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CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS
TECHNICAL SERVICES DIVISION

DEVELOPMENT SERVICES &
SPECIAL DISTRICTS
1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2988
916-264-7474
FAX 916-264-7480

October 13, 1998

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-5-98

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: NORTH NATOMAS LANDSCAPE MAINTENANCE COMMUNITY FACILITIES
DISTRICT NO. 3 - ADOPT ORDINANCE LEVYING SPECIAL TAX**

LOCATION AND COUNCIL DISTRICT: North Natomas, Council District 1.

RECOMMENDATION: It is recommended that the item be passed for publication of title and continued to November 5, 1998.

CONTACT PERSON: Edward Williams, Associate Engineer, 264-5440

FOR COUNCIL MEETING OF: October 27, 1998

SUMMARY: This item is presented at this time for approval of publication of title, pursuant to City Charter, Section 32.

BACKGROUND INFORMATION: Prior to publication of an item in a local paper, to meet legal advertising requirements, the City Council must first pass the item for publication of title. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,

Approved:

Gary Alm, Manager
Development Services

Duane J. Wray, Manager
Technical Services Division

RECOMMENDATION APPROVED:

Approved:

WILLIAM H. EDGAR
City Manager

Michael Kashiwagi
Director of Public Works

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO
LEVYING A SPECIAL TAX FOR THE PROPERTY TAX YEAR 1998-1999
AND FOLLOWING TAX YEARS SOLELY WITHIN AND RELATING TO
THE CITY OF SACRAMENTO NORTH NATOMAS COMMUNITY
FACILITIES DISTRICT NO. 3 FOR LANDSCAPE MAINTENANCE**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Pursuant to Government Code Sections 53328 and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax as shown on Exhibit B to the Resolution Establishing the City of Sacramento North Natomas Community Facilities District No. 3 (Resolution 98-259 adopted by this Council on June 9, 1998), a special tax is hereby levied on all taxable parcels within the City of Sacramento North Natomas Community Facilities District No. 3 for the 1998-1999 tax year and for all subsequent years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of this Council.

The Associate Engineer, Special Districts, Department of Public Works of the City of Sacramento ("City"), is authorized and directed, with the aid of the appropriate officers and agents of the City, to determine each year, without further action of this Council, the Special Tax Requirement (as that term is defined in Exhibit B of Resolution No. 98-259 Establishing the North Natomas Community Facilities District No. 3) to prepare the annual special tax roll in the amount of the Special Tax Requirement in accordance with said Exhibit B and, without further action of this Council, to provide all necessary and appropriate information to the Sacramento County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the special tax on the secured property tax roll of the County; provided that, as provided in said Resolution No. 98-259 Establishing the North Natomas Community Facilities District No. 3 and Section 53340 of the California Government Code, this Council has reserved the right to utilize any method of collecting the special tax which it shall, from time to time, determine to be in the best interests of the City, including but not limited to, direct billing by the City to the property owners and supplemental billing.

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

The appropriate officers and agents of the City are authorized to make adjustments to the special tax roll prior to the final posting of the special taxes to the County tax roll each year, as may be necessary to achieve a correct match of the special tax levy with the assessor's parcel numbers finally utilized by the County in sending out property tax bills.

The City agrees that, in the event the special tax is collected on the secured tax roll of the County, the County may deduct its reasonable and agreed charges for collecting the special tax from the amounts collected, prior to remitting the special tax collections to the City.

Taxpayers who have requested changes or corrections of the special tax pursuant to Section 7 of the Rate and Method of Apportionment of the Special Tax and who are not satisfied with the decision of the Associate Engineer (whether the Associate Engineer simply disagrees with the taxpayer or feels the Department of Public Works is not authorized to consider the change requested) may appeal to the Council. The appeal must be in writing and fully explain the grounds of appeal. Appeals must be based solely on the correction of mistakes in the levy based upon the status of the property. No other appeals will be allowed. The Associate Engineer shall schedule the appeal for consideration within a reasonable time at a Council meeting.

If for any cause any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this ordinance and the application of the special tax to the remaining parcels shall not be affected.

This ordinance shall take effect and be in force immediately as a tax measure.

