



2.12

DEPARTMENT OF
PUBLIC WORKS

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

November 5, 1991

CITY HALL
ROOM 207
915 I STREET
SACRAMENTO, CA
95814-2673

916-449-5283

ADMINISTRATION
916-449-8747

FAX 916-449-5573

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

NOV 05 1991

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: ANNEXATION TO THE SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT
(PN 2863)

LOCATION

This annexation includes of four separate subdivisions:

1. Colony Brookfield: Mack Road and Brookfield Drive in Council District #7
2. Windemere Estates: Greenhaven and La Fleur Way in Council District #8
3. Carriage Estates: Pocket Road and Silva Ranch Way in Council District #8
4. Kelton: Kelton Way and Main Avenue in Council District #2

SUMMARY

It is requested that the City Council adopt the attached resolutions to annex territory to the existing Subdivision Landscaping Maintenance District.

COMMITTEE ACTION

None.

STAFF RECOMMENDATION

It is recommended that the City Council consider the following items:

1. Resolution initiating proceedings to annex territory to the City of Sacramento Subdivision Landscaping Maintenance District.
2. Landowner consent to annex (on file at City Clerk's Office).
3. Resolution ordering annexation of land to the City of Sacramento Subdivision Landscaping Maintenance District and ordering improvements.

November 5, 1991
City Council
Annexation to the Subdivision

Page 2

BACKGROUND INFORMATION

On July 23, 1991, City Council approved formation of the Subdivision Landscaping Maintenance District. This district provides funding for maintenance of landscaping improvements, which are located along the frontage of residential subdivisions. At the time of formation, the initial district included the Laguna Verde and Laguna Parkway Subdivisions, located in Council District #7.

The proposed annexation includes four new subdivisions: Carriage Estates, Colony Brookfield, Windemere Estates, and Kelton Subdivision. The current property owners have signed the appropriate consent forms to authorize the annexation and waive the public hearing for the annexation.

FINANCIAL CONSIDERATIONS

Following annexation, the maintenance cost for each subdivision will be determined. The corresponding cost per lot will be reported to Council in the annual Engineer's Report for the district.

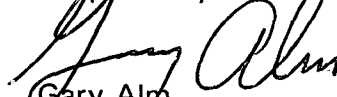
POLICY CONSIDERATIONS

These annexations to the Subdivision Landscaping Maintenance District are being done pursuant to the Landscaping and Lighting Act of 1972 as set forth in Section 22500 of the California Streets and Highways Code and is consistent with the conditions of map approval for the previously mentioned subdivisions. The subdivision map conditions were approved by City Council.

MBE/WBE

Not applicable as related to this item.

Respectfully submitted,

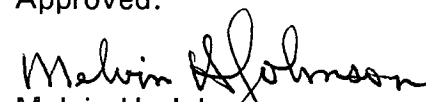

Gary Alm
Supervising Engineer

Recommendation Approved:



Walter J. Slipe
City Manager

Approved:


Melvin H. Johnson
Director of Public Works

Contact for More Information:
Ronald Wicky, Special Districts Analyst
449-8291

FOR COUNCIL MEETING OF:
November 5, 1991

RESOLUTION NO. 91-885

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION INITIATING PROCEEDINGS TO ANNEX TERRITORY TO THE CITY OF SACRAMENTO SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT PURSUANT TO THE LIGHTING AND LANDSCAPING ACT OF 1972

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. Pursuant to Streets and Highways Code §22608.1, the City Council proposes to annex territory to the City of Sacramento Subdivision Landscaping Maintenance District for the purpose of performing the following maintenance for the specified landscaping improvements:

Furnish all tools, equipment, apparatus, facilities, labor, materials, supplies, and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit A, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Parks and Community Services, 1231 I Street, Room 400, Sacramento, California 95814.

The improvements generally consist of masonry, wood, and wrought iron fences; landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivisions identified on Exhibit A. Maintenance of said improvements will include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry, wood, and wrought iron fences includes periodic repair as required.

2. The land to be annexed to the said district shall include the land shown on the map designated, "Annexation to the Subdivision Landscaping Maintenance District, City of Sacramento, Sacramento County, California," which map is on file with the City Clerk and is hereby approved.

APPROVED
BY THE CITY COUNCIL

NOV 05 1991

OFFICE OF THE
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3. The Director of Public Works is hereby designated engineer for the purpose of these annexation proceedings. Pursuant to Streets and Highways Code §22608.1, no Engineer's Report is required.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

POR. SEC. 8, T. 7 N., R. 5 E., M. D. B. & M.

