



2.10

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
AUG 14 10 15 AM '91

**DEPARTMENT OF
PUBLIC WORKS**

**CITY OF SACRAMENTO
CALIFORNIA**

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

OFFICE OF THE DIRECTOR

August 20, 1991

APPROVED
BY THE CITY COUNCIL

916-449-5283

AUG 20 1991

ADMINISTRATION
916-449-8747

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

FAX 916-449-5573

AG 91-137

Honorable Members in Session:

SUBJECT: FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02 INITIATION ACTIONS

LOCATION AND COUNCIL DISTRICT

Franklin Boulevard from 12th Avenue to Fruitridge Road, located in Council District #5.

SUMMARY

It is requested that City Council adopt the attached resolutions which approve the Engineer's Report, establish a hearing date on October 1, 1991, authorize advertisement for construction bids, and direct the City Clerk to publish, post, and mail notices on the proposed Franklin Boulevard Assessment District. Bids to be received on September 17, 1991.

COMMITTEE ACTION

None.

STAFF RECOMMENDATION

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

1. Boundary map (may be obtained for review in the City Clerk's Office).
2. Adopt the resolution approving boundary map.
3. Adopt the resolution approving agreement for legal services.
4. Adopt the Resolution of Intention.
5. Engineer's Report (may be obtained for review in the City Clerk's Office).
6. Adopt the resolution accepting the report and setting hearing of protests (hearing date October 1, 1991).

7. Notice of Improvement (may be obtained for review in the City Clerk's Office).
8. Adopt resolution calling for construction bids (bids to be received September 17, 1991).
9. Notice inviting sealed bids (may be obtained for review in the City Clerk's Office).

BACKGROUND

The Franklin Boulevard Assessment District has a boundary that generally encompasses parcels fronting the east side of Franklin Boulevard from 12th Avenue to Fruitridge Road (see attached map). Proposed improvements include reconstruction and widening of the existing pavement section; construction of curbs, gutters, sidewalks, storm sewers; installation of street lights on the east side of Franklin Boulevard; and pavement resurfacing improvements on the west side. The project will be jointly funded by the City, and the owners of parcels of land within the district.

A petition for assessment proceedings has been distributed to the property owners. Currently, 66.2% of the owners have signed and returned the petition. A negative declaration for this project was filed with the County Clerk on April 29, 1991. The engineer's estimated construction cost is \$757,371.50.

FINANCIAL CONSIDERATIONS

This project will be financed by the property owners within the district and the City. The estimated total cost of the project is \$1,302,503.89. The estimated total amount to be assessed to property owners is \$217,017.02 and is itemized as follows:

Estimated Construction Cost	\$ 757,371.50
Acquisition of Fire Alarm System	84,469.00
Contingency	75,710.75
Construction Staking and Inspection	50,458.71
Engineering and Project Management	306,683.41
Incidental Expenditures	<u>27,810.52</u>
Total Estimated Project Cost	\$1,302,503.89
City Contribution	<u>-\$1,098,507.89</u>
Project Cost Less Contributions	\$ 203,996.00
Reserve Account	<u>\$ 13,021.02</u>
Amount Assessed to Property Owners	\$ 217,017.02

The above expenditures are detailed in the Engineer's Report on file with the City Clerk. The City contribution will include funding from the Measure A, Major Street Gas Tax, storm drainage programs, and capital grants sources. Final budgeting recommendations will be made prior to the sale of bonds.

A non-refundable fee of \$25 will be charged for each set of plans and specifications to cover the cost of reproduction.

August 20, 1991
City Council
Franklin Boulevard
Page 3

POLICY CONSIDERATIONS

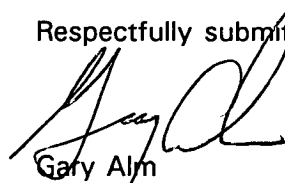
The procedures under which this district is being formed are set forth in the California Streets and Highways Code. Specifically, Division 12, entitled, "Municipal Improvement Act of 1913," and Division 10 entitled, "Improvement Bond Act of 1915."

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

MBE/WBE EFFORTS

Plans and specifications will be sent to 19 plan rooms and construction services organizations for publication and use by the construction industry of Northern California. There are 4 organizations on the distribution list that are directly involved with the MBE/WBE contractors.

Respectfully submitted,



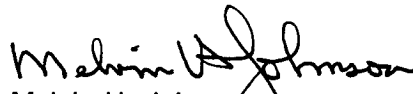
Gary Alm
Supervising Engineer

Recommendation Approved:



Walter J. Slipe
City Manager

Approved:



Melvin H. Johnson
Director of Public Works

Contact for More Information:

Ronald Wicky, Special Districts Analyst
449-5628

August 20, 1991
District 5

N. Dee Lewis, Supervising Engineer
449-8223

MEMORANDUM OF PROCEEDINGS TO BE CONSIDERED BY THE CITY COUNCIL
OF THE CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA, ON
TUESDAY, AUGUST 20, 1991, IN CONNECTION WITH
FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

The following proceedings are presented to the City Council to initiate the above district:

1. Boundary Map. This is to be filed. Please note additional instructions below.
2. Resolution Approving Boundary Map. This is to be passed.
3. Resolution Approving Agreement for Legal Services. This is to be passed. Please note additional instructions below.
4. Resolution of Intention. This is to be passed.
5. Engineer's Report. This is to be filed. Please note additional instructions below.
6. Resolution Accepting Report and Setting Hearing of Protests. HEARING TO BE HELD ON OCTOBER 1, 1991. This is to be passed.
7. Notice of Improvement. This is to be filed. Please note additional instructions below.
8. Resolution Calling for Construction Bids. This is to be passed. BIDS TO BE RECEIVED ON SEPTEMBER 17, 1991.
9. Notice Inviting Sealed Bids. This is to be filed. Please note additional instructions below.

ADDITIONAL INSTRUCTIONS FOR THE CITY CLERK:

- A. Boundary Map - Enclosed are the following:
 - (i) Check to cover filing fee of boundary map; and
 - (ii) Certificate Accepting the Filing of the Boundary Map with County Recorder

All four copies of the boundary map are to be marked filed by completing the first certificate and approved by completing the second certificate, using August 20, 1991, as the date in each certificate. Following the Council meeting, one blue-line print is to be filed for record in the office of the Sacramento County Recorder. Please request the Recorder to complete the enclosed certificate accepting the filing of the boundary map with the Recorder in triplicate. Retain the original copy of the certificate in your file with one blue-line print of the map. Please return two copies of the certificate to the undersigned with the remaining two blue-line prints of the map.

B. Resolution Approving Agreement for Legal Services. A certified copy of the resolution is to be attached to each copy of the agreement. The agreement is to be executed in triplicate. Retain the original in your file and return the two executed copies to the undersigned.

C. Engineer's Report. This should be marked filed using August 20, 1991 as the filing date. DO NOT COMPLETE ANY OTHER CERTIFICATES AT THIS TIME.

D. Notice of Improvement (for mailing) Our office will prepare notices of improvement to be mailed to property owners after the meeting.

Notice of Improvement (for posting on streets). We will arrange to have quartercards of the notice prepared for posting by the Engineer of Work.

