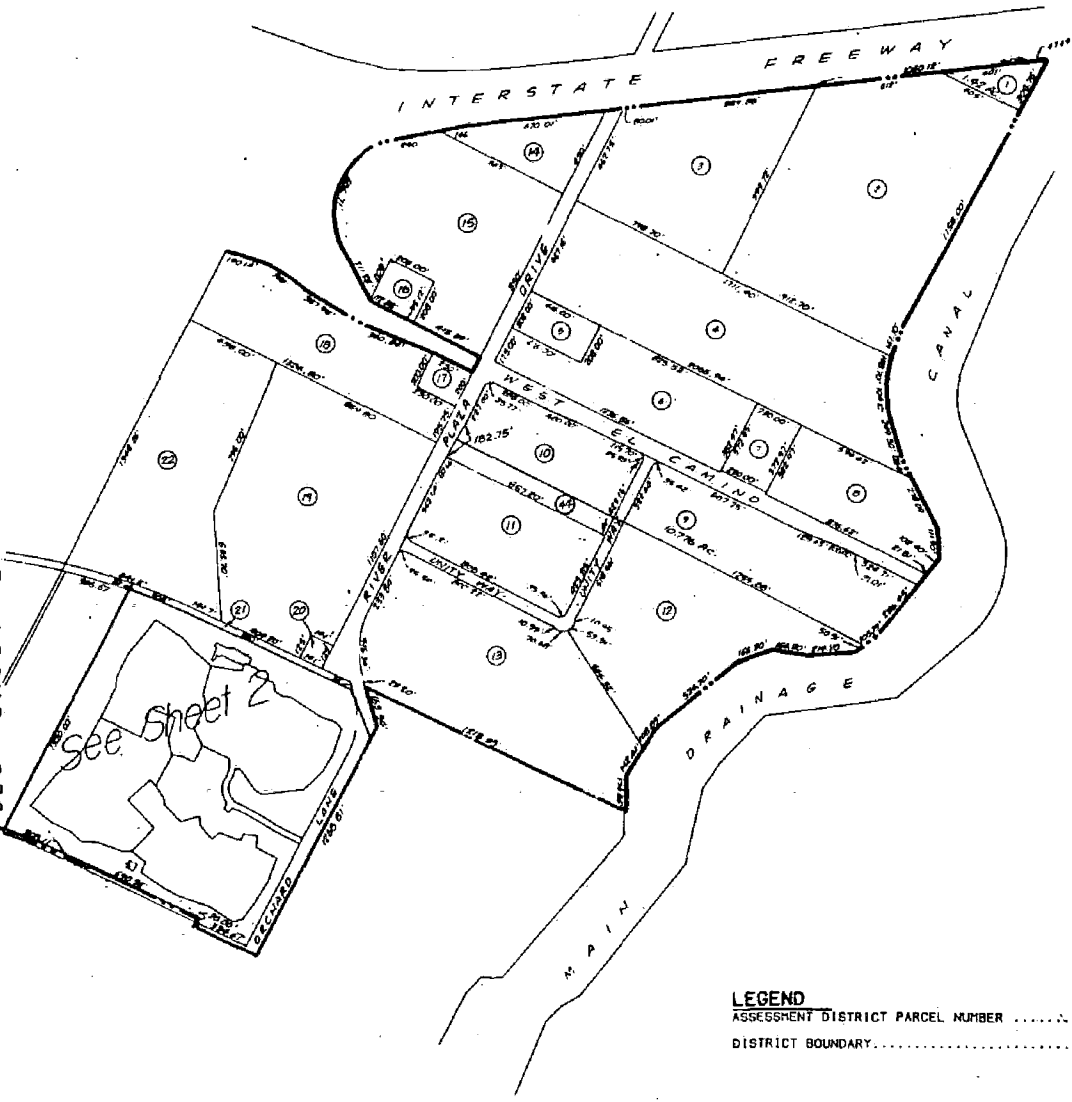
ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
234 (APN: 274-0310-016)	Donald & Esther Odgers 2934 Pasatiempo Place Sacramento CA 95833
235 (APN: 274-0310-017)	Carlos Aparicio 506 Phelan Avenue San Jose CA 95112
236 (APN: 274-0310-018)	George Fields III 2930 Pasatiempo Place Sacramento CA 95833
237 (APN: 274-0310-019)	Marilee Monagan 2912 Pasatiempo Place Sacramento CA 95833
238 (APN: 274-0310-020)	Elsie Cooper 2914 Pasatiempo Place Sacramento CA 95833
239 (APN: 274-0310-021)	Richard & Ellen Fields 2916 Pasatiempo Place Sacramento CA 95833
240 (APN: 274-0310-022)	Kim & Donis Pacini 3330 Folsom Boulevard Sacramento CA 95816
241 (APN: 274-0310-023)	Esther Kendrick Wickett 199 2920 Pasatiempo Place Sacramento CA 95833
242 (APN: 274-0310-024)	Gail Burnett 2922 Pasatiempo Place Sacramento CA 95833
243 (APN: 274-0310-025)	Louis & Olga Panos 2900 Pasatiempo Place Sacramento CA 95833
244 (APN: 274-0310-026)	Vivado Family Limited Partnership 2902 Pasatiempo Place Sacramento CA 95833
245 (APN: 274-0310-027)	James & Jacquelyn Todd 2904 Pasatiempo Place Sacramento CA 95833