AUG 7 1991

119-130

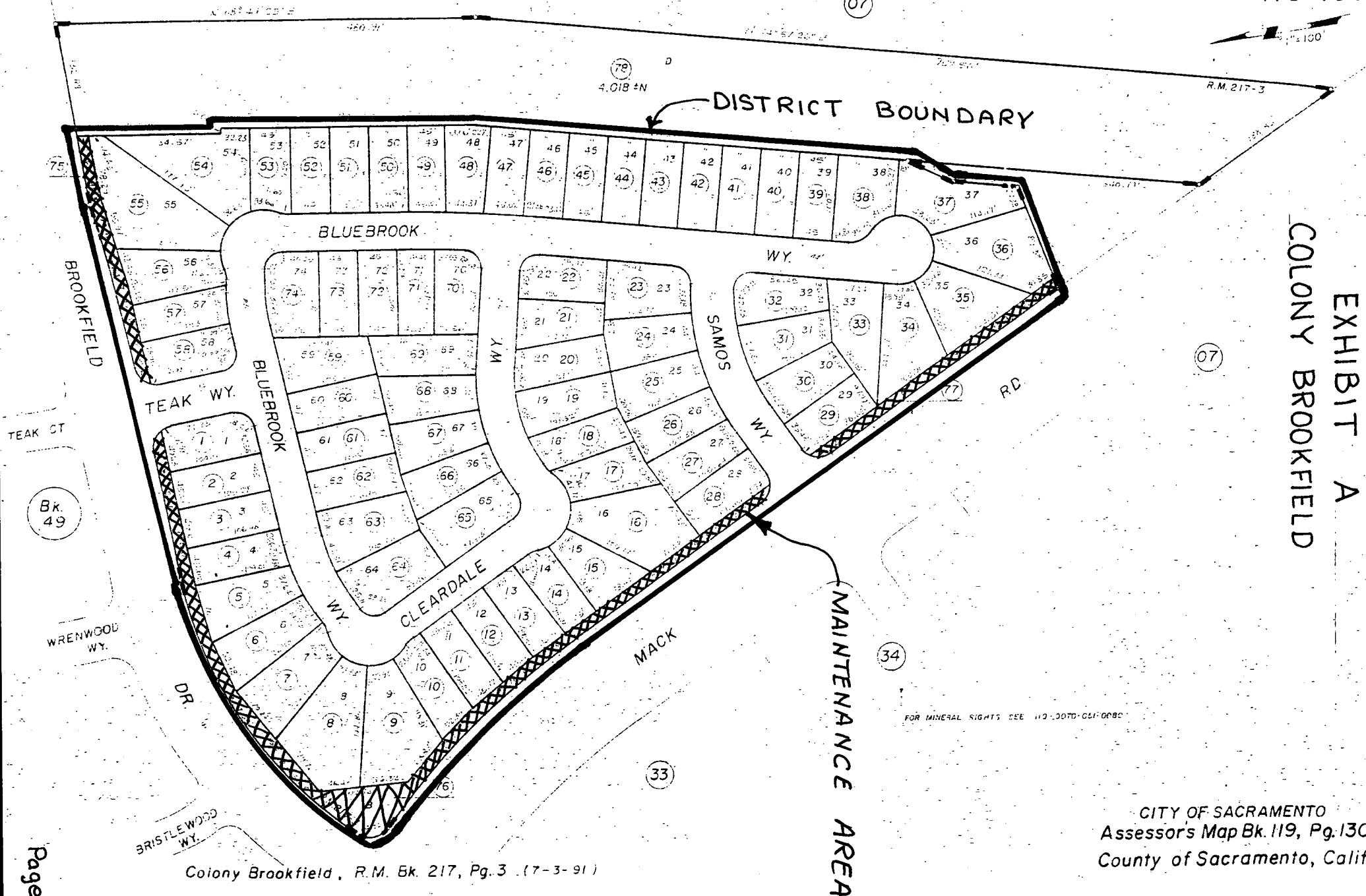


EXHIBIT A
COLONY BROOKFIELD

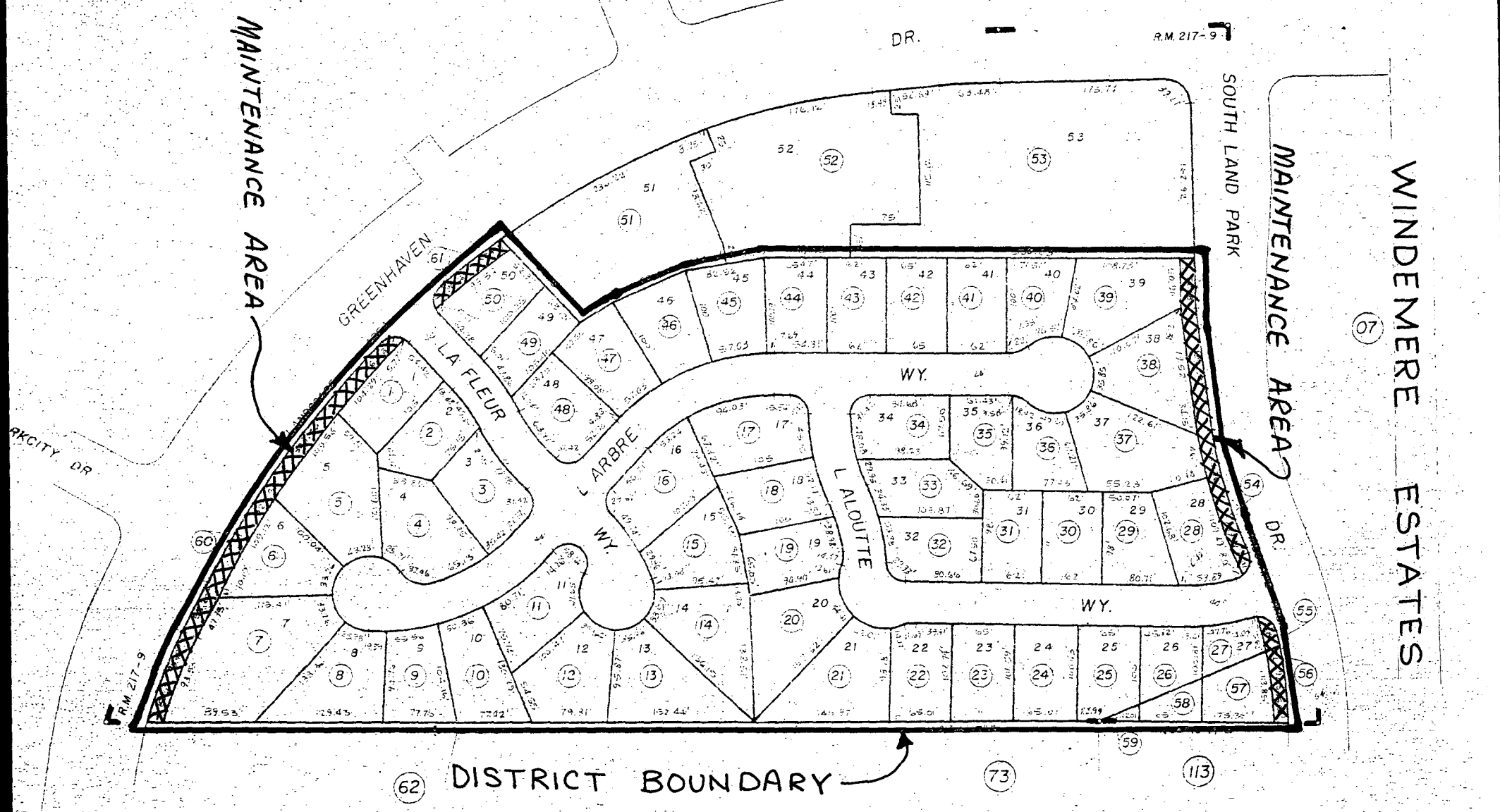
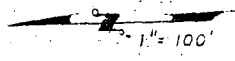
Colony Brookfield, R.M. Bk. 217, Pg. 3 (7-3-91)

CITY OF SACRAMENTO
Assessor's Map Bk. 119, Pg. 130
County of Sacramento, Calif.

Page 5

POR. SEC. 2, T.7N., R.4E., M.D.B. & M.