Notice of Improvement (for publication). Please have this notice published twice in the DAILY RECORDER, once a week for two successive weeks, with the first publication to be as soon as possible, but NO LATER THAN SEPTEMBER 9, 1991. Please ask the newspaper to provide you with three affidavits of publication - one for your file of proceedings and two to be returned to our office.

E. Notice Inviting Sealed Bids. Please have this notice published twice, once a week for two successive weeks, with the first publication to be as soon as possible, but NO LATER THAN AUGUST 29, 1991. Please ask the newspaper to provide you with three affidavits of publication - one for your file of proceedings and two to be returned to our office.

F. Please provide our office with two certified copies of each resolution adopted.

STURGIS, NESS, BRUNSELL & SPERRY
a professional corporation

Philip D. Assaf

PDA:be
Enclosures

RESOLUTION NO. 91-616

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
AUG 20 1991
OFFICE OF THE
CITY CLERK

RESOLUTION APPROVING BOUNDARY MAP

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

The City Council of the City of Sacramento resolves:

A map entitled "Proposed Boundaries of Franklin Boulevard Assessment District No. 91-02, City of Sacramento, County of Sacramento, State of California" has been filed with the City Clerk.

This Council approves the map and adopts the boundaries shown on the map as describing the extent of the territory included in a proposed assessment district to be known as Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California.

This Council finds that the map is in the form and contains the matters prescribed by Section 3110 of the California Streets and Highways Code.

This Council directs the City Clerk to certify the adoption of this resolution on the face of the map, and to file a copy of the map with the County Recorder for placement in the Book of Maps of Assessment and Community Facilities Districts.

* * *

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 20th day of August, 1991.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

47

PROPOSED BOUNDARIES OF
FRANKLIN BOULEVARD
ASSESSMENT DISTRICT NO. 91-02
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 SHEET 1 OF 2

LEGEND:

- ① ASSESSMENT NUMBER
- 002 LOT NUMBER
- ASSESSMENT DISTRICT BOUNDARY
- PROPERTY LINE

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 _____, 19__.

VALERIE A. BURROVES, CITY CLERK
 CITY OF SACRAMENTO

CLERK'S MAP CERTIFICATE

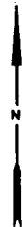
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF FRANKLIN BOULEVARD STREET ASSESSMENT DISTRICT NO. 91-02, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 19__, BY ITS RESOLUTION NO. _____.

VALERIE A. BURROVES, CITY CLERK
 CITY OF SACRAMENTO

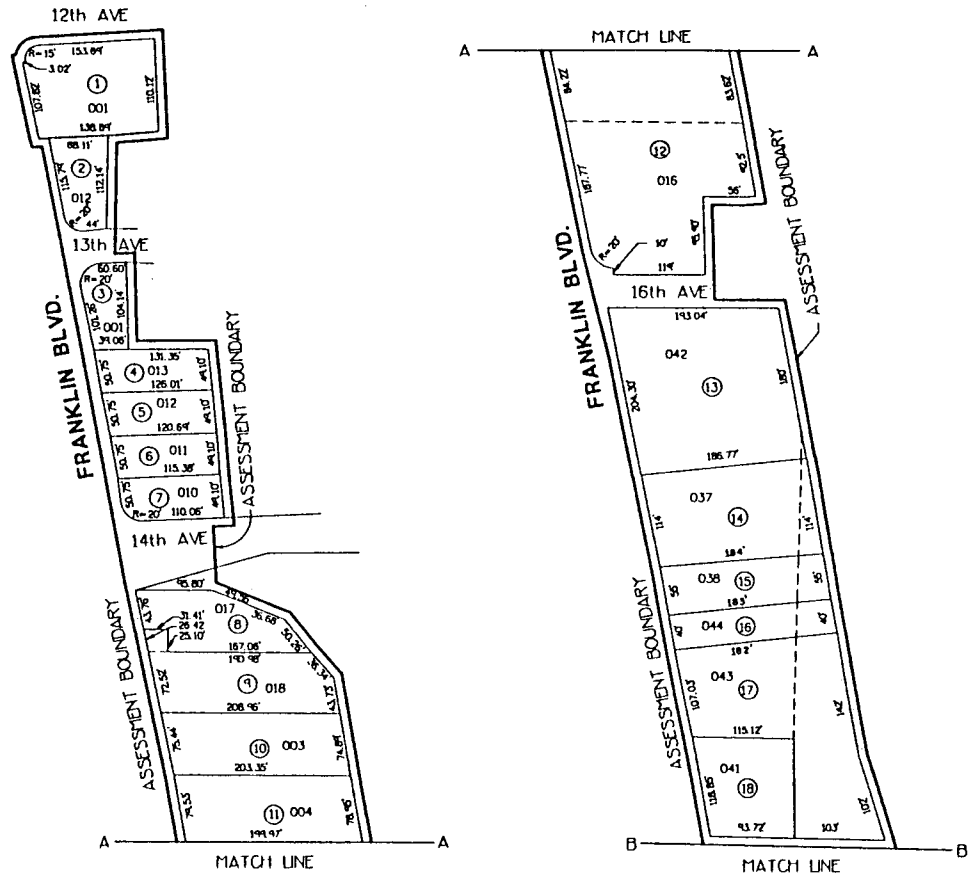
COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____, 19__, AT THE HOUR OF _____ O'CLOCK _____ P.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITIES 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



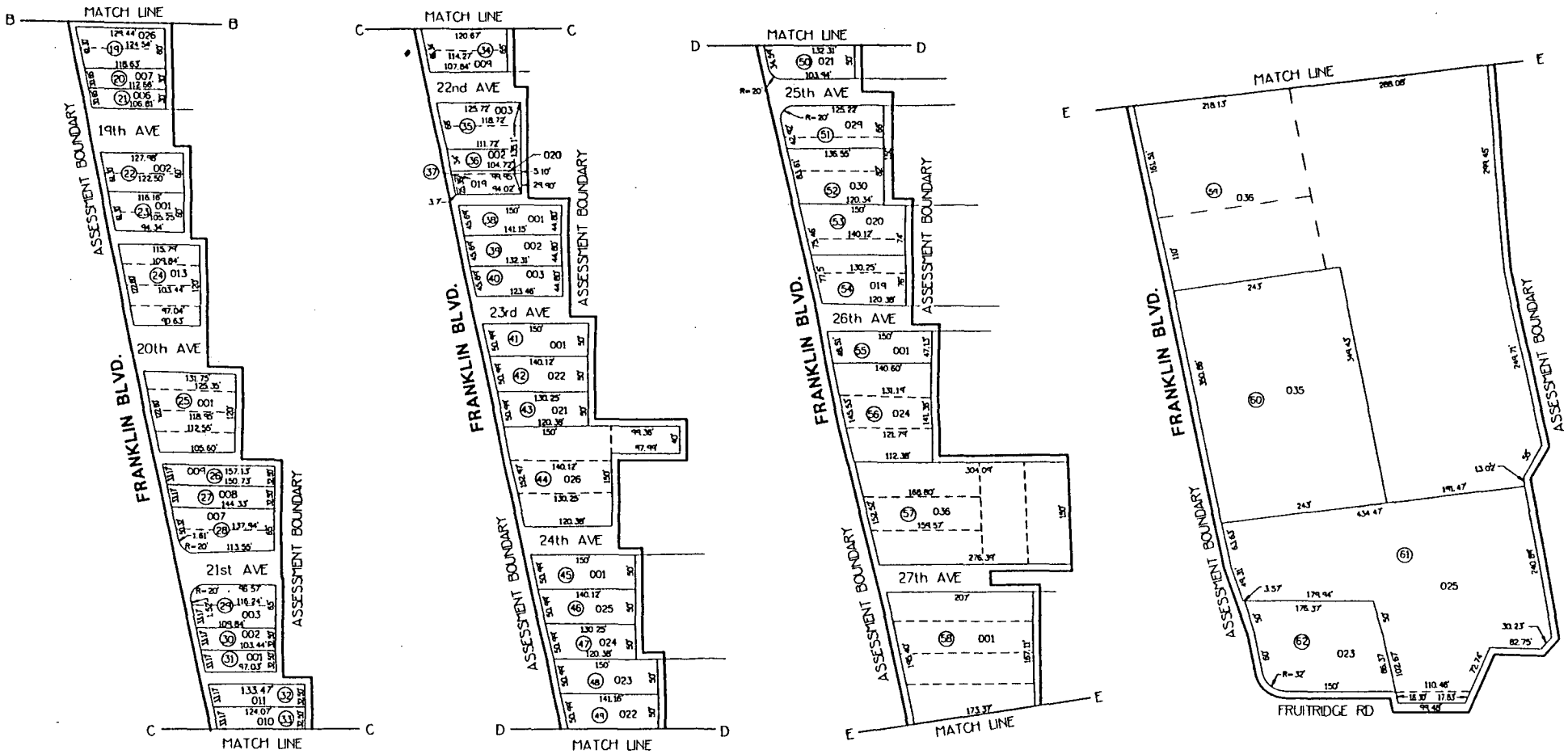
SCALE: 1" = 100"