The title of this ordinance shall be published at least once in a newspaper of general circulation, published in the City of Sacramento after being passed for publication of title by the Council, at least three days before the adoption of this ordinance by the Council, pursuant to Section 32(c) of the Sacramento City Charter. It is hereby found that the title of this ordinance was published in _____, a newspaper of general circulation published in the City of Sacramento on _____, 1998.

This ordinance was PASSED FOR PUBLICATION by the City Council of the City of Sacramento, County of Sacramento, State of California, on _____, 1998; and PASSED AND ADOPTED by said Council this _____ day of _____, 1998.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

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MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

RECORDING REQUESTED BY
RECORD FOR THE BENEFIT OF THE CITY
OF SACRAMENTO - FEE EXEMPT PURSUANT
TO GOVERNMENT CODE SECTION 6103.
WHEN RECORDED MAIL TO

NAME CITY OF SACRAMENTO
CITY CLERK'S OFFICE
MAILING ADDRESS 915 I Street, Room 304
Sacramento, CA 95814
CITY, STATE
ZIP CODE

Recorded in the County of Sacramento
John Dark, Clerk/Recorder



71.00

199811170767 11:39am 11/17/98

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

~~Notice of Special Tax Lien for the North Natomas Community Facilities District~~

~~No. 3.~~

RECORDING REQUESTED BY:

Valerie A. Burrowes, City Clerk
CITY OF SACRAMENTO

WHEN RECORDED, PLEASE RETURN

Valerie A. Burrowes, City Clerk
CITY OF SACRAMENTO
915 I Street, Room 304
Sacramento, CA 95814
Telephone: (916) 264-5426

ORIGINAL
Accepted for Recording
COPY --- NOT CERTIFIED

NOV 17 1998

Sacramento County
Clerk-Recorder

BK 981117 767

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned City Clerk of the City of Sacramento, County of Sacramento, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City of Sacramento, County of Sacramento, State of California. The special tax secured by this lien is authorized to be levied for the purpose of: (1) funding the maintenance of parks, landscape corridors, and open space facilities unique to North Natomas or above City Standards, in and for the North Natomas Community Facilities District No. 3, City of Sacramento, County of Sacramento, State of California; and (2) providing such public services.

The special tax is authorized to be levied within the North Natomas Community Facilities District No. 3, City of Sacramento, County of Sacramento, State of California, which has now been officially formed, and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment and manner of collection of the authorized special tax is set forth in Exhibit A attached hereto and incorporated herein and made a part hereof.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Sacramento, State of California, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the North Natomas Community Facilities District No. 3, City of Sacramento, County of Sacramento, State of California, in accordance with Section 3115.5 of the Streets and Highways Code.

The names of the owners and the assessor's tax parcel numbers of the real property

Exhibit A

City of Sacramento, California
North Natomas
Community Facilities District No. 3

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") applicable to the land in the North Natomas Community Facilities District No. 3 (the "CFD") of the City of Sacramento (the "City") shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate, as described below.

2. Definitions

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

"Administrative Expenses" means the actual or estimated costs incurred by the City to form the CFD and to determine, levy and collect the Special Taxes, including salaries of City employees and the fees of consultants and legal counsel; the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports; and any other costs required to administer the CFD as determined by the City.

"Annexation Parcel" means a Parcel which was not included within the boundaries of the CFD at the time of formation. Parcels are required to annex to the District based upon City policy.

"Annual Costs" means for each Fiscal Year, the total of 1) Authorized Services 2) Administrative Expenses; and 3) any amounts needed to cure actual or estimated delinquencies in Special Taxes for the current or previous Fiscal Year.

"Assessor" means the Assessor of the County of Sacramento.

"Authorized Services" mean those services, as listed in the Resolution forming the CFD adopted on _____.

"Base Fiscal Year" means the Fiscal Year beginning July 1, 1998 and ending June 30, 1999.

"CFD" means the North Natomas Community Facilities District No. 3 of the City of Sacramento, California.

"City" means City of Sacramento, California.

"Council" means the City Council of the City of Sacramento acting for the CFD under the Act.

"County" means the County of Sacramento, California.