SEP 9 1991
31-143



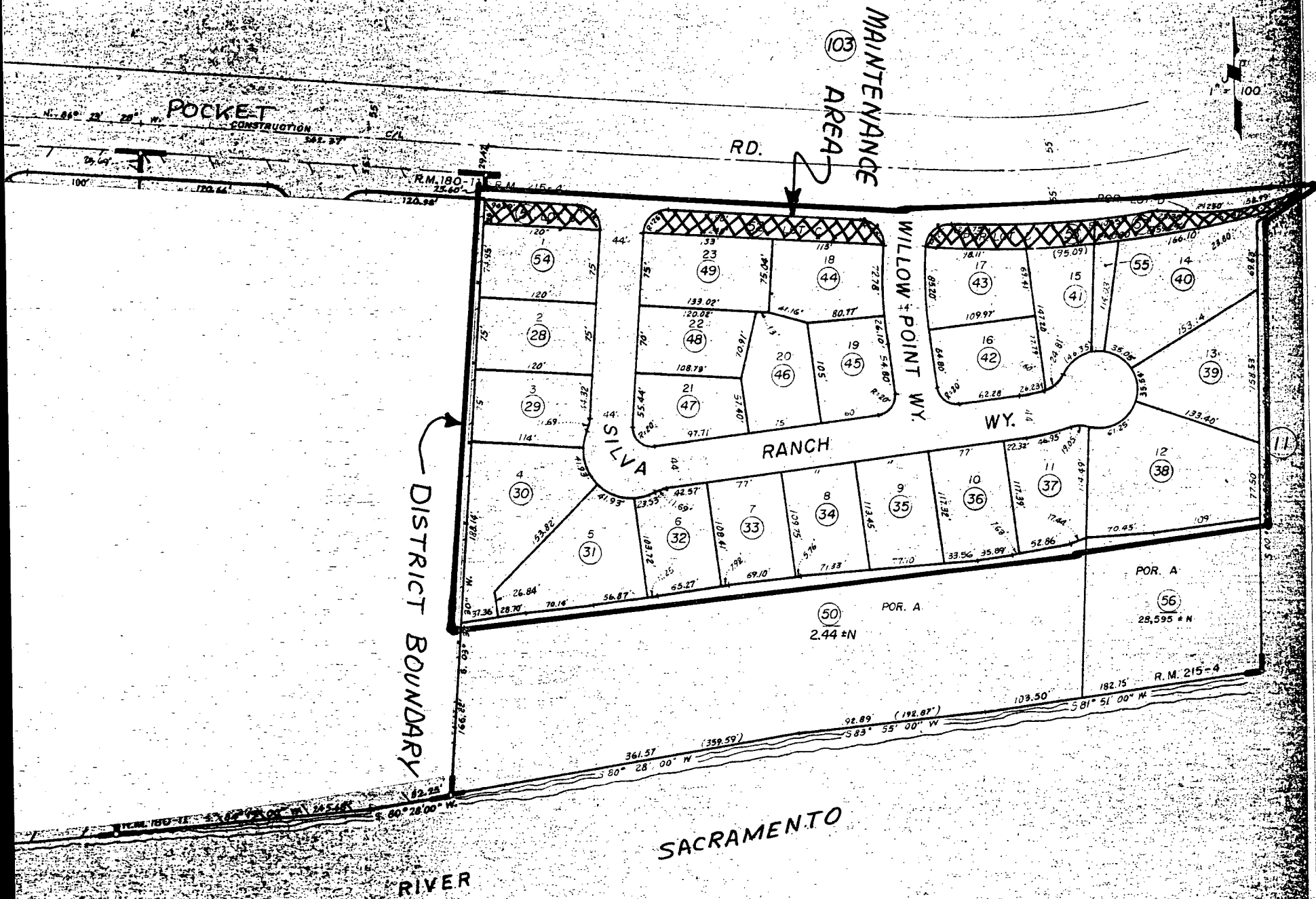
62 DISTRICT BOUNDARY

WINDEMERE ESTATES

Windemere Estates, R.M. Bk. 217, Pg. 9 (7-18-91)

CITY OF SACRAMENTO
Assessor's Map Bk. 031, Pg. 143
County of Sacramento, Calif.

Page 8



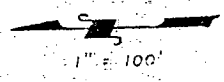
CARRIAGE ESTATES

Carriage Estates, R.M. Bk. 214, Pg. 4 (4-15-91)
 Chicory Bend Unit No. 2, R.M. Bk. 180, Pg. 11 (11-18-87)
 Chicory Bend, R.M. Bk. 178, Pg. 10 (8-18-87)

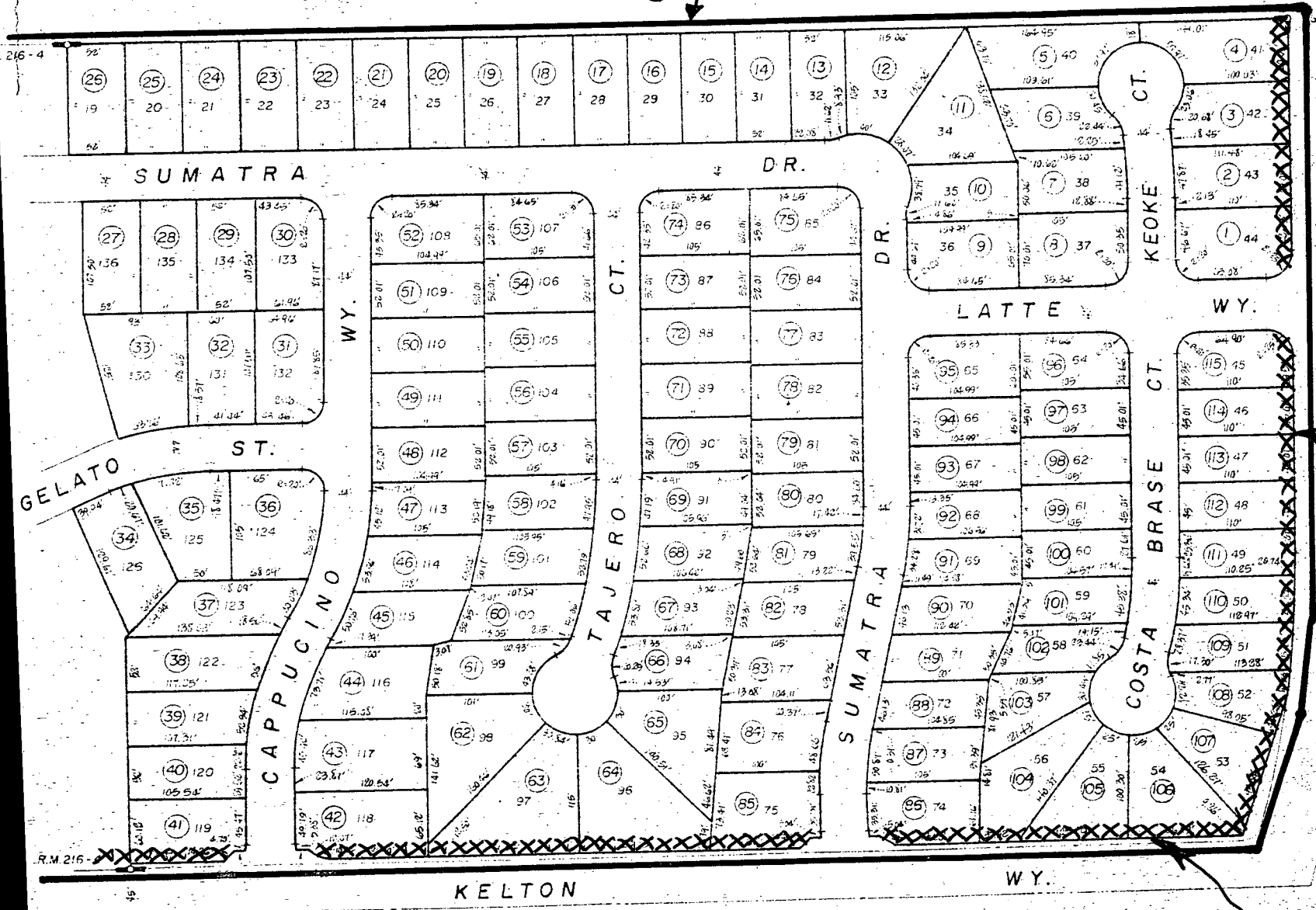
CITY OF SACRAMENTO
 Assessor's Map Bk. 031, Pg. 129
 County of Sacramento, Calif.