PROPOSED BOUNDARIES OF
FRANKLIN BOULEVARD
ASSESSMENT DISTRICT NO. 91-02

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SHEET 2 OF 2



RESOLUTION NO. 91-617

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION APPROVING AGREEMENT
FOR LEGAL SERVICES**

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

**APPROVED
BY THE CITY COUNCIL**

AUG 20 1991

**OFFICE OF THE
CITY CLERK**

The City Council of the City of Sacramento resolves:

This City Council approves that certain agreement between the City of Sacramento, and STURGIS, NESS, BRUNSELL & SPERRY a professional corporation, for services of that firm as Special Bond Counsel for Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California, dated August 20, 1991, and attached to this resolution.

The Mayor is authorized to sign the agreement and the City Clerk is authorized to attest its execution.

* * *

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 20th day of August, 1991.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

78

RESOLUTION NO. 91-618

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
AUG 20 1991
OFFICE OF THE
CITY CLERK

**RESOLUTION OF INTENTION TO ORDER IMPROVEMENT IN
FRANKLIN BOULEVARD STREET ASSESSMENT DISTRICT NO. 91-02**

The City Council of the City of Sacramento resolves:

This City Council intends to order the following
improvement under the authority of the Municipal Improvement Act of
1913:

The construction of street improvements, to include clearing, grubbing, excavation, grading, pavement, curbs, gutters, sidewalks, driveways, drain leads, drop inlets, manholes, and street reconstruction; on the east side of Franklin Boulevard from the intersection of 14th Avenue to a point on Franklin Boulevard 300 feet, more or less, south of 14th Avenue; and on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 16th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 24th Avenue; and on the east side of Franklin Boulevard from a point on Franklin Boulevard 170 feet, more or less, north of 26th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 27th Avenue; the installation of a street light and fire alarm system on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road; and the construction of overlay pavement on Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

This Council finds that the land specially benefited by the improvement is shown within the boundaries of the map entitled, "Proposed Boundaries of Franklin Boulevard Assessment District No. 91-02, City of Sacramento, County of Sacramento, State of California." This map has been approved by the City Council and is now on file with the City Clerk. The land within the exterior boundaries shown on the map shall be designated Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California.

This Council intends to levy a special assessment upon the land within the described district in accordance with the special benefit to be received by each parcel of land, respectively, from the improvement. There shall be omitted from special assessment all public streets, alleys and places and all land belonging to the United States, the State of California, the County of Sacramento and this City now in use in the performance of a public function.

Where any disparity occurs in level or size between the improvement and private property, this Council determines that it is in the public interest and more economical to eliminate the disparity by doing work on the private property instead of adjusting the work on public property. Accordingly, work may be done on private property for this purpose with the written consent of the landowner.

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 to the City which result from the administration and collection of assessment installments or from the administration or registration of the improvement 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 provide for an annual assessment upon each of the parcels of land in the proposed assessment district to provide therefor.

This Council orders that the estimated cost of the project is \$1,315,524.91 of which the City of Sacramento will contribute the estimated amount of \$1,098,507.89, leaving the estimated amount of \$217,017.02 to be assessed.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will 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 fourteen (14) years from the second day of September next succeeding twelve (12) months from their date.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1, Division 10, of the Streets and Highways Code of the State of California.

The City will not obligate itself to advance available funds from the City treasury to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the City from, in its sole discretion, so advancing funds.

This Council intends to comply with the requirements of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 by proceeding under part 7.5 of said Act. The Engineer of Work is directed to include in its report all of the information required by Section 2961 of the Streets and Highways Code.

This Council appoints MELVIN H. JOHNSON, Director of Public Works, as Engineer of Work for this project, and directs the preparation of the report required by Section 10204 of the Streets and Highways Code.

In the opinion of this Council, the public interest will not be served by allowing owners of assessable lands to enter into a contract for the work of improvement as otherwise permitted in Section 20485 of the Public Contract Code.

If any excess shall be realized from the assessment it shall be used, in such amounts as the City Council may determine, in accordance with the provisions of law for one or more of the following purposes:

- (a) Transfer to the general fund of the City, provided that the amount of any such transfer shall not exceed the lesser of \$1,000 or 5% of the total amount expended from the improvement fund;
- (b) As a credit upon the assessment and any supplemental assessment, provided that such surplus may, if the City Council so determines, also be applied as a credit to the City or any local, state or national agency or authority which shall have made a contribution towards the cost and expenses of the acquisitions and improvements in the proportion which such contribution bears to the total amount of the assessment or supplemental assessment prior to the deduction of all such contributions; or

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- (c) For the maintenance of the improvements.
- (d) To call bonds, thereby reducing outstanding assessments and subsequent assessment installments.

* * *

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 20th day of August, 1991.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 91-619

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED BY THE CITY COUNCIL

ON DATE OF _____

AUG 20 1991

RESOLUTION ACCEPTING REPORT AND SETTING HEARING OF PROTESTS

OFFICE OF THE CITY CLERK

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

The City Council of the City of Sacramento resolves:

1. At the direction of this Council, MELVIN H. JOHNSON, as Engineer of Work for improvement proceedings in Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California, has filed with the City Clerk the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913). This Council accepts the report without modification, for the purpose of conducting a hearing of protests to the improvements described in the report.

2. This Council sets 7:30 P.M. on October 1, 1991, at the Chambers of the City Council, 915 I Street, Sacramento, California, as the time and place for hearing protests to the proposed improvements.

3. The City Clerk is directed to publish, post and mail the notices of improvement required by the Municipal Improvement Act of 1913, and to file an affidavit of compliance. The notice shall be published in the DAILY RECORDER.