"Developed Parcel" means a Parcel which has:

- an approved final small lot map for residential uses permitting up to 2 units per lot,
- an approved special use permit for residential use permitting 3 or more units per lot, or
- an approved special use permit for Non-Residential Development or Sports Complex.

Once classified as developed, no Parcel shall be removed from the developed classification unless the special use permit expires, is revoked, or is otherwise terminated.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Gross Acres" means the entire area of a Parcel prior to dedication of major streets, schools, parks, open space and other public right-of-way.

"Gross Developable Acres" means the area of a Parcel associated with residential and non-residential uses after dedication of major streets, but prior to dedication of minor streets.

"Land Use Category 1" means a Developed Parcel with an approved land use for a single family, detached residential dwelling unit.

"Land Use Category 2" means a Developed Parcel with an approved land use for a duplex (two units per lot) or condominium (more than two attached dwelling units which are owned individually).

"Land Use Category 3" means a Developed Parcel with an approved land use for other than Land Use Category 1 or 2 land uses such as three or more attached residential units owned in common, non-residential uses, or a combination thereof.

"Land Use Category 4" means the City-owned parcels designated in the Community Plan as Sports Complex with Assessor's Parcel Numbers 225-0070-076, 225-0070-059, 225-0070-060, 225-0070-063 and 225-0070-067 and their successors. These Parcels shall be classified as a Tax Exempt Parcel until controlled by a private party through fee ownership, lease, or other similar arrangements. If a land use entitlement is granted for other than a permitted Sports Complex, parcel(s) receiving such entitlement will revert to Land Use Category 1, 2 or 3.

"Land Use Category 5" means a Large Lot Final Map Parcel.

"Large Lot Final Map Parcel" means a Parcel which has:

- an approved large lot final map, or
- an approved final master parcel map.

"Master Parcel Map" means a map that subdivides large tracts of land into smaller parcels for the purpose of later selling or otherwise transferring the parcels for further subdivision

in accordance with City procedures, or for the purpose of securing financing, together with planning and construction of infrastructure elements, but not for the purpose of creating either individual residential lots for sale to end-user homeowners, and not for the purpose of allowing construction or other improvements on non-residential parcels.

"Maximum Annual Special Tax" means the greatest amount of Special Tax that can be levied against a Parcel calculated by multiplying the Maximum Annual Special Tax Rate times the relevant acres or units of the parcel.

"Maximum Annual Special Tax Rate" means the amount shown in Attachment 1 for a Fiscal Year that is used in calculating the Maximum Annual Special Tax for a Parcel based on its land use classification.

"Maximum Annual Special Tax Revenue" means the greatest amount of revenue that can be collected in total from a group of Parcels by levying the Maximum Annual Special Tax Rates.

"Net Acre" is the area of a Parcel associated with residential and non-residential uses after dedication of all public uses and rights-of-way.

"Non-Residential Development" means a Taxable Parcel designated for commercial, office, or light industrial as defined in the North Natomas Community Plan.

"Parcel" means any Assessor's parcel in the CFD based on the equalized tax rolls of the County as of March 1 of each Fiscal Year.

"Parcel Number" means the Assessor's Parcel Number for any Parcel based on the equalized tax rolls of the County as of March 1 of each Fiscal Year.

"Public Parcel" means any Parcel, in its entirety, that is or is intended to be publicly owned in the North Natomas Community Plan as adopted by the City--or as subsequently designated by the City--that is normally exempt from the levy of general ad valorem property taxes under California law, including public streets; schools; parks; and public drainageways, public landscaping, wetlands, greenbelts, and public open space. These parcels are exempt from the levy of Special Taxes as described below. Any such Parcel shall be a Tax-Exempt Parcel.

"Special Tax(es)" mean(s) any tax levy under the Act in the CFD.

"Tax Collection Schedule" means the document prepared by the City for the County Auditor-Controller to use in levying and collecting the Special Taxes each Fiscal Year.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax Escalation Factor" means an annual percentage increase in the Maximum Annual Special Tax Rate based upon the Consumer Price Index (CPI) (prior calendar year annual average, San Francisco, All Urban Consumers (CPI-U) Index), not to exceed 4%.