Page 3

POR. SEC. 5, RANCHO DEL PASO



37 DISTRICT BOUNDARY



Bk. 237

KELTON SUBDIVISION

MAINTENANCE AREA

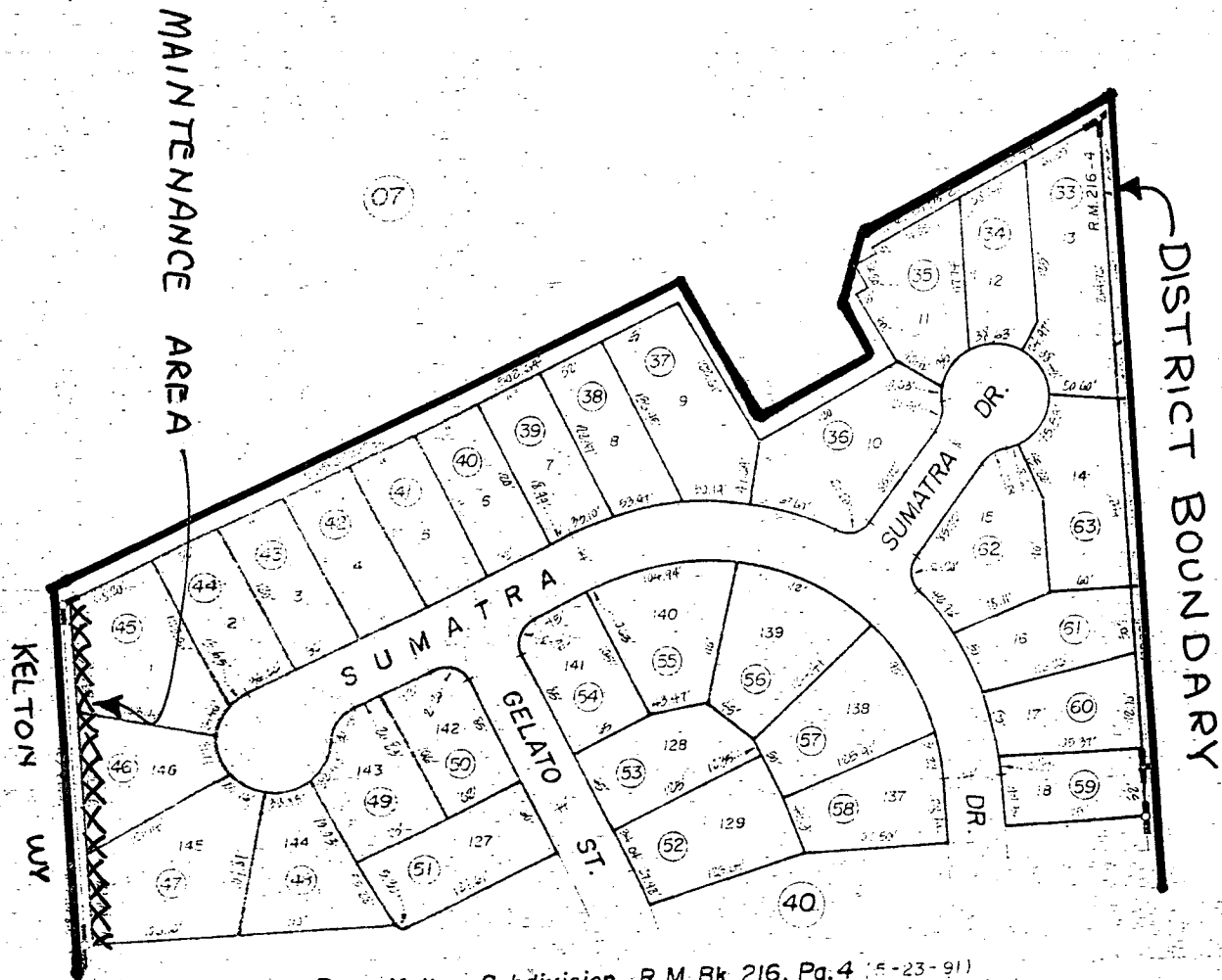
05

Por. Kelton Subdivision, R.M. Bk. 216, Pg. 4 (5-23-91)

CITY OF SACRAMENTO
Assessor's Map Bk. 226, Pg. 40
County of Sacramento, Calif.

Page 4
8

KELTON SUBDIVISION



(32)

Por. Kelton Subdivision, R.M. Bk. 216, Pg. 4 (15-23-91)
 Kiyah Heights Unit No. 3, R.M. Bk. 212, Pg. 11 (1-3-90)
 Por. Kiyah Heights Unit No. 1, R.M. Bk. 198, Pg. 11 (10-20-89)

CITY OF SACRAMENTO
 Assessor's Map Bk. 226, Pg. 38
 County of Sacramento, Calif.

RESOLUTION NO. 91-882

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____
**RESOLUTION ORDERING ANNEXATION OF LAND TO
THE CITY OF SACRAMENTO SUBDIVISION LANDSCAPING
MAINTENANCE DISTRICT AND ORDERING IMPROVEMENTS**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. On November 5, 1991, the City Council adopted its resolution initiating proceedings for annexation of land to the City of Sacramento Subdivision Landscaping Maintenance District.
2. No Engineer's Report is required pursuant to Streets and Highways Code §22608.1.
3. Owners of all land within the boundaries of the proposed area to be annexed to the said district have filed their consent to the proposed annexation without the necessity for public notice or public hearing.
4. The City Council hereby orders the annexation of the land described in the resolution initiating proceedings to annex territory to the City of Sacramento Subdivision Landscaping Maintenance District and further orders that the maintenance described in the resolution initiating proceedings to annex territory be performed.
5. The City Council further orders the diagram and assessment for the annexed territory be included within the annual Subdivision Landscaping Maintenance District Engineer's Report.

APPROVED
BY THE CITY COUNCIL

NOV 05 1991

OFFICE OF THE
CITY CLERK

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 10
5

**LANDOWNER CONSENT TO ANNEXATION OF
LAND TO THE CITY OF SACRAMENTO
SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT**

1. The undersigned are the owners of the land described as follows:

Lots 1 through 146 as shown on the official plat of "Kelton Subdivision" filed in the office of the Sacramento County Recorder in Book 216 of Maps at page 4.

2. The undersigned, pursuant to Streets and Highways Code §22608.1, consent to the annexation of the above-described land to the City of Sacramento Subdivision Landscaping Maintenance District for the purpose of providing the following described maintenance to the specified improvements:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit A, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Parks and Community Services, 1231 I Street, Room 400, Sacramento, California 95814.

The improvements generally consist of masonry walls; landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivisions identified on Exhibit A. Maintenance of said improvements will include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishings of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair as required.

3. The undersigned hereby waive the notice of public hearing and the necessity for a public hearing, which would otherwise be required pursuant to the Landscaping and Lighting Act of 1972 for the annexation of land to the said district and the adoption of the first annual budget. The undersigned waives any requirement of an Engineer's Report and consent to the levy of the first annual assessment.