* * *

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 20th day of August, 1991.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

1213

RESOLUTION NO. 91-620

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

ON DATE OF _____

AUG 20 1991

RESOLUTION CALLING FOR CONSTRUCTION BIDS

OFFICE OF THE
CITY CLERK

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

The City Council of the City of Sacramento resolves:

1. This Council has given preliminary approval to the report of the Engineer of Work for improvements in Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California. The report includes plans and specifications for the construction of improvements described in the report.

2. The City of Sacramento will receive sealed proposals for this construction not later than 10:30 A.M. on September 17, 1991, in the office of the City Clerk located at 915 I Street, Sacramento, California. At that time and place the sealed proposals will be publicly opened, examined and declared.

3. The City Council reserves the power in its discretion to reject all proposals. The award of construction contract, if made, shall be made to the lowest responsible bidder within the time fixed in the specifications (or any extension of time agreed to by the City and the lowest responsible bidder).

4. The City Clerk is directed to publish a notice inviting sealed proposals in the DAILY RECORDER in accordance with the Local Agency Public Construction Act. The Engineer of Work is authorized to give additional notice and to distribute additional information as necessary in the judgment of the Engineer of Work, to secure competitive bidding.

5. The City Council hereby determines that in the event the contractor does not complete the work within the time specified in the proposed contract or within such further time as this City Council shall have authorized, the contractor shall pay to the City liquidated damages in the amount of \$500.00 per day for each and every calendar day's delay in finishing the work beyond the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

13 14

completion date specified in said contract. Additional provisions with regard to said time of completion and liquidated damages are set forth in the specifications, which provisions are hereby referred to and incorporated herein by reference.

* * *

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 20th day of August, 1991.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 1514

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02 -- STATUS REPORT

August 20, 1991	* <u>COUNCIL ADOPTS RESOLUTION OF INTENTION AND SETS HEARING DATE</u>
August 1991	* Record Boundary Map With County Recorder
August 1991	* Mail, Post, and Publish Notice of Hearing
September 17, 1991	* Receive Bids
October 1, 1991	* Hold Public Hearing
	* <u>COUNCIL CONSIDERS RESOLUTIONS TO OVERRULE PROTESTS AND LEVY THE ASSESSMENTS -- AWARD OF CONTRACT</u>
October 1991	* Record Assessment Diagram and Notice of Assessment with County Recorder
	* Liens Placed on Affected Properties
	* Contractor Notice to Proceed
November 12, 1991	* <u>CITY COUNCIL CONSIDER RESOLUTION APPROPRIATION OF FUNDS</u>
November 19, 1991	* <u>COUNCIL CONSIDER RESOLUTION AUTHORIZING SALE OF BONDS</u>
December 2, 1991	* Bond Closing
December 1991	* City to Receive Proceeds from Bonds
January 1992	* Estimated Completion Date for Improvements

Law Offices of
STURGIS, NESS, BRUNSELL & SPERRY
a professional corporation

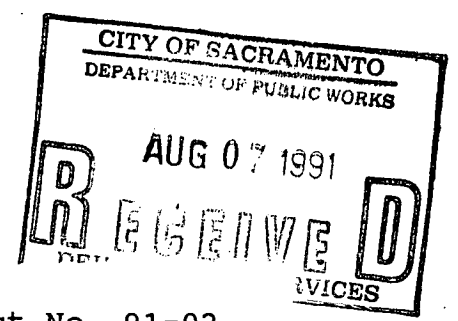
EUGENE K. STURGIS
(1892-1976)
EDWIN N. NESS
ROBERT BRUNSELL
SAMUELA. SPERRY
DANIEL C. BORT
PHILIP D. ASSAF

2000 Powell Street, Suite 1690
Post Office Box 8808
Emeryville, California 94608-1804

(800) 543-6500
(415) 652-7588
FAX: (415) 652-0190

August 6, 1991

Mr. Ron Wicky
Department of Public Works
City of Sacramento
927 10th Street, Room 200
Sacramento, CA 95814



Re: Franklin Boulevard Assessment District No. 91-02,
City of Sacramento

Dear Ron:

Enclosed are the proceedings to be considered by the City Council on Tuesday, August 20, 1991, in connection with this district.

Please have four copies of the Engineer's Report signed prior to the meeting and insert a blue-line print of the assessment diagram in the folder provided in each report.

Please also provide the City Clerk with the boundary map prior to the meeting.

Do not hesitate to call if you have any questions.

Very truly yours,

STURGIS, NESS, BRUNSELL & SPERRY
a professional corporation

Philip D. Assaf
Philip D. Assaf

PDA:be
Enclosures

cc: Valerie Burrowes, City Clerk

ENGINEER'S REPORT

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

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

DATED: August 20, 1991

MELVIN H. JOHNSON, Director of Public Works, Engineer of Work

By Melvin H. Johnson

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 20th day of August, 1991.

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

By Valerie A. Burrowes

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 20th day of August, 1991.

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

By Valerie A. Burrowes

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 _____, 1991.

MELVIN H. JOHNSON, Director of Public Works, City of Sacramento, Sacramento County, California

By _____

ENGINEER'S REPORT

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

MELVIN H. JOHNSON, Director of Public Works, Engineer of Work for Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, 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:

The construction of street improvements, to include clearing, grubbing, excavation, grading, pavement, curbs, gutters, sidewalks, driveways, drain leads, drop inlets, manholes, and street reconstruction; on the east side of Franklin Boulevard from the intersection of 14th Avenue to a point on Franklin Boulevard 300 feet, more or less, south of 14th Avenue; and on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 16th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 24th Avenue; and on the east side of Franklin Boulevard from a point on Franklin Boulevard 170 feet, more or less, north of 26th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 27th Avenue; the installation of a street light and fire alarm system on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road; and the construction of overlay pavement on Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road.

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 fourteen (14) 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 - Total principal sum of all unpaid special assessments and special assessments proposed to be levied under any completed or pending assessment proceedings other than those contemplated in the present proceedings, the total true value of the parcels of land and improvements proposed to be assessed determined in accordance with Section 2961 of the Streets and Highways Code and the principal amount of the assessments proposed to be levied in the present proceedings.

EXHIBIT H - Proposed maximum annual assessment per parcel for current costs and expenses.