PROPERTY OWNERS' LIST  
CITY OF SACRAMENTO  
Willowcreek II Assessment District No. 96-01

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
246 (APN: 274-0310-028)	David & Kay Elliott 2906 Pasatiempo Place Sacramento CA 95833
247 (APN: 274-0310-029)	Michael & Alene Casaucau 2361 Wailea Place Sacramento CA 95833
248 (APN: 274-0310-030)	Ranjit Dhaliwal 800 Arbuckle Road Erie PA 16509
249 (APN: 274-0310-031)	Leslie William & Deborah Eales, Jr. 2901 Pasatiempo Place Sacramento CA 95833
250 (APN: 274-0310-032)	Oxendine Family Trust 2903 Pasatiempo Place Sacramento CA 95833
251 (APN: 274-0310-033)	Walter Attrill 6251 Fremont Drive Magalia CA 95954
252 (APN: 274-0310-034)	Peace Officers Research Association 1911 "F" Street Sacramento CA 95814
253 (APN: 274-0310-035)	James & June Annis 2909 Pasatiempo Place Sacramento CA 95833
254 (APN: 274-0310-036)	Edward Kunkle 156 Lombard Street, #29 San Francisco CA 94111
255 to 258 (APN: 274-0270-003)	Swallows Nest Homeowners Association c/o Sherman Bryant 2351 Wailea Place, #9 Sacramento CA 95833

\*\*\* END OF LIST \*\*\*

SEE SHEET 2 OF 4 SHEETS



**LEGEND**  
 ASSESSMENT DISTRICT PARCEL NUMBER ..... ○ OR ○  
 DISTRICT BOUNDARY ..... ————

**ASSESSMENT DIAGRAM  
 WILLOWCREEK II  
 ASSESSMENT DISTRICT NO. 96-01  
 CITY OF SACRAMENTO STATE OF CALIFORNIA  
 SCALE: 1"=400' AUGUST, 1996  
 THE SPINK CORPORATION  
 Sheet 1 of 4 Sheets**

**CLERK'S MAP FILING STATEMENT**

Filed in the office of the City Clerk of the City of Sacramento, County of Sacramento, State of California, this \_\_\_ day of \_\_\_\_\_, 1996.

VALERIE BURROWES, CITY CLERK  
 City of Sacramento

**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 \_\_\_\_\_, 1996.

Superintendent of Streets  
 City of Sacramento

**CLERK'S MAP CERTIFICATE**

An assessment was levied by the City Council of the City of Sacramento, County of Sacramento, State of California, on the lots, pieces and parcels of land shown on this Assessment Diagram. Said assessment was levied on the \_\_\_ day of \_\_\_\_\_, 1996. said Assessment Diagram and the Assessment Roll were recorded in the office of the Superintendent of Streets of the City of Sacramento on the \_\_\_ day of \_\_\_\_\_, 1996. Reference is made to the Assessment Roll recorded in the office of the Superintendent of Streets for the exact amount of each assessment levied against each parcel of land shown on this Assessment Diagram.