DATED: 11/1/91

SCB INVESTMENTS, a
California General Partnership

By:

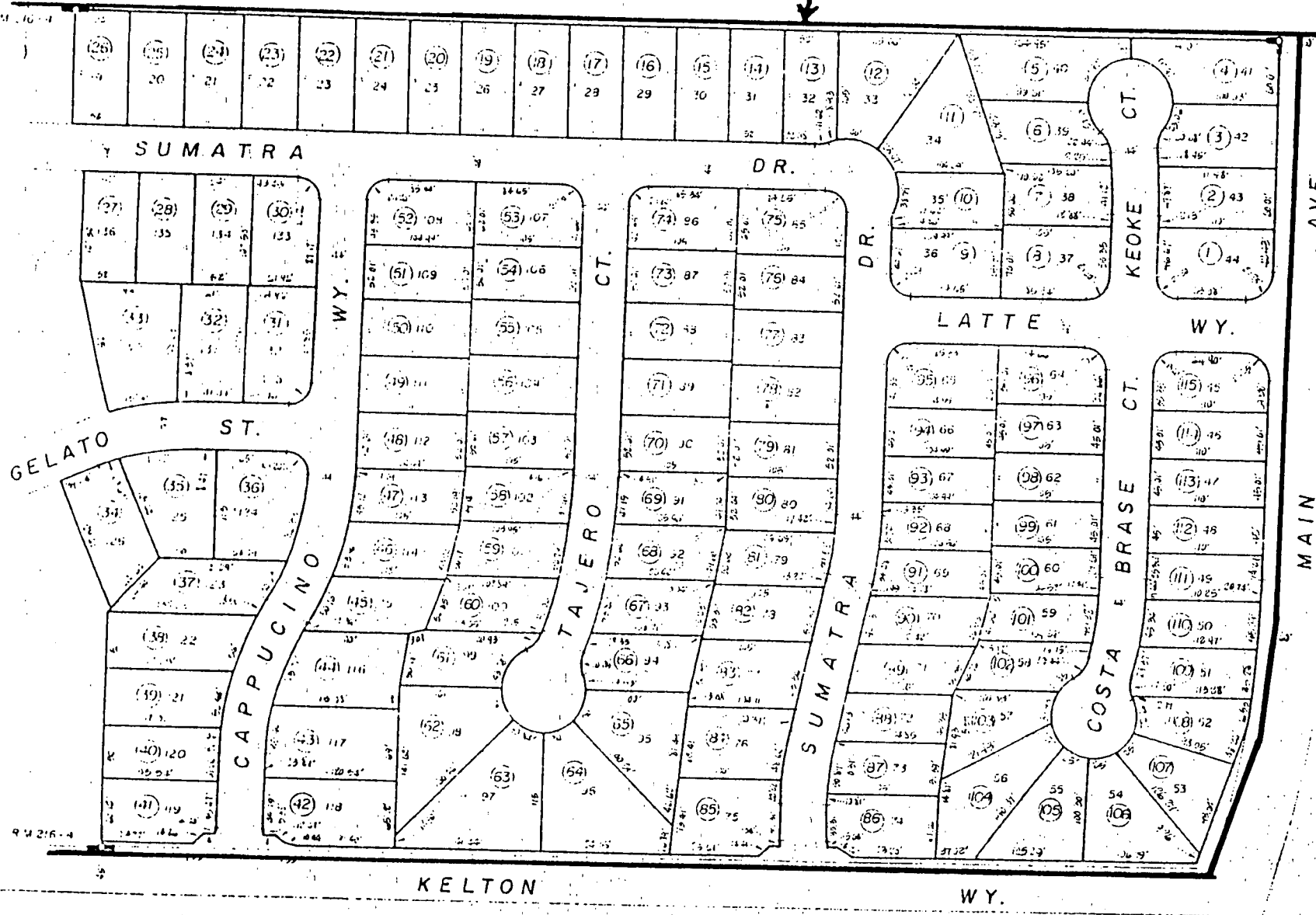
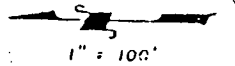
Elliott R. Branning
ELLIOTT R. BRANNING
General Partner

POR. SEC. 5, RANCHO DEL PASO

1 OCT 10 1991
226-40

DISTRICT BOUNDARY

(37)



Bk. 237

EXHIBIT A

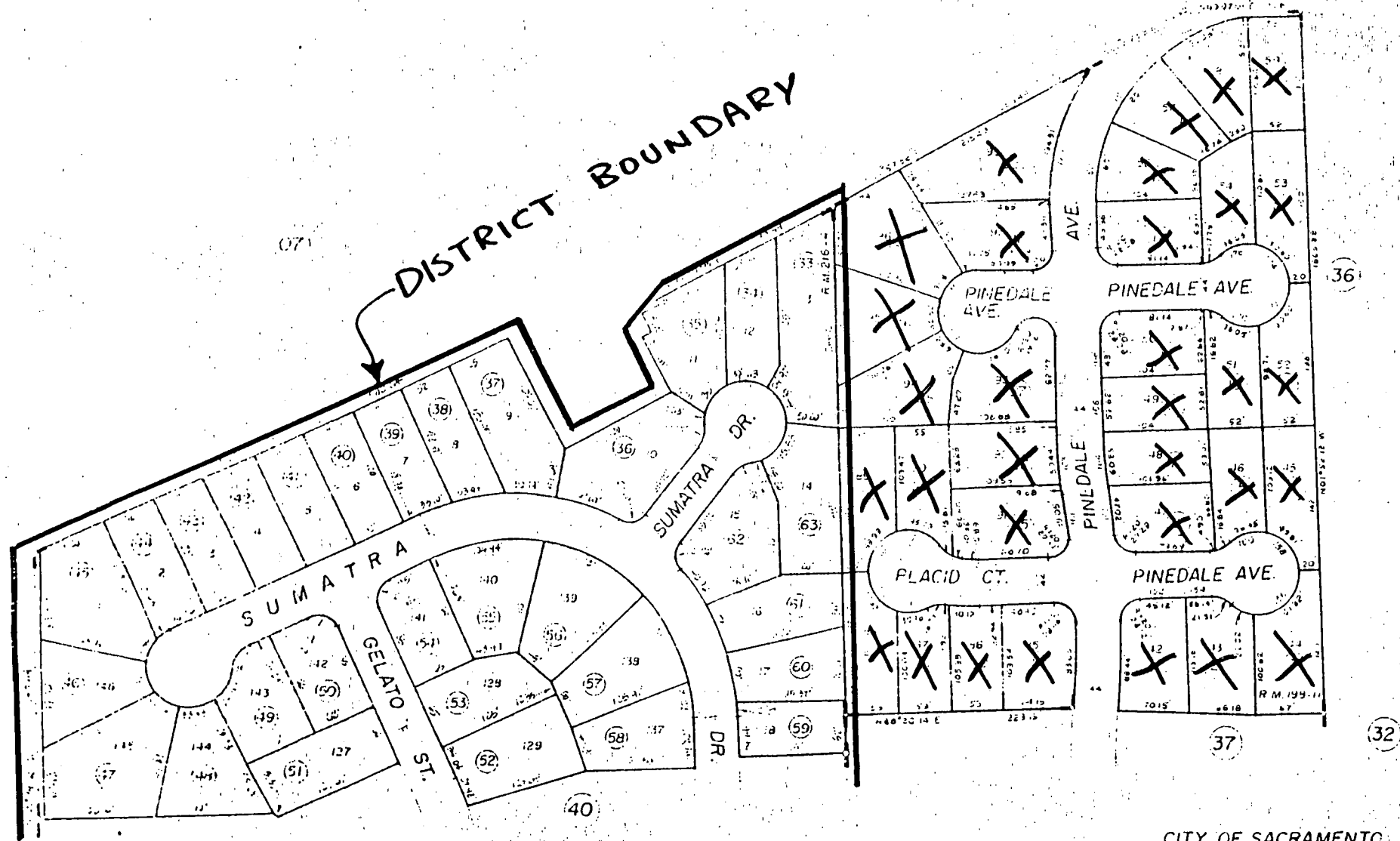
Por. Kelton Subdivision, R.M. Bk. 216, Pg. 4 (5-23-91)

CITY OF SACRAMENTO
Assessor's Map Bk. 226, Pg. 40
County of Sacramento, Calif.