Respectfully submitted,

MELVIN H. JOHNSON,
Director of Public Works,
Engineer of Work

EXHIBIT A

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

COST ESTIMATE

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

Franklin Blvd A.D.		Engr: NCT		5/9/91	
Item No.	Description	Est. Quantity	Unit	Unit Cost	Total Cost
1	Preconstruct Photo	1	job	1000.00	1000.00
2	Clear and Grub	1	job	15000.00	15000.00
3	Roadway Excavation	4543	cy	15.00	68145.00
4	Manhole to Remove	1	ea	750.00	750.00
5	Drain Syst. to Remove	1	job	12500.00	12500.00
6	Fence to Relocate	280	lf	12.00	3360.00
7	Gates to Relocate	110	lf	20.00	2200.00
8	Hydrant to Relocate	2	ea	850.00	1700.00
9	St. Sign to Relocate	3	ea	200.00	600.00
10	1" Water Service	31	ea	850.00	26350.00
11	1.5" Water Service	6	ea	1000.00	6000.00
12	Water Valve Bx Adj	39	ea	300.00	11700.00
13	MH Head to Adjust	69	ea	450.00	31050.00
14	Flusher Branch 8"	1	ea	500.00	500.00
15	12" RCP CL III	826	lf	35.00	28910.00
16	Drain Inlet, Type B	18	ea	1100.00	19800.00
17	Ditch Box	1	ea	1250.00	1250.00
18	Manhole to Reconst	7	ea	900.00	6300.00
19	MH No. 3 to Constr.	3	ea	1500.00	4500.00
20	MH No. 3A to Constr.	1	ea	1750.00	1750.00
21	MH No. 4 to Constr.	1	ea	2200.00	2200.00
22	C&G No. 4 to Constr	2460	lf	13.00	31980.00
23	Sidewalk 3-1/2" PCC	10755	sf	3.00	32265.00
24	Driveway, 6" PCC	6438	sf	4.00	25752.00
25	Handicap Ramp	18	ea	750.00	13500.00
26	Pavement Planing	3560	ton	4.25	15130.00
27	AB Class II	5750	ton	18.00	103500.00
28	AC 3/4" Base Copurse	1030	ton	38.00	39140.00
29	Reinforcing Fabric	38260	sy	1.00	38260.00
30	AC 1/2" Overlay	3330	ton	30.00	99900.00
31	AC 1/2" Miscellaneous	95	ton	35.00	3325.00
32	Remove Electrolier	1	ea	350.00	350.00
33	Mast Arm Electrolier	21	ea	1750.00	36750.00
34	No. 6 THW Conductors	7220	lf	0.40	2888.00
35	No. 8 THW Conductors	3790	lf	0.35	1326.50
36	No. 10 THW Conductors	3100	lf	0.30	930.00
37	Modify Cables	1	job	7000.00	7000.00
38	2" & 2-1/2" Conduits	1720	lf	15.00	25800.00
39	No. 5 Pull Box	30	ea	225.00	6750.00
40	Adjust Pull Box	20	ea	175.00	3500.00
41	12 Pair Cable	4730	lf	2.00	9460.00
42	Modify Detctor Handhole	12	ea	150.00	1800.00
43	6'x 6' Detector Loop	45	ea	200.00	9000.00
44	Place 2" Conduit	300	lf	10.00	3000.00
45	New Detector Handhole	2	ea	250.00	500.00
				TOTAL	\$757,371.50

COST ESTIMATE

Page 2

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

TOTAL CONTRACT COST		\$ 757,371.50
Acquisition Fire Alarm System		<u>84,469.00</u>
	TOTAL CONSTRUCTION COSTS	\$ 841,840.50
Contingencies		75,710.75
ENGINEERING		
Design	\$306,683.41	
Construction Staking	<u>50,458.71</u>	
	TOTAL ENGINEERING COSTS	\$ 357,142.12
INCIDENTALS		
Special Districts	\$ 9,000.00	
Bond Counsel	3,255.26	
Out-of-Pocket Expenses	500.00	
SDIRS Fee	3,755.26	
Bond Administration	8,800.00	
Bond Printing	2,500.00	
Special Reserve Fund	<u>13,021.02</u>	
	TOTAL INCIDENTAL COSTS	\$ <u>40,831.54</u>
	PROJECT COST	\$1,315,524.91
	LESS CITY CONTRIBUTION	<u>(1,098,507.89)</u>
	BALANCE TO BE ASSESSED	\$ 217,017.02

EXHIBIT B

ASSESSMENT ROLL

CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

Assessment Number	Assessment Amount	Parcel Description
1	\$ 2,412.77	020-0011-001-0000
2	2,591.49	020-0011-012-0000
3	2,256.38	020-0012-001-0000
4	1,139.36	020-0012-013-0000
5	1,139.36	020-0012-012-0000
6	1,139.36	020-0012-011-0000
7	1,139.36	020-0012-010-0000
8	2,340.43	020-0044-017-0000
9	5,265.96	020-0044-018-0000
10	3,989.36	020-0044-003-0000
11	1,787.23	020-0044-004-0000
12	6,076.60	020-0044-016-0000
13	12,978.65	020-0111-042-0000
14	6,063.83	020-0111-037-0000
15	2,925.53	020-0111-038-0000
16	2,127.66	020-0111-044-0000
17	5,691.49	020-0111-043-0000
18	6,329.79	020-0111-041-0000
19	3,244.68	020-0111-026-0000
20	1,648.94	020-0111-007-0000
21	1,648.94	020-0111-006-0000
22	3,244.68	020-0201-002-0000
23	3,244.68	020-0201-001-0000
24	6,542.55	020-0201-013-0000
25	6,542.55	020-0202-001-0000
26	1,755.32	020-0202-009-0000
27	1,755.32	020-0202-008-0000
28	2,393.62	020-0202-007-0000
29	2,074.47	020-0261-003-0000
30	1,755.32	020-0261-002-0000
31	1,755.32	020-0261-001-0000
32	1,755.32	020-0261-011-0000
33	1,755.32	020-0261-010-0000
34	3,510.64	020-0261-009-0000
35	3,617.02	020-0263-003-0000

ASSESSMENT ROLL

CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

Assessment Number	Assessment Amount	Parcel Description
36	\$ 1,808.51	020-0263-002-0000
37	2,021.28	020-0263-019-0000
38	2,446.81	022-0011-001-0000
39	2,446.81	022-0011-002-0000
40	2,446.81	022-0011-003-0000
41	2,712.77	022-0012-001-0000
42	2,712.77	022-0012-022-0000
43	2,712.77	022-0012-021-0000
44	8,138.30	022-0012-026-0000
45	2,712.77	022-0081-001-0000
46	2,712.77	022-0081-025-0000
47	2,712.77	022-0081-024-0000
48	2,712.77	022-0081-023-0000
49	2,712.77	022-0081-022-0000
50	1,139.36	022-0081-021-0000
51	1,407.45	022-0082-029-0000
52	1,876.60	022-0082-030-0000
53	3,989.36	022-0082-020-0000
54	4,148.94	022-0082-019-0000
55	2,606.38	022-0151-001-0000
56	7,765.96	022-0151-024-0000
57	8,138.30	022-0151-036-0000
58	10,372.34	022-0152-001-0000
59	6,076.60	022-0221-036-0000
60	7,841.49	022-0221-035-0000
61	2,546.81	022-0221-025-0000
62	2,457.45	022-0221-023-0000

TOTAL: \$ 217,017.02

FRANKLIN BOULEVARD ASSESSMENT DISTRICT METHOD OF SPREADING ASSESSMENTS

The following describes the method of spreading assessments for the Franklin Boulevard Assessment District.

BACKGROUND INFORMATION

Portions of the east side of Franklin Boulevard between Sutterville Road and Fruitridge Road are presently improved with a full-width half-street section, curb, gutter, sidewalk, and drainage collection facilities. Parcels fronting these existing improvements are therefore excepted from assessments for street, curb, gutter, sidewalk, and drainage improvements. All parcels within the aforementioned limits will be assessed for street lighting improvements. Parcels fronting the east side of Franklin Boulevard between Sutterville Road and Fruitridge Road which do not have full street and drainage improvements will also be assessed for a portion of the cost of these improvements.