VALERIE BURROWES, CITY CLERK  
 City of Sacramento

**COUNTY RECORDER'S FILING STATEMENT**

Filed this \_\_\_ day of \_\_\_\_\_, 1996 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, California

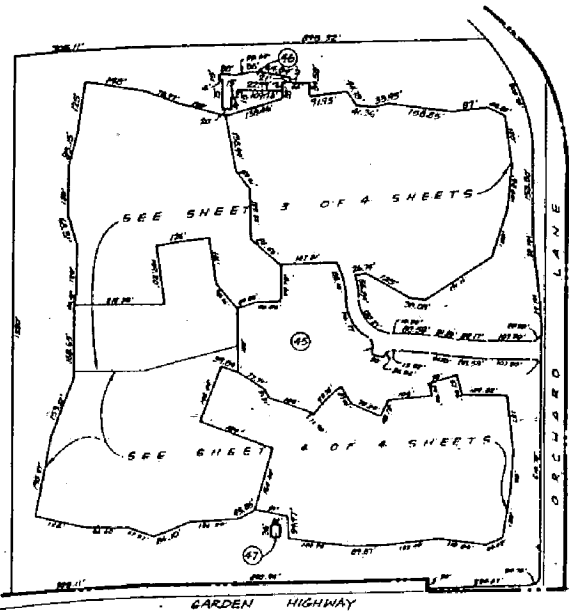
By \_\_\_\_\_

EXHIBIT F

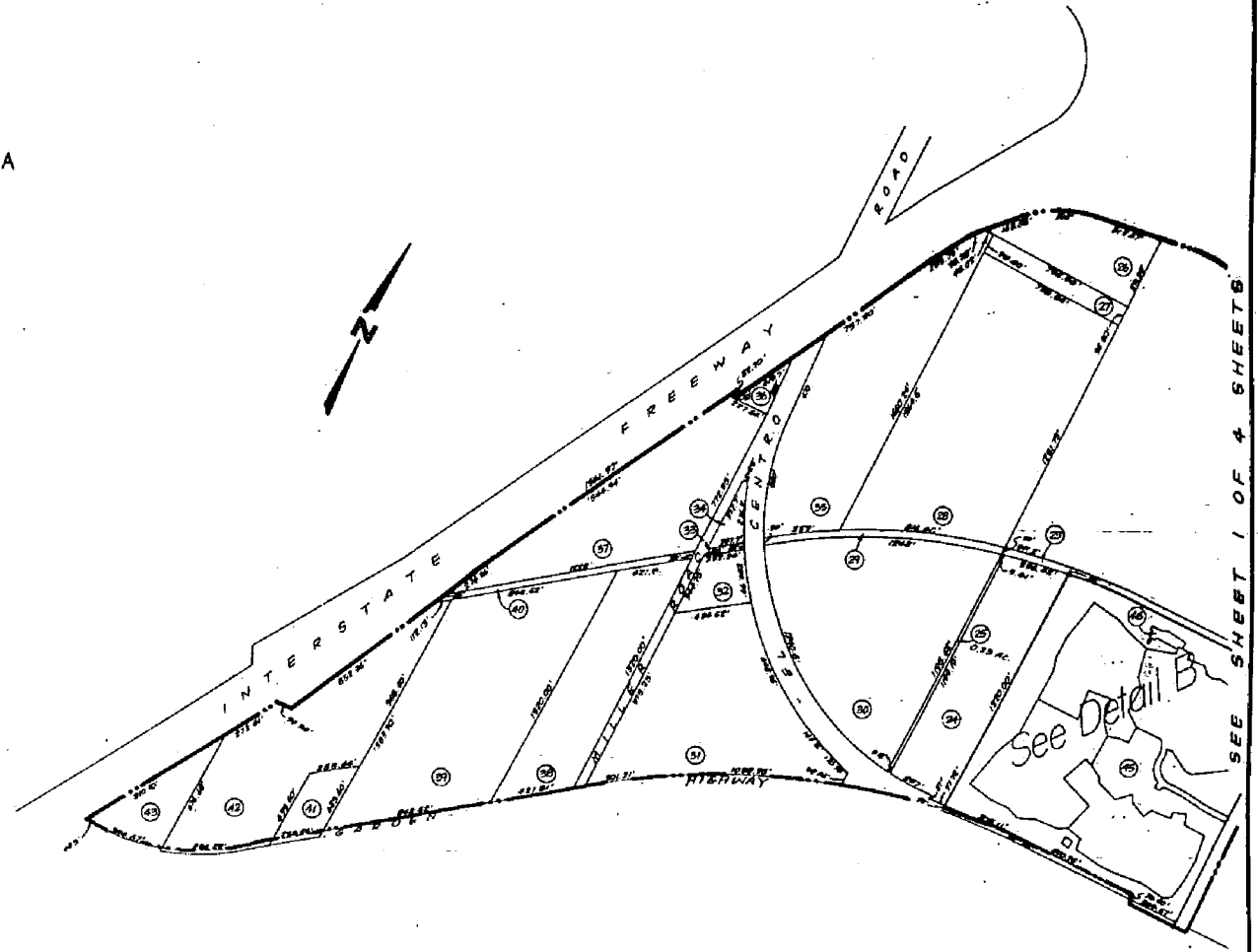
ASSESSMENT DIAGRAM  
WILLOWCREEK II

ASSESSMENT DISTRICT NO. 96-01

CITY OF SACRAMENTO STATE OF CALIFORNIA  
SCALE: 1"=400' AUGUST, 1996  
THE SPINK CORPORATION  
Sheet 2 of 4 Sheets



DETAIL B  
SCALE: 1" = 200'