"Tax-Exempt Parcel" means a Parcel not subject to the Special Tax. Tax-Exempt Parcels include: (i) Public Parcels (subject to the limitations set forth in Section 4, below) and (ii) Undeveloped Parcels. Certain non-developable privately-owned Parcels may also be exempt from the levy of Special Taxes as determined by the City such as common areas, wetlands, and open space.

"Undeveloped Parcel" means a Parcel which is not a Developed Parcel or a Large Lot Final Map Parcel.

3. Duration of the Special Tax

Parcels in the CFD will remain subject to the service tax in perpetuity.

4. Assignment of Maximum Annual Special Tax

A. Classification of Parcels. By June 30 of each Fiscal Year, using the Definitions above, the parcel records of the Assessor's Secured Tax Roll as of January 1, and other City development approval records, the City shall cause:

1. Each Parcel to be classified as a Tax-Exempt Parcel or a Taxable Parcel;
2. Each Taxable Parcel is to be further classified as a Developed Parcel, Large Lot Final Map or Undeveloped Parcel. Once classified as developed, no Parcel shall be removed from the developed classification unless the special use permit expires, is revoked, or is otherwise terminated.
3. Each Developed Parcel will be classified as Land Use Category 1, 2, 3 or 4.
4. Each Large Lot Final Map Parcel will be classified as Land Use Category 5.

B. Assignment of Maximum Annual Special Tax.

Attachment 1 shows the Base Year Maximum Special Tax rates. Each Fiscal Year following the Base Year, the Maximum Special Tax rates shall be increased in accordance with the Tax Escalation Factor.

C. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Special Tax. The Maximum Annual Special Tax for such a Parcel shall be assigned according to the 4.A and 4.B above. Conversely, if a privately owned parcel is converted to a public use, it shall become tax-exempt.

**Attachment 1
City of Sacramento CFD No. 3
Maximum Special Tax Rates for Base Year 1998-99 (1)**

Land Use Category/Description	Land Use Category Definition	Base Year Maximum Special Tax Rate	Special Tax Calculated Per
		(1)	
<u>Developed Parcels</u>			
Land Use Category 1 Detached Residential Unit	Approved final small lot map	\$52	Unit
Land Use Category 2 Duplex / Condominium	Approved final small lot map/ Special permit	\$32	Unit
Land Use Category 3 Other Residential / Non-Residential	Special permit	\$365	Net Acre
Land Use Category 4 (2) Sports Complex	Special permit	\$210	Net Acre
<u>Large Lot Final Map Parcels</u>			
Land Use Category 5 Residential / Non-Residential / Sports Complex (2)	Approved large lot final map/ Approved final master parcel map	\$80	Gross Developable Acre
<u>Undeveloped Parcels</u>		\$0	

(1) Following the Base Year 1998-99, the Maximum Special Tax Rates will escalate annually based upon the Consumer Price Index (CPI) (prior year annual average, San Francisco, All Urban Consumers (CPI-U), not to exceed 4%.

(2) Each Sports Complex parcel will be tax-exempt until controlled by a private party through fee ownership or lease.

Net Acre is the area of the parcel associated with residential and and non-residential uses after dedication of all right-of-way.

Gross Developable Acre is the area of the parcel designated for residential and taxable non-residential uses after dedication of major streets, but prior to dedication of minor streets.

5. Calculating Annual Special Taxes

The City shall compute the Annual Costs and determine the Maximum Annual Special Tax for each parcel based on the assignment of the Special Tax in Section 4. The City will then determine the tax levy for each parcel using the following process:

- A. Computes the Annual Cost using the definition in Section 2 for the Fiscal Year.
- B. Calculate the Special Tax for each Taxable Parcel by the following steps:
 - Determine if sufficient special tax revenues are available by taxing each Developed Parcel at 100% of its Maximum Annual Special Tax. If revenues are greater than the Annual Costs, the tax is reduced proportionately against Developed Parcels until the tax levy is set at an amount sufficient to cover Annual Costs.
 - If revenues from taxing Developed Parcels at 100% of their Maximum Annual Special Tax are not sufficient, the City will then proportionately levy the tax on Final Map Parcels up to 100% of their Maximum Annual Special Tax until the tax levy is set at an amount sufficient to cover Annual Costs.
- C. Levy on each Taxable Parcel the amount calculated above.
- D. Prepare the Tax Collection Schedule listing the Special Tax levy for each Taxable Parcel and send it to the County Auditor-Controller requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule shall not be sent later than the date required by the Auditor-Controller for such inclusion.