In addition to the street, drainage, and lighting improvements, the project includes a traffic signal interconnect system, pavement resurfacing improvements and acquisition costs for a fire alarm system. The City of Sacramento will fund these additional improvements as well as a portion of the cost for street, drainage and lighting improvements.

CONSTRUCTION COSTS

This item includes construction costs, construction contingency costs and incidentals.

1. Street, Curbs, Gutters, Sidewalks, and Drainage System: Costs related to the construction of these improvements are assessed to all benefitting parcels on the basis of front footage. A portion of the cost for these improvements is funded by the City of Sacramento.
2. Street Lighting System: Costs related to the construction of the street lighting system are assessed to all benefitting parcels on the basis of front footage.
3. Traffic Signal Interconnect Cable, Pavement Resurfacing and Acquisition Costs for a Fire Alarm System: The cost of these improvements is funded by the City of Sacramento.

NON-CONSTRUCTION COSTS

1. Right-of-Way Costs: All costs associated with the acquisition of right-of-way are funded by the City of Sacramento.
2. Bond Related Costs: Bond Administration, Bond Council, Bond Printing, etc. will be funded by the City of Sacramento with the exception of the reserve fund which will be funded by the property owners and assessed to each parcel in proportion to the total amount assessed.

NT:jd

NT21-03.E.ED

EXHIBIT D

**FRANKLIN BLVD. ASSESSMENT DISTRICT NO. 91-02
MAILING LIST**

ASSMNT #	APN	OWNER/ADDRESS
1	020-0011-001-0000	Jensen, Evelyn W. - 1530 4th St, Sac 95814
2	020-0011-012-0000	Pena, Manuel/Margaret - 2801 13th Ave. Sac. 95820
3	020-0012-001-0000	Ziakas, Thomas/Doreen A. - 3801 Franklin Blvd., Sac, 95820
4	020-0012-013-0000	Barnes, Mary Rebecca Herring - 2901 24th St., Sac 95818
5	020-0012-012-0000	Wood, Richard F./Julia E. - 2786 Fruitridge Rd., Sac 95820
6	020-0012-011-0000	Hulbert, Clifford E./Eleanore M - 3833 Franklin Blvd., Sac, 95820
7	020-0012-010-0000	Zikes, Mel/Katheryn G. - 4309 Garden Hwy, Sac 95837
8	020-0044-017-0000	D'Angelo, John M./Benjamin E Dudek - 3366 Nadine St., Carm 95608
9	020-0044-018-0000	Burnett, Darrell G./Kathleen K. - 3931 Franklin Blvd., Sac 95820
10	020-0044-003-0000	Pemberton E. R./Ella/Charles E./Jack - 3935 Franklin Blvd., Sac 95820
11	020-0044-004-0000	Petrali, Juanita B. - 3945 Franklin Blvd., Sac 95820
12	020-0044-016-0000	Bokan Bros. - 4107 Franklin Blvd., Sac 95820
13	020-0111-042-0000	Bokan Bros. - 4101 Franklin Blvd., Sac 95820
14	020-0111-037-0000	Webb, Bill H., Jr. - 4115 Franklin Blvd., Sac 95820
15	020-0111-038-0000	Rodrigues, Joseph/Pauline - 4121 Franklin Blvd., Sac 95820
16	020-0111-044-0000	Neely, Harold D. - 4125 Franklin Blvd., Sac 95820
17	020-0111-043-0000	Pihera, Charles G. - 4301 Franklin Blvd., Sac 95820
18	020-0111-041-0000	Pihera, Charles G. - 4301 Franklin Blvd., Sac 95820
19	020-0111-026-0000	Cook, Fred/Aileen - 3525 Mignon St., Sac 95826
20	020-0111-007-0000	Ruiz, Jose G. - 4315 Franklin Blvd., Sac 95820
21	020-0111-006-0000	Ruiz, Jose G. - 4315 Franklin Blvd., Sac 95820
22	020-0201-002-0000	Western Latin American Church of Nazarene - 11226 Garetal St., Santa Fe Spgs, 90670
23	020-0201-001-0000	Greenberg, Gerald W./Deborah G. - 4405 Franklin Blvd, Sac 95820
24	020-0201-013-0000	Paz, Joseph A., Jr. - 1701 4th Ave., Sac 95818
25	020-0202-001-0000	Weinberg, Francis/Stephen G./Joyce - 1949 4th Ave., Sac 95818
26	020-0202-009-0000	Weidner, Edwin F., Jr./Charlene - 5321 South Land Park Dr., Sac 95822
27	020-0202-008-0000	Weidner, Edwin F., Jr./Charlene - 5321 South Land Park Dr., Sac 95822
28	020-0202-007-0000	Stickel, Hans G./Rosemarie Ruth - 5420 Pleasant Dr., Sac 95822
29	020-0261-003-0000	Juarez, Carlos M./Yolanda - 2513 21st St. Sac 95820
30	020-0261-002-0000	Juarez, Carlos M./Yolanda - 2513 21st St. Sac 95820
31	020-0261-001-0000	Hart, Fred A., Jr. - 4100 Astoria St., Sac 95838
32	020-0261-011-0000	Rich, Robert B./Janet L. - 6921 23rd St., Sac 95822
33	020-0261-010-0000	Sidhu, Alfred A./Madeline Jean/Mark - 2540 Cathay Way, Sac 95821
34	020-0261-009-0000	Sidhu, Alfred A./Madeline Jean/Mark - 2540 Cathay Way, Sac 95821
35	020-0263-003-0000	Lee, Foo/Sui, Sheung/Marvin, K. P. - 4701 Franklin Blvd., Sac, 95820
36	020-0263-002-0000	Batish, Tarun K./Etal - 4705 Franklin Blvd., Sac 95820
37	020-0263-019-0000	Schwartz, Aleyne M. - 5743 Ortega St., Sac 95824
38	022-0011-001-0000	Landziak, Anna M./Estate of - Landziak, Duane A., 2236 Meer Wy, Sac 95822
39	022-0011-002-0000	Landziak, Anna M./Estate of - Landziak, Duane A., 1555 River Park Dr.#108 Sac 95815
40	022-0011-003-0000	Landziak, Anna M./Estate of - Landziak, Duane A., 2236 Meer Wy, Sac 95822
41	022-0012-001-0000	Ledesma, Juan Ramon/Olivia C. - 3900 22nd Ave., Sac 95820