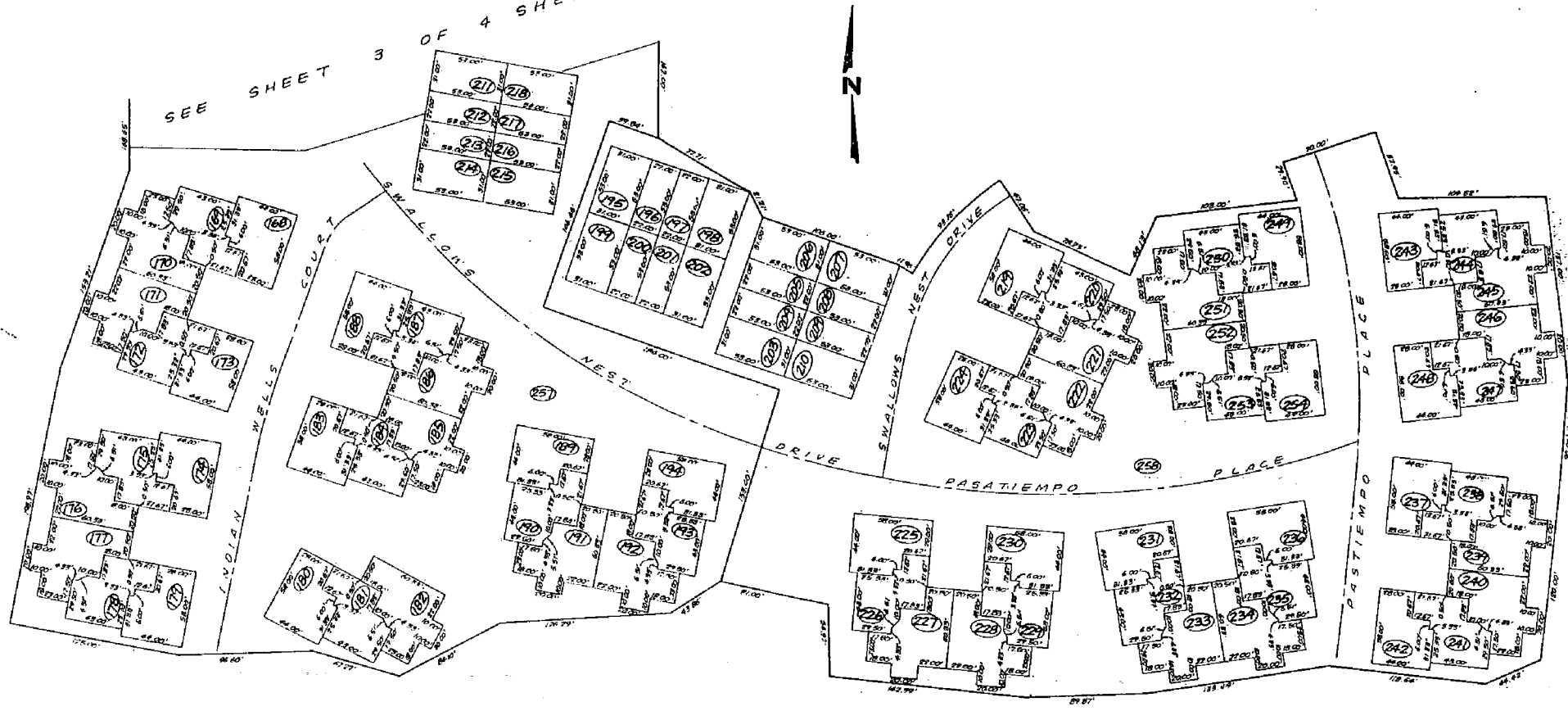




ASSESSMENT DIAGRAM  
WILLOWCREEK II  
ASSESSMENT DISTRICT NO. 96-01

CITY OF SACRAMENTO STATE OF CALIFORNIA  
SCALE: 1"=50' AUGUST, 1996  
THE SPINK CORPORATION  
Sheet 4 of 4 Sheets

SEE SHEET 3 OF 4 SHEETS



## EXHIBIT G

All that portion of Lot 35, as said lot is shown on "Natomas Riverside Subdivision No. 2" the official plat of which is filed in the Office of the Recorder of Sacramento County in Book 15 of Maps, Map No. 41, described as follows:

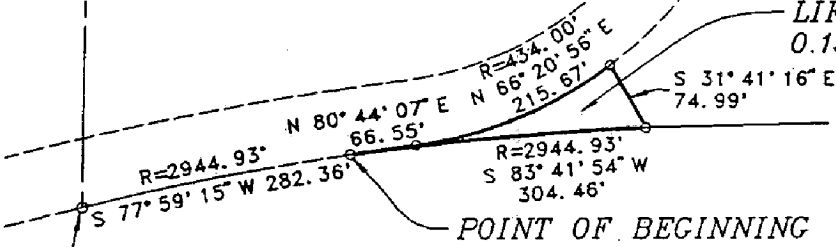
Beginning at a point located on the Southerly boundary of said Lot 35, from which the Southwest corner thereof bears along said Southerly boundary curving to the left on an arc of 2944.93 feet radius, said arc being subtended by a chord bearing South 77°59'15" West 282.36 feet; thence from said point of beginning North 80°44'07" East 66.55 feet; thence curving to the left on an arc of 434.00 feet radius, said arc being subtended by a chord bearing North 66°20'56" East 215.67 feet; thence South 31°41'16" East 74.99 feet; thence curving to the left on an arc of 2944.93 feet radius, from a radial bearing of North 03°20'19" West, said arc being subtended by a chord bearing South 83°41'54" West 304.46 feet to the point of beginning; containing 0.132 acre, more or less.