The City shall make every effort to correctly calculate the Special Tax for each Parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the parcels subject to the tax and their Special Tax assignments.

6. Records Maintained for the CFD

As development and subdivision of North Natomas takes place, the City will maintain a file containing records of the following information for each Parcel:

- The current Parcel Number;
- The Parcel acreage (gross, gross developable or net); and
- Number of residential units per parcel.

The file containing the information listed above will be available for public inspection.

7. Appeals

Any taxpayer who feels that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the City appealing the levy of the Special Tax. The City will then promptly review the appeal, and if necessary, meet with the applicant. If the City verifies that the tax should be modified or changed, a recommendation at that time will be made to the Council and, as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

Interpretations may be made by Resolution of the Council for purposes of clarifying

EXHIBIT B
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 2

LIST OF PROPERTY OWNERS

Parcel No.	Name of Property Owner
22500700730000	AAC ARENA LLC
20103000360000	ADAMS FARMS
20103000540000	ADAMS FARMS
20103000550000	ADAMS FARMS
20103000570000	ADAMS FARMS

EXHIBIT B
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 2

LIST OF PROPERTY OWNERS

Parcel No.	Name of Property Owner
22500700750000	ALLEGHANY PROPERTIES
22501400160000	ALLEGHANY PROPERTIES
22501400170000	ALLEGHANY PROPERTIES
22501400190000	ALLEGHANY PROPERTIES
22501400300000	ALLEGHANY PROPERTIES
22501400310000	ALLEGHANY PROPERTIES
22501500310000	ALLEGHANY PROPERTIES
22501500330000	ALLEGHANY PROPERTIES
22501500380000	ALLEGHANY PROPERTIES
22501500430000	ALLEGHANY PROPERTIES
22501500440000	ALLEGHANY PROPERTIES
22501500450000	ALLEGHANY PROPERTIES
22501500460000	ALLEGHANY PROPERTIES
22501500470000	ALLEGHANY PROPERTIES
22501500480000	ALLEGHANY PROPERTIES
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22501800040000	ALLEGHANY PROPERTIES
22501800050000	ALLEGHANY PROPERTIES
22501800060000	ALLEGHANY PROPERTIES
22501800360000	ALLEGHANY PROPERTIES
22501800370000	ALLEGHANY PROPERTIES
22501800380000	ALLEGHANY PROPERTIES
22501800390000	ALLEGHANY PROPERTIES
22503100130000	ALLEGHANY PROPERTIES
22503100140000	ALLEGHANY PROPERTIES
22501500140000	B & B & SONS ENTERPRISES INC.
22501500250000	B & B & SONS ENTERPRISES INC.
22501500270000	B & B & SONS ENTERPRISES INC.
22501500280000	B & B & SONS ENTERPRISES INC.
22501600640000	BNN DEVELOPMENT INC.
20103200230000	BORDEN RANCH