**FRANKLIN BLVD. ASSESSMENT DISTRICT NO. 91-02
MAILING LIST**

ASSMNT #	APN	OWNER/ADDRESS
42	022-0012-022-0000	Ledesma, Juan Ramon/Olivia C. - 3900 22nd Ave., Sac 95820
43	022-0012-021-0000	Keney, Jeffrey S./Russell S./Elvema L. - 10421 Georgetown Dr., Rancho C 95670
44	022-0012-026-0000	Ibarria, Alfonso/Sylvia - 4954 Kipling Dr., Carm, 95608
45	022-0081-001-0000	Kain, Michael A. - 3380 38th Ave. Sac 95824
46	022-0081-025-0000	Odom, Bob M. - P.O. Box 163838, Sac 95816
47	022-0081-024-0000	Lofing, Russel N./Dorothy J. - 843 Bell Air Dr., Sac 95822
48	022-0081-023-0000	Thompson, William E. - P.O. Box 1601, Oxnard CA 93032
49	022-0081-022-0000	Thompson, William E. - P.O. Box 1601, Oxnard CA 93032
50	022-0081-021-0000	Thompson, William E. - P.O. Box 1601, Oxnard CA 93032
51	022-0082-029-0000	Mueller, Dirk P. - 5001 Franklin Blvd. Sac 95820
52	022-0082-030-0000	BLW Pet Hospital - So. Sac Pet Hosp, 5651 Franklin Blvd., Sac 95824
53	022-0082-020-0000	Allen, Leslie/Virginia/Etal - 5033 Franklin Blvd., Sac, 95820
54	022-0082-019-0000	Vlahos, John G./Loukia - 3048 24th St., Sac 95818
55	022-0151-001-0000	Swanson, Theodore F./William C. Jahn, Jr. - 604 Buena Vista Dr., Santa Rosa, Ca 95405
56	022-0151-024-0000	Swanson, Theodore F./William C. Jahn, Jr. - 604 Buena Vista Dr., Santa Rosa, Ca 95405
57	022-0151-036-0000	Cronin, Robert, Jr./L. Ruth - 5151 Franklin Blvd., Sac 95820
58	022-0152-001-0000	Sanden, Ranz S./Maria T. - 2990 Fruitridge Rd., Sac 95820
59	022-0221-036-0000	City of Sacramento, Real Estate Division, Rm 207, City Hall
60	022-0221-035-0000	Koshell, Jon G - 1428 39th St., Sac 95816
61	022-0221-025-0000	Standard Brands Realty Co. Inc. - 4300 W 190th St., Torrance, Ca 90509
62	022-0221-023-0000	Scarteen Corporation - Prop Tax Div, P.O. Box 7600, LA, CA 90051

ASSESSMENT DIAGRAM
FRANKLIN BOULEVARD
ASSESSMENT DISTRICT NO. 91-02
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 SHEET 1 OF 2

- LEGEND**
- ① ASSESSMENT NUMBER
 - 002 LOT NUMBER
 - ASSESSMENT DISTRICT BOUNDARY
 - PROPERTY LINE

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 _____, 19__.

 VALERIE A. BURROVES, 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 _____, 19__.

 SUPERINTENDENT OF STREETS
 CITY OF SACRAMENTO

CLERK'S CERTIFICATE

AN ASSESSMENT MAP WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ON THE LOTS, PIECES AND PARCELS OF THE LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 19__. 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 _____, 19__. 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 A. BURROVES, CITY CLERK
 CITY OF SACRAMENTO

COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____, 19__, AT THE HOUR OF _____ O'CLOCK _____ M., IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITIES 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

SCALE: 1" = 100'