BARANDAS ETAL  
 PORTION OF LOT 35  
 NATOMAS RIVERSIDE NO. 2  
 15 B.M. 41

ORCHARD  
 LANE

PROPOSED  
 ROAD "B"

PROPOSED SEWER  
 LIFT STATION  
 0.132 ACRE



SOUTHWEST CORNER  
 LOT 35, 15 B.M. 41

UNPUBLISHED WORK  
 ©, 1996  
 THE SPINK CORPORATION 781718/2771

<b>TITLE:</b> PROPOSED SEWER LIFT STATION SITE - PROTION LOT 35, 15 B.M. 41  <b>CLIENT:</b> CITY OF SACRAMENTO	<b>DATE:</b> 7/96	<b>JOB NO.:</b> 7817-018	<b>REVISION</b>
	<b>DRAWN BY:</b> J.K.	<b>CHECKED BY:</b> C.W.	
<b>The Spink Corporation</b> 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833 PHONE: (916)925-5550 FAX: (916)921-9274			<b>SCALE:</b> 1"=200' <b>CODE:</b> K-17 <b>DR. NO.:</b> H-7805

## EXHIBIT G

All that portion of Lot 6, as said Lot is shown on "Natomas Riverside Subdivision No. 1", the official plat of which is filed in the office of the Recorder of Sacramento County in Book 15 of Maps, Map No. 26, described as follows:

Beginning at a point lying on the Northerly right of way line of Reclamation District No. 1000, as shown on said official plat, said point being the most Southerly corner of Parcel 2, as said parcel is conveyed to Citation Homes in that certain Grant Deed recorded in the office of said Recorder in Book 860819 of Official Records, at Page 1450; thence from said point of beginning along said Northerly right of way line curving to the left on an arc of 2914.93 feet radius, said arc being subtended by a chord bearing South 73° 20' 00" West 164.35 feet; thence North 18° 16' 55" West 15.00 feet; thence North 71° 45' 30" East 4.11 feet; thence curving to the left on an arc of 40.00 feet radius, from a radial bearing of South 50° 11' 43" East, said arc being subtended by a chord bearing North 22° 22' 20" West 70.75 feet; thence North 00° 16' 35" West 136.24 feet; thence North 36° 12' 38" East 49.26 feet; thence curving to the left on an arc of 40.00 feet radius, from a radial bearing of South 12° 17' 45" West, said arc being subtended by a chord bearing North 75° 25' 27" East 36.16 feet; thence South 55° 16' 35" East 147.31 feet to the Easterly boundary of said Parcel 2; thence along said Easterly boundary South 00° 16' 35" East 135.00 feet to the point of beginning, containing 0.846 Acre more or less.



*Craig H. Wecker*

SCALE: 1" = 200'

CITATION NORTHERN  
PORTION LOTS 6, 7, 8 & 9  
NATOMAS RIVERSIDE NO. 1  
15 B.M. 26

PROPOSED STORM SUMP 160  
A PORTION OF LOT 6,  
15 B.M. 26 - 0.846 AC.

NORTH LINE RECLAMATION  
DISTRICT NO. 1000 PER  
15 B.M. 26

HIGHWAY  
GARDEN

R=40.00'  
N 75°25'27"E  
36.16'  
N 36°12'38"E  
49.26'

N 00°16'35"W  
136.24'  
R=40.00'  
N 22°22'20"W  
70.75'

N 71°45'30"E 4.11'  
N 18°16'55"W 15.00'  
164.35'  
S 73°20'00"W  
R=2914.93'

S 55°16'35"E  
147.31'

S 00°16'35"E  
135.00'

P.O.B. - MOST SOUTHERLY  
CORNER PARCEL 2 PER  
860819 O.R. 1450

UNPUBLISHED WORK  
© 1995  
THE SPINK CORPORATION

781718/2478

TITLE: PROPOSED STORM SUMP 160  
PORTION OF LOTS 6, 7, 8 & 9  
15 B.M. 26

CLIENT: CITY OF SACRAMENTO

DATE: 4/95 JOB NO.: 7817-018  
DRAWN BY: J.K. CHECKED BY: C.W.