EXHIBIT B
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 2

LIST OF PROPERTY OWNERS

Parcel No.	Name of Property Owner
22500700770000	BUZZ OATES ENTERPRISES II.
22500700780000	BUZZ OATES ENTERPRISES II.
22500700790000	BUZZ OATES ENTERPRISES II.
22500700800000	BUZZ OATES ENTERPRISES II.
22500700810000	BUZZ OATES ENTERPRISES II.
22500700820000	BUZZ OATES ENTERPRISES II.
22500700830000	BUZZ OATES ENTERPRISES II.
22500700840000	BUZZ OATES ENTERPRISES II.
22500700850000	BUZZ OATES ENTERPRISES II.
22500700860000	BUZZ OATES ENTERPRISES II.
22500700570000	CAMBAY GROUP INC.
22500700640000	CAMBAY GROUP INC.
22500700700000	CAMBAY GROUP INC.
22500700760000	CITY OF SACRAMENTO
22501600700000	COCA COLA BOTTLING
22501600810000	COCA COLA BOTTLING
22510400010000	CREDIT SUISSE LEASING
22510400200000	CRISTIAN KNOX
22510400140000	DEL TACO
22510400020000	DONAHUE SCHRIBER
22510400030000	DONAHUE SCHRIBER
22510400040000	DONAHUE SCHRIBER
22510400060000	DONAHUE SCHRIBER
22510400070000	DONAHUE SCHRIBER
22510400080000	DONAHUE SCHRIBER
22510400090000	DONAHUE SCHRIBER
22510400120000	DONAHUE SCHRIBER
22510400150000	DONAHUE SCHRIBER
22510400160000	DONAHUE SCHRIBER
22510400170000	DONAHUE SCHRIBER
22510400180000	DONAHUE SCHRIBER

EXHIBIT B
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 2

LIST OF PROPERTY OWNERS

Parcel No.

Name of Property Owner

EXHIBIT B
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 2

LIST OF PROPERTY OWNERS

Parcel No.	Name of Property Owner
22500300290000	KERN W. SCHUMACHER
22500300300000	KERN W. SCHUMACHER

EXHIBIT B
NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 2

LIST OF PROPERTY OWNERS

Parcel No.	Name of Property Owner
22501600690000	RALEY'S
20103100270000	ROSALIE MEADOWS

THE DAILY RECORDER

...Since 1911...

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Sacramento, California 95812
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Fax (916) 444-0636

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915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

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**CITY CLERKS OFFICE
CITY OF SACRAMENTO**

Nov 5 8 41 AM '98

DJC8922380

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

AD 8751

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:

10/30/98

EXECUTED ON : 10/30/98
AT LOS ANGELES, CALIFORNIA

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

C. Ramirez
.....
Signature

**City of Sacramento
Ordinances**

On October 27, 1998, the following ordinance(s) were considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of November 5, 1998. In accordance with Sacramento City Charter Section 32, the titles are herein published:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO LEVYING A SPECIAL TAX FOR THE PROPERTY TAX YEAR 1998-1999 AND FOLLOWING TAX YEARS SOLELY WITHIN AND RELATING TO THE CITY OF SACRAMENTO NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 3 FOR LANDSCAPE MAINTENANCE

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING A PROPERTY LOCATED AT 1770 TRIBUTE ROAD IN THE POINT WEST PUD FROM THE LIGHT INDUSTRIAL-REVIEW-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (M-1S-R-PC-PUD) ZONE AND PLACING THE SAME IN THE OFFICE BUILDING-PARKWAY CORRIDOR-PLANNED UNIT DEVELOPMENT (OB-PC-PUD) ZONE (P98-077) (APN: 277-0285-007)

Anyone interested in the full text of the above ordinance(s) may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, phone (916) 264-5427.

SACRAMENTO CITY COUNCIL

By: VALERIE A. BURROWES

City Clerk

Ad No.: 8751

SAC-DJC8922380/AD 8751

10/30

CITY OF SACRAMENTO

AFFIDAVIT OF RECORDING NOTICE OF SPECIAL
TAX LIEN FOR THE NORTH NATOMAS
COMMUNITY FACILITIES DISTRICT NO. 3,
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

STATE OF CALIFORNIA)
) SS.
COUNTY OF CALIFORNIA)

Valerie A. Burrowes, being first duly sworn, deposes and says:

That she is now and at all times herein mentioned was the City Clerk of
the City of Sacramento;

That pursuant to Section 3114.5 of the Streets and Highways Code of
the State of California, she recorded a notice entitled "Notice of Special Tax Lien"
for the North Natomas Community Facilities District No. 3, City of Sacramento,
County of Sacramento, State of California, in the office of the County Recorder of
Sacramento County on Nov. 17th, 1998, as required by law.

Valerie A. Burrowes

City Clerk of the City of Sacramento

Subscribed and sworn to before me
This 17th day of November, 1998.

N. C. Allen

NOTARY PUBLIC, State of California
[Notarial Seal]