PDR. SEC. 5, RANCHO DEL PASO

OCT 10 1991

226-38



Por. Kelton Subdivision, R.M. Bk. 216, Pg. 4 (5-23-91)
Kiyah Heights Unit No. 3, R.M. Bk. 212, Pg. 11 (1-1-91)
Por. Kiyah Heights Unit No. 1, R.M. Bk. 198, Pg. 11 (1-1-91)

CITY OF SACRAMENTO
Assessor's Map Bk. 226, Pg. 38
County of Sacramento, Calif.

**LANDOWNER CONSENT TO ANNEXATION OF
LAND TO THE CITY OF SACRAMENTO
SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT**

1. The undersigned is the owner of the land described as follows:

Lot 2 as shown on the official map "Plat of Carriage Estates" filed in the office of the Sacramento County Recorder in Book 215 of Maps at page 4.

2. The undersigned, pursuant to Streets and Highways Code § 22608.1, consent to the annexation of the above-described land to the City of Sacramento Subdivision Landscaping Maintenance District for the purpose of providing the following described maintenance to the specified improvements:

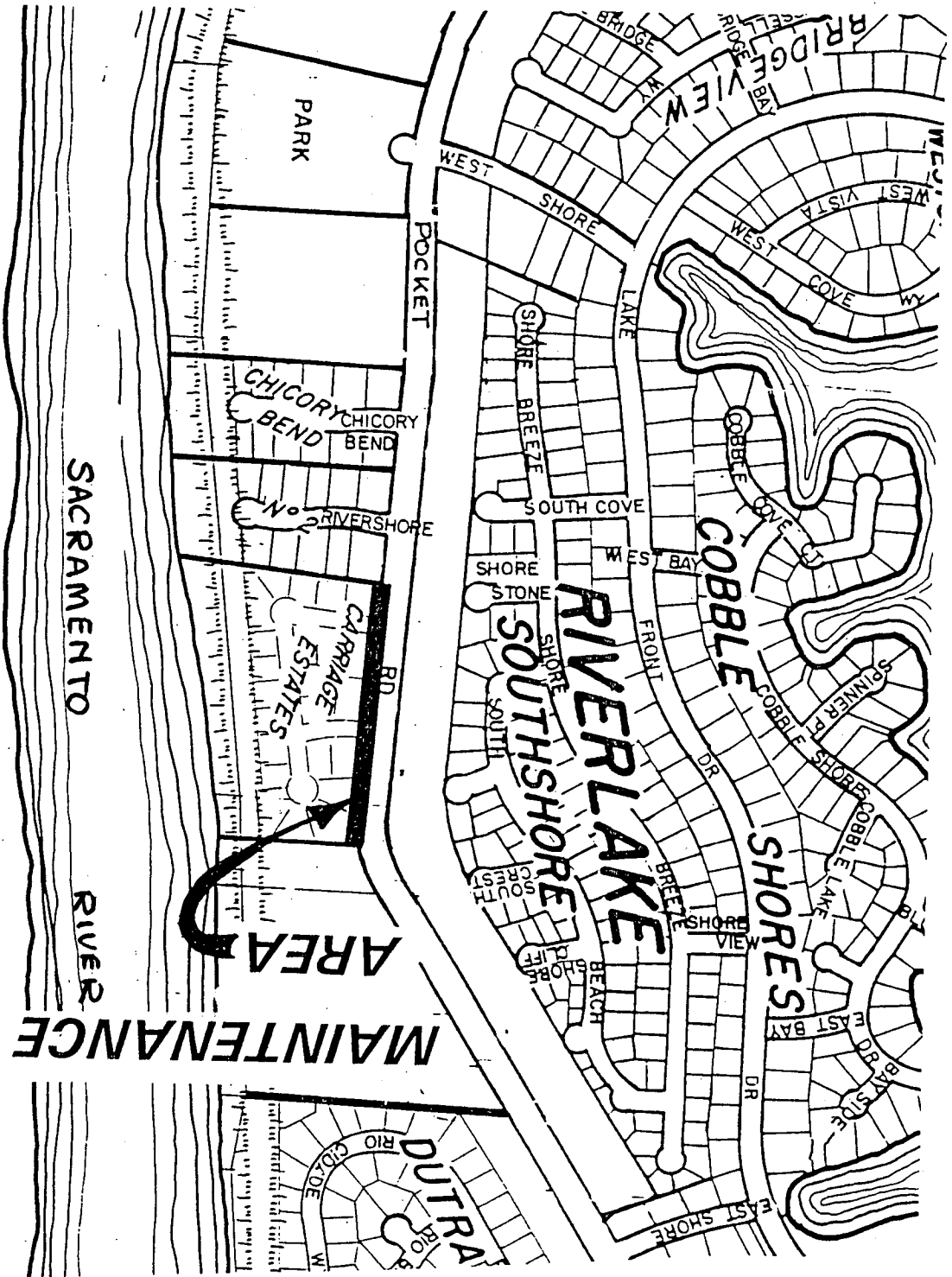
Furnish all tools, equipment, apparatus, facilities, labor, materials, supplies, and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit A, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Parks and Community Services, 1231 I Street, Room 400, Sacramento, California 95814.

The improvements generally consist of masonry, wood and wrought iron fences; landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivisions identified on Exhibit A. Maintenance of said improvements will include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishings of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry, wood and wrought iron fences includes periodic repair as required.

3. The undersigned hereby waive the notice of public hearing and the necessity for a public hearing, which would otherwise be required pursuant to the Landscaping and Lighting Act of 1972 for the annexation of land to the said district and the adoption of the first annual budget. The undersigned waives any requirement of an Engineer's Report and consent to the levy of the first annual assessment.

DATED: 9-12-91

By: Albert J. Stephenson
ALBERT J. STEPHENSON



MAINTENANCE
RIVER
SACRAMENTO
AREA

EXHIBIT A

REQUEST FOR INCLUSION

SUBDIVISION LANDSCAPE MAINTENANCE DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)

TO THE HONORABLE CITY COUNCIL OF THE CITY OF SACRAMENTO:

1. The undersigned is the owner of all that real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 1 through 74 as shown on the official map "Plat of Colony Brookfield, filed in the Office of the Sacramento County Recorder in Book 217 of Maps, at page 3.

2. The undersigned requests that this land be included within the Subdivision Landscape Maintenance Assessment District and be assessed annually for the cost of maintenance as described in the Engineer's Report attached hereto as Attachment A and by reference incorporated herein.
3. The undersigned hereby waives the right to any further notice and public hearing on the formation of the Assessment District and the levy of the first annual assessment.

DATED: July 3, 1991

FORECAST HOMES OF CALIFORNIA,
A CALIFORNIA CORPORATION

By: 

ENGINEER'S REPORT

SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT

(Pursuant to the Landscaping and Lighting Act of 1972)

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

Dated: _____, 199_

Melvin H. Johnson, Director of Public Works
City of Sacramento, 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 _____ day of _____, 199_.

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, California, on the _____ day of _____, 199_.

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 filed with the County Auditor of the County of Sacramento on the _____ day of _____, 199_.