REVISION

**The Spink Corporation**

2590 VENTURE OAKS WAY SACRAMENTO, CA 95833  
PHONE: (916)925-5550 FAX: (916)921-9274

SCALE: 1"=200' CODE: K-17

DR. NO.: H-7271

## EXHIBIT G

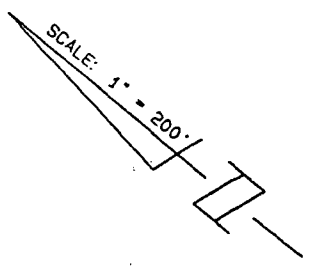
All that portion of Lot 50, as said Lot is shown on "Natomas Riverside Subdivision No. 2", the official plat of which is filed in the Office of the Recorder of Sacramento County in Book 15 of Maps, Map No. 41, described as follows:

Beginning at a point lying on the Southerly boundary of said Lot 50, from which the point of intersection of said Southerly boundary with the Southeasterly right of way line of Interstate freeway 80 bears South 51° 11' 55" West 0.33 feet; thence from said point of beginning curving to the right on an arc of 427.00 feet radius, said arc being subtended by a chord bearing North 31° 34' 41" East 89.34 feet to the Northerly boundary of said Lot 50; thence along said Northerly boundary North 51° 12' 11" East 1313.15 feet to the Northerly prolongation of the Easterly boundary of Lot 10 of "Natomas Riverside Subdivision No.1", the official plat of which is filed in the Office of said Recorder in Book 15 of Maps, Map No. 26; thence along said Northerly prolongation South 00° 16' 35" East 0.65 feet; thence curving to the left on an arc of 473.00 feet radius, from a radial bearing of North 41° 27' 18" West, said arc being subtended by a chord bearing South 44° 07' 57" West 72.78 feet; thence South 39° 43' 13" West 103.22 feet to said Southerly boundary of Lot 50; thence along said Southerly boundary South 51° 11' 55" West 1223.52 feet to the point of beginning, containing 0.87 acres more or less.

S 00° 16' 35" E  
0.65'

N'LY PROLONGATION OF  
E'LY BOUNDARY LOT 10

R=473.00'  
S 44° 07' 57" W  
72.78'



S 39° 43' 13" W  
103.22'

MILLER  
ROAD

E'LY BOUNDARY LOT 10  
NATOMAS RIVERSIDE NO. 1  
15 B.M. 26

INTERSTATE  
FREEWAY

N 51° 11' 55" E 1313.15'

S 51° 11' 55" W 1223.52'

PUBLIC ROAD AND UTILITY  
RIGHT OF WAY - 0.87 AC.

SACRAMENTO ASSOCIATED  
INVESTORS

PORTION LOT 50  
NATOMAS RIVERSIDE NO. 2  
15 B.M. 41

GROSS AREA = 0.93 AC.  
R/W TAKE AREA = 0.87 AC.  
NET REMAINING AREA = 0.06 AC.

N 31° 34' 41" E 89.34'  
R=427.00'  
S 51° 11' 55" W  
0.33'

P.O.B.  
POINT OF INTERSECTION  
S'LY BOUNDARY LOT 50  
W/ S.E'LY R/W I-80

UNPUBLISHED WORK  
© 1996  
THE SPINK CORPORATION

781718/2472

TITLE: PUBLIC ROAD & UTILITY  
RIGHT OF WAY - PORTION  
LOT 50, 15 B.M. 41

CLIENT: CITY OF SACRAMENTO

DATE: 7/96 JOB NO.: 7817-018  
DRAWN BY: J.K. CHECKED BY: C.W.

REVISION

**The Spink Corporation**

2590 VENTURE OAKS WAY SACRAMENTO, CA 95833  
PHONE: (916)925-5550 FAX: (916)921-9274

SCALE: 1"=200' CODE: J-17 DR.NO.: H-7265

1115 H Street P.O. Box 1048  
Sacramento, California 95812  
Telephone (916) 444-2355  
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SAC. CITY CLERK (SAC)  
915 I St., Rm. 304/ V. HENRY  
Sacramento CA 95814

Proof of Publication  
(2015.5 C.C.P.)

State of California )  
County of Sacramento ) ss

AD 8254

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

08/28/96

EXECUTED ON : 08/28/96  
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

*C. Bembles*  
.....  
Signature

This space for filing stamp only

DJC8915053

NOTICE OF  
IMPROVEMENT  
WILLOWCREEK II ASSESSMENT  
DISTRICT NO. 96-01

The City Council of the City of Sacramento will conduct two public hearings on the Resolution of Intention (adopted August 20, 1996) and the Engineer's Report for the proposed Willowcreek II Assessment District No. 96-01, City of Sacramento, County of Sacramento, State of California. At the hearings the council will take public testimony, including protests against the proposed improvement, the extent of the assessment district, or the proposed assessment. The public hearings will be held in the Chambers of the City Council, 915 "I" Street, Sacramento, California:

At 7:00 p.m. on October 8, 1996;

At 7:00 p.m. on October 22, 1996.

The proposed improvement is briefly described as follows:

a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities including mains, catch basins, manholes and appurtenances, sanitary sewer facilities including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.

b) The opening of a new street from its intersection with River Plaza Drive at a point 1000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4750 feet, more or less, south of its intersection with River Plaza Drive and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities including mains, catch basins, manholes and appurtenances, sanitary sewer facilities including mains, manholes and a sanitary sewer lift station, domestic water distribution facilities including mains, fire hydrants, valves and appurtenances and underground public utility facilities.

c) The opening of a new street from a point on the new street to be opened as described in (b) above 2000 feet, more or less, westerly of its intersection with River Plaza Drive running thence south 1000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the

construction therein of base, pavement, ditches, storm drainage facilities including mains, catch basins, manholes and appurtenances, sanitary sewer facilities including mains, manholes and a sanitary sewer lift station, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.

d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1000 feet, more or less, by the construction of storm drainage facilities including mains, catch basins, manholes and appurtenances.

e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above including storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, and landscaping, together with appurtenances to any of the above.

f) The improvement of Orchard Lane from the intersection with West El Camino Avenue northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.

g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007.

h) Relocation of an existing gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1000 feet, to an alternate location from a point approximately 400 feet southerly of the intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.

i) A 12 inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80". The improvements are described as follows: a) along West El Camino Avenue, from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue, southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersec-

tion of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.

j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.

k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

The total estimated cost of the proposed improvement is \$13,937,606.44.

At the time and place set forth above, the City Council of the City of Sacramento will also hold a public hearing on the public convenience and necessity of the improvement, pursuant to the provisions of Article 18, Section 19 of the California Constitution, without compliance with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931.

For further particulars you may refer to the Resolution of Intention and the Report on file with the City Clerk at 915 "J" Street, Sacramento, CA. Inquiries about the improvement proceedings will be answered by Ron Wicky, Engineer of Work; telephone (916) 264-7113.

In the event that the amount provided for in these proceedings is insufficient to pay various costs and expenses incurred from time to time by the City and not otherwise reimbursed which result from the administration and collection of assessment installments or from the administration or registration of the associated 1915 Act bonds and the various funds and accounts pertaining thereto, this Council intends, pursuant to Section 8682.1 and subparagraph (f) of Section 10204 of the California Streets and Highways Code, to impose an annual assessment upon each of the several parcels of land in this assessment district to provide therefor. The maximum amount of such annual assessment to be levied upon each such parcel of land shall be the pro rata share of \$14,000 with annual increases, if necessary, in an amount equal to the increase in the United States Department of Labor Consumer Price Index.

Any interested person may file a written protest with the City Clerk at the address given above, at or before the time set for the second hearing. Each protest must contain a description of the property in which the signer is interested, sufficient to identify the property. If owners of more than 50% (by area) of the land subject to assessment file written protests, and if protests are not reduced by withdrawal during the hearings to less than a majority, the project will be abandoned unless the City Council overrules the protests by a 4/5th vote of its membership.

DATED: August 20, 1996  
VALERIE A. BURROWES,  
City Clerk,  
City of Sacramento,  
Sacramento County, California  
SAC-DJC9915063/AD 8254  
08/28