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

By: _____

EXHIBIT C

ASSESSMENT ROLL, 1991/92

SUBDIVISION LANDSCAPE MAINTENANCE LANDSCAPE LIGHTING DISTRICT

ASSMNT NO.	SUBDIVISION NAME	PARCEL DESCRIPTION	AMOUNT	ASSMNT NO.	SUBDIVISION NAME	PARCEL DESCRIPTION	AMOUNT
1	Colony Brookfield	Lot 1	190.00	51	Colony Brookfield	Lot 51	190.00
2	Colony Brookfield	Lot 2	190.00	52	Colony Brookfield	Lot 52	190.00
3	Colony Brookfield	Lot 3	190.00	53	Colony Brookfield	Lot 53	190.00
4	Colony Brookfield	Lot 4	190.00	54	Colony Brookfield	Lot 54	190.00
5	Colony Brookfield	Lot 5	190.00	55	Colony Brookfield	Lot 55	190.00
6	Colony Brookfield	Lot 6	190.00	56	Colony Brookfield	Lot 56	190.00
7	Colony Brookfield	Lot 7	190.00	57	Colony Brookfield	Lot 57	190.00
8	Colony Brookfield	Lot 8	190.00	58	Colony Brookfield	Lot 58	190.00
9	Colony Brookfield	Lot 9	190.00	59	Colony Brookfield	Lot 59	190.00
10	Colony Brookfield	Lot 10	190.00	60	Colony Brookfield	Lot 60	190.00
11	Colony Brookfield	Lot 11	190.00	61	Colony Brookfield	Lot 61	190.00
12	Colony Brookfield	Lot 12	190.00	62	Colony Brookfield	Lot 62	190.00
13	Colony Brookfield	Lot 13	190.00	63	Colony Brookfield	Lot 63	190.00
14	Colony Brookfield	Lot 14	190.00	64	Colony Brookfield	Lot 64	190.00
15	Colony Brookfield	Lot 15	190.00	65	Colony Brookfield	Lot 65	190.00
16	Colony Brookfield	Lot 16	190.00	66	Colony Brookfield	Lot 66	190.00
17	Colony Brookfield	Lot 17	190.00	67	Colony Brookfield	Lot 67	190.00
18	Colony Brookfield	Lot 18	190.00	68	Colony Brookfield	Lot 68	190.00
19	Colony Brookfield	Lot 19	190.00	69	Colony Brookfield	Lot 69	190.00
20	Colony Brookfield	Lot 20	190.00	70	Colony Brookfield	Lot 70	190.00
21	Colony Brookfield	Lot 21	190.00	71	Colony Brookfield	Lot 71	190.00
22	Colony Brookfield	Lot 22	190.00	72	Colony Brookfield	Lot 72	190.00
23	Colony Brookfield	Lot 23	190.00	73	Colony Brookfield	Lot 73	190.00
24	Colony Brookfield	Lot 24	190.00	74	Colony Brookfield	Lot 74	190.00
25	Colony Brookfield	Lot 25	190.00				
26	Colony Brookfield	Lot 26	190.00				
27	Colony Brookfield	Lot 27	190.00				
28	Colony Brookfield	Lot 28	190.00				
29	Colony Brookfield	Lot 29	190.00				
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33	Colony Brookfield	Lot 33	190.00				
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36	Colony Brookfield	Lot 36	190.00				
37	Colony Brookfield	Lot 37	190.00				
38	Colony Brookfield	Lot 38	190.00				
39	Colony Brookfield	Lot 39	190.00				
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41	Colony Brookfield	Lot 41	190.00				
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43	Colony Brookfield	Lot 43	190.00				
44	Colony Brookfield	Lot 44	190.00				
45	Colony Brookfield	Lot 45	190.00				
46	Colony Brookfield	Lot 46	190.00				
47	Colony Brookfield	Lot 47	190.00				
48	Colony Brookfield	Lot 48	190.00				
49	Colony Brookfield	Lot 49	190.00				
50	Colony Brookfield	Lot 50	190.00				

EXHIBIT D

SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT

METHOD OF SPREAD

1. Colony Brookfield

The cost of maintenance for landscaping, irrigation systems, masonry walls, and contract administration will be spread equally to all single-family parcels within this subdivision.

2. Incidental Expenses

- a) Incidental expenses, including preparation of Engineer's Report, district formation, and district administration, will be spread equally to each lot within the district.
- b) Incidental expenses, including annexation documents, will be spread equally only to those lots of subdivisions that annex to the district for that particular year.

**SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT
MAILING LIST**

ASSESS. NUMBER	PARCEL DESCRIPTION	OWNER'S NAME	OWNER'S ADDRESS	CITY	ST	ZIP
61	Lot 61 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
62	Lot 62 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
63	Lot 63 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
64	Lot 64 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
65	Lot 65 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
66	Lot 66 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
67	Lot 67 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
68	Lot 68 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
69	Lot 69 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
70	Lot 70 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
71	Lot 71 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
72	Lot 72 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
73	Lot 73 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825
74	Lot 74 Colony Brookfield	Forcast Homes	2020 Hurley Way Suite 395	Sacramento	CA	95825

**LANDOWNER CONSENT TO ANNEXATION OF
LAND TO THE CITY OF SACRAMENTO
SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT**

1. The undersigned are the owners of the land described as follows:

Lots 12 through 14 as shown on the official map "Plat of Carriage Estates" filed in the office of the Sacramento County Recorder in Book 215 of Maps at page 4.

2. The undersigned, pursuant to Streets and Highways Code § 22608.1, consent to the annexation of the above-described land to the City of Sacramento Subdivision Landscaping Maintenance District for the purpose of providing the following described maintenance to the specified improvements:

Furnish all tools, equipment, apparatus, facilities, labor, materials, supplies, and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit A, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Parks and Community Services, 1231 I Street, Room 400, Sacramento, California 95814.

The improvements generally consist of masonry, wood and wrought iron fences; landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivisions identified on Exhibit A. Maintenance of said improvements will include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishings of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry, wood and wrought iron fences includes periodic repair as required.

3. The undersigned hereby waive the notice of public hearing and the necessity for a public hearing, which would otherwise be required pursuant to the Landscaping and Lighting Act of 1972 for the annexation of land to the said district and the adoption of the first annual budget. The undersigned waives any requirement of an Engineer's Report and consent to the levy of the first annual assessment.

DATED: 9-14-91

By: Irene R. Silva
IRENE R. SILVA, Trustee,
Irene R. Silva Trust,
dated April 22, 1987

DATED: 9-14-91

By: John L. Silva III
JOHN L. SILVA III, Trustee,
Irene R. Silva Trust,
dated April 22, 1987

DATED: 9/17/91

By: Louis Gerald Silva
LOUIS GERALD SILVA, Trustee,
Last Will and Testament of
John J. Silva, Jr., Deceased

DATED: 9/18/91

By: Joseph James Silva
JOSEPH JAMES SILVA, Trustee,
Last Will and Testament of
John J. Silva, Jr., Deceased

State of California)
) ss.
County of Sacramento)

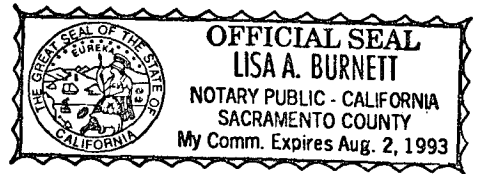
On this 25th day of July, 19 91, before me, a notary public in and for said County and State, personally appeared _____
Francisco S. Hao, Jr.,

personally known to be (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he or she executed the same in the capacity(ies) indicated at the signature point.

WITNESS my hand and official seal. ,

Lisa A. Burnett
Signature

Capacity of Signatory President



REQUEST FOR INCLUSION

SUBDIVISION LANDSCAPE MAINTENANCE DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)

TO THE HONORABLE CITY COUNCIL OF THE CITY OF SACRAMENTO:

1. The undersigned is the owner of all that real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 1 through 50 as shown on the official map "Plat of Windemere Estates," filed in the office of the Sacramento County Recorder in Book 217 of Maps, at page 9.

2. The undersigned requests that this land be included within the Subdivision Landscape Maintenance Assessment District and be assessed annually for the cost of maintenance as described in the Engineer's Report attached hereto as Attachment A and by reference incorporated herein.
3. The undersigned hereby waives the right to any further notice and public hearing on the formation of the assessment district and the levy of the first annual assessment.

DATED: July 25, 1991

SOUTHLAND ESTATES LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

By: Southland Estates Inc., a California Corporation
its General Partner

By: 

Francisco S. Hao, Jr. , President

EXHIBIT F
ASSESSMENT DIAGRAM

Attachment A

ENGINEER'S REPORT

SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT

(Pursuant to the Landscaping and Lighting Act of 1972)

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

Dated: _____, 199_

Melvin H. Johnson, Director of Public Works
City of Sacramento, 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 _____ day of _____, 199_.

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, California, on the _____ day of _____, 199_.

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 filed with the County Auditor of the County of Sacramento on the _____ day of _____, 199_.

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

By: _____

ENGINEER'S REPORT

SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT

Melvin H. Johnson, Engineer of Work for the Subdivision Landscaping Maintenance District, City of Sacramento, Sacramento County, California, makes this report as directed by the City Council, pursuant to The Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500, and following).

The maintenance, which is the subject of this report, is briefly described as follows:

Furnish all tools, equipment, apparatus, facilities, labor, material, supplies, and utilities necessary or desirable to maintain and service the landscape improvements as shown on Exhibit A, and more particularly described on plans and specifications approved by the City of Sacramento on file at the City of Sacramento, Department of Parks and Community Services, 1231 I Street, Room 400, Sacramento, California 95814.

The improvements generally consist of masonry walls; landscaping and irrigation systems for the landscape areas within or adjacent to the residential subdivisions identified on Exhibit A. Maintenance of said improvements will include, but not be limited to, periodic mowing of grass, trimming of trees and shrubs, and fertilizing, together with the regular furnishing of water for irrigation of all plant material, and the repair, maintenance, and replacement of the irrigation system, planted materials, and amenities. Maintenance of masonry walls includes periodic repair as required.

This report includes the following attached exhibits:

EXHIBIT A -- Schematic diagram of each subdivision with landscaping improvements.

EXHIBIT B -- An estimate of the cost of maintenance for each subdivision.

EXHIBIT C -- An assessment roll showing the amount to be specially assessed against each parcel of real property within this 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 Report.

EXHIBIT D -- A statement of the method by which the undersigned determined the amount of the proposed assessments to be assessed against each parcel, based on benefits to be derived by each parcel, from the maintenance of said 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.

Melvin H. Johnson
Engineer of Work

EXHIBIT B

COST ESTIMATE

Windemere Estates

<u>Item</u>	<u>Cost</u>
1. Landscaping, Irrigation, and Masonry Wall Maintenance	
a) Contract Administration	
2. Incidental Expenses	
a) Preparation of Engineer's Report, District Formation/Annexation Documents, and District Administration	
b) Billing Expense	
3. Surplus or Deficit Carried Over From Previous Fiscal Year	
 TOTAL MAINTENANCE COST	 _____
	\$9,500

EXHIBIT C

ASSESSMENT ROLL, 1991/92

SUBDIVISION LANDSCAPE MAINTENANCE LANDSCAPE LIGHTING DISTRICT

ASSMNT NO.	SUBDIVISION NAME	PARCEL DESCRIPTION	AMOUNT
1	Windemere Estsates	Lot 1	190.00
2	Windemere Estsates	Lot 2	190.00
3	Windemere Estsates	Lot 3	190.00
4	Windemere Estsates	Lot 4	190.00
5	Windemere Estsates	Lot 5	190.00
6	Windemere Estsates	Lot 6	190.00
7	Windemere Estsates	Lot 7	190.00
8	Windemere Estsates	Lot 8	190.00
9	Windemere Estsates	Lot 9	190.00
10	Windemere Estsates	Lot 10	190.00
11	Windemere Estsates	Lot 11	190.00
12	Windemere Estsates	Lot 12	190.00
13	Windemere Estsates	Lot 13	190.00
14	Windemere Estsates	Lot 14	190.00
15	Windemere Estsates	Lot 15	190.00
16	Windemere Estsates	Lot 16	190.00
17	Windemere Estsates	Lot 17	190.00
18	Windemere Estsates	Lot 18	190.00
19	Windemere Estsates	Lot 19	190.00
20	Windemere Estsates	Lot 20	190.00
21	Windemere Estsates	Lot 21	190.00
22	Windemere Estsates	Lot 22	190.00
23	Windemere Estsates	Lot 23	190.00
24	Windemere Estsates	Lot 24	190.00
25	Windemere Estsates	Lot 25	190.00
26	Windemere Estsates	Lot 26	190.00
27	Windemere Estsates	Lot 27	190.00
28	Windemere Estsates	Lot 28	190.00
29	Windemere Estsates	Lot 29	190.00
30	Windemere Estsates	Lot 30	190.00
31	Windemere Estsates	Lot 31	190.00
32	Windemere Estsates	Lot 32	190.00
33	Windemere Estsates	Lot 33	190.00
34	Windemere Estsates	Lot 34	190.00
35	Windemere Estsates	Lot 35	190.00
36	Windemere Estsates	Lot 36	190.00
37	Windemere Estsates	Lot 37	190.00
38	Windemere Estsates	Lot 38	190.00
39	Windemere Estsates	Lot 39	190.00
40	Windemere Estsates	Lot 40	190.00
41	Windemere Estsates	Lot 41	190.00
42	Windemere Estsates	Lot 42	190.00
43	Windemere Estsates	Lot 43	190.00
44	Windemere Estsates	Lot 44	190.00
45	Windemere Estsates	Lot 45	190.00
46	Windemere Estsates	Lot 46	190.00
47	Windemere Estsates	Lot 47	190.00
48	Windemere Estsates	Lot 48	190.00
49	Windemere Estsates	Lot 49	190.00
50	Windemere Estsates	Lot 50	190.00

EXHIBIT D

SUBDIVISION LANDSCAPING MAINTENANCE DISTRICT

METHOD OF SPREAD

1. Windemere Estates

The cost of maintenance for landscaping, irrigation systems, masonry walls, and contract administration will be spread equally to all single-family parcels within this subdivision.

2. Incidental Expenses

- a) Incidental expenses, including preparation of Engineer's Report, district formation, and district administration, will be spread equally to each lot within the district.
- b) Incidental expenses, including annexation documents, will be spread equally only to those lots of subdivisions that annex to the district for that particular year.

EXHIBIT F
ASSESSMENT DIAGRAM