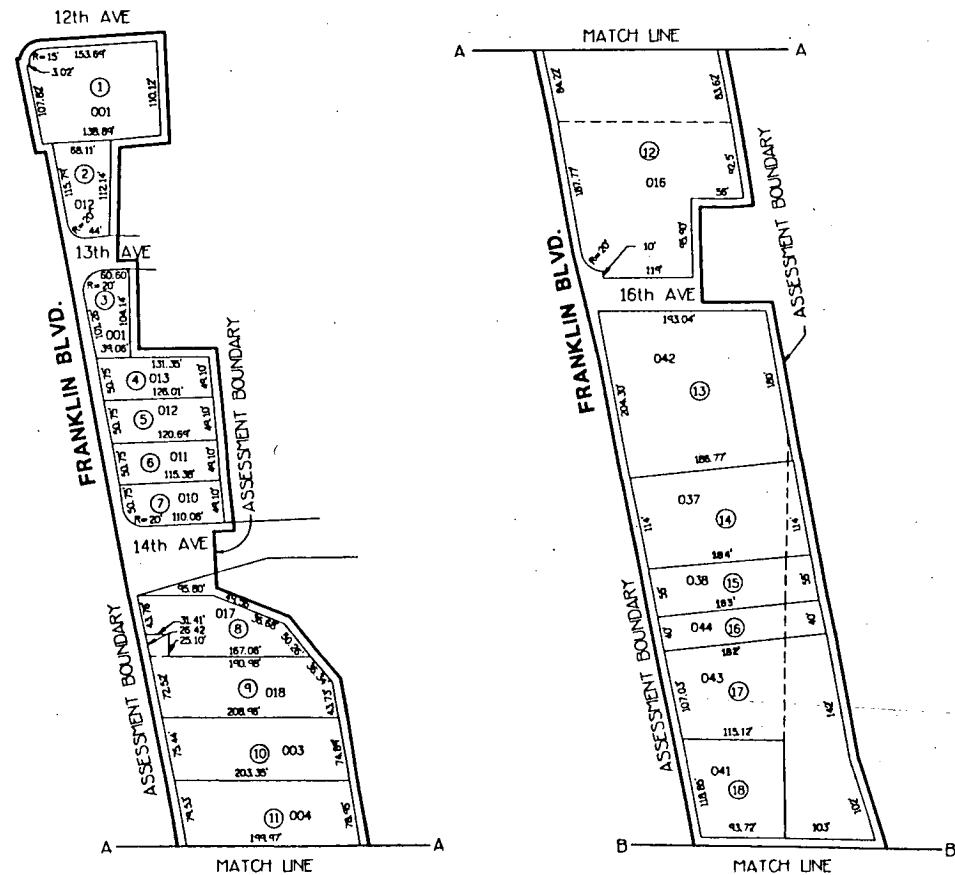


EXHIBIT F

ASSESSMENT DIAGRAM

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SHEET 2 OF 2

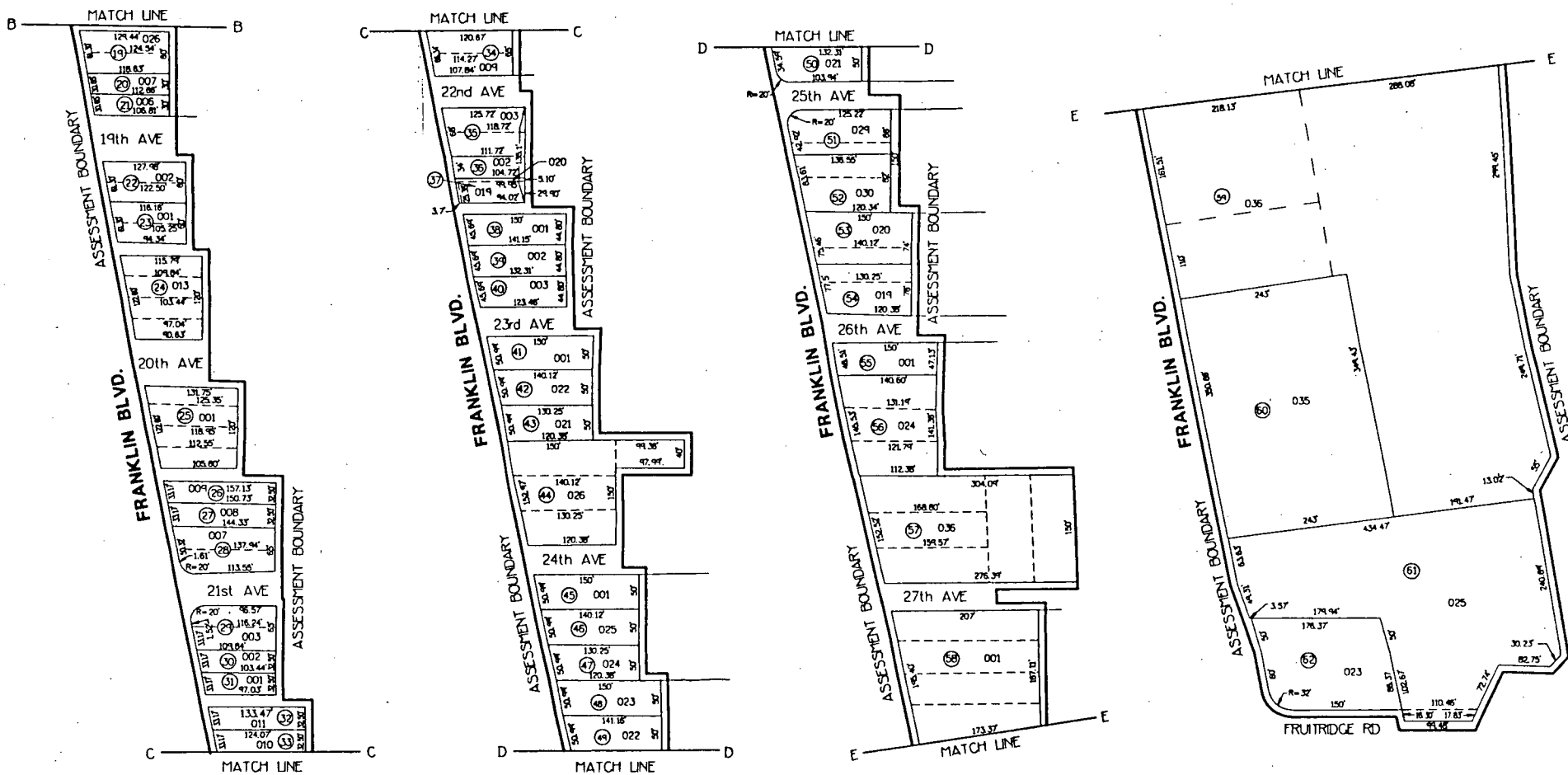


EXHIBIT G

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

Part 7.5 of Division 4 of the California Streets and
Highways Code

I certify that I am the Engineer responsible for the preparation of the Report pursuant to Resolution of Intention No. _____ adopted by the City Council of the City of Sacramento on August 20, 1991. Said resolution provided that it was the intention of said City Council to comply with the requirements of said Division 4 by proceeding under Part 7.5 thereof. Accordingly, and in compliance with said Part 7.5, I hereby present the following:

1. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending special assessment proceedings, other than contemplated in the instant proceedings, which other completed or pending special assessment proceedings would require an investigation and report under Division 4 of the Streets and Highways Code against the total area proposed to be assessed. Said total amount is \$0.00.
2. The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed in the instant proceedings. Said total true value has been estimated as the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Sacramento. Said total true value, for purposes of this report is \$3,984,534.00.
3. The principal amount of the assessments proposed to be issued in the instant proceedings had pursuant to said Resolution of Intention is \$217,017.02.

EXHIBIT H

PROPOSED MAXIMUM ANNUAL ASSESSMENT PER PARCEL FOR
CURRENT COSTS AND EXPENSES

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

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 to the City which result from the administration and collection of assessment installments or from the administration or registration of the improvement 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 provide for an annual assessment upon each of the parcels of land in the proposed assessment district to provide therefor. The maximum annual assessment upon each of the parcels of land within the assessment district shall be \$35.00 per parcel.

NOTICE OF IMPROVEMENT

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

At 7:30 P.M. on October 1, 1991, at the Chambers of the City Council located at 915 I Street, Sacramento, California, the City Council of the City of Sacramento will hold a protest hearing on the Resolution of Intention (adopted August 20, 1991), and the Engineer's Report for Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California. The purpose of the hearing is to receive and consider protests against the proposed improvement, the extent of the assessment district, or the proposed assessment.

The proposed improvement is briefly described as follows:

The construction of street improvements, to include clearing, grubbing, excavation, grading, pavement, curbs, gutters, sidewalks, driveways, drain leads, drop inlets, manholes, and street reconstruction; on the east side of Franklin Boulevard from the intersection of 14th Avenue to a point on Franklin Boulevard 300 feet, more or less, south of 14th Avenue; and on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 16th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 24th Avenue; and on the east side of Franklin Boulevard from a point on Franklin Boulevard 170 feet, more or less, north of 26th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 27th Avenue; the installation of a street light and fire alarm system on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road; and the construction of overlay pavement on Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road.

The total estimated cost of the proposed improvement is \$1,315,524.91 of which the City of Sacramento will contribute the estimated amount of \$1,098,507.89, leaving the estimated amount of \$217,017.02 to be assessed.

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 to the City which result from the administration and collection of assessment installments or from the administration or registration of the improvement 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 provide for an annual assessment upon each of the parcels of land in the proposed assessment district to provide therefor. The maximum annual assessment upon each of the parcels of land within the assessment district shall be \$35.00 per parcel.

Pursuant to Section 2961, of the Streets and Highways Code the total true value of the land and improvements within the proposed assessment district is \$3,984,534.00.

The total principal amount of unpaid assessments already levied against all the property proposed to be assessed as computed in the project report, is \$0.00.

For further particulars, you may refer to the Resolution of Intention and the Report, which are on file with the City Clerk at 915 I Street, Sacramento, California 95814. Inquiries about the protest proceedings will be answered during normal business hours by Ron Wicky, Engineering Services Division, 927 10th Street, Room 100, Sacramento, California 95814-2795 or by telephoning (916) 449-5628.

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 hearing. Each protest must contain a description of the property in which the signer is interested, sufficient to identify the property.

DATED: August 20, 1991

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

NOTICE INVITING SEALED BIDS

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

The City Council of the City of Sacramento invites sealed bids for the construction of public improvements in Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California. The improvements are generally described as follows:

The construction of street improvements, to include clearing, grubbing, excavation, grading, pavement, curbs, gutters, sidewalks, driveways, drain leads, drop inlets, manholes, and street reconstruction; on the east side of Franklin Boulevard from the intersection of 14th Avenue to a point on Franklin Boulevard 300 feet, more or less, south of 14th Avenue; and on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 16th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 24th Avenue; and on the east side of Franklin Boulevard from a point on Franklin Boulevard 170 feet, more or less, north of 26th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 27th Avenue; the installation of a street light and fire alarm system on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road; and the construction of overlay pavement on Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road.

Plans and specifications for the work may be obtained at the office of the City Clerk, 915 I Street, Room 304, Sacramento, California 95814, upon deposit of \$25.00 per set, which is non-refundable.

The contractor for the work will be required to pay the general prevailing rates of wages as determined by the Director of the Department of Industrial Relations of the State of California. A copy of these rates is on file with the City Clerk, and is available on request.

Bids must be accompanied by cash, a cashier's check or a certified check amounting to ten percent (10%) of the bid, payable to the order of the City Clerk, or by a bond for that amount signed by the bidder and two sureties (who shall justify before any officer competent to administer an oath, in double that amount, and over and above all statutory exemptions) or by a corporate surety bond to the satisfaction and approval of the Director of Public Works.

The City reserves the right to reject all bids in its discretion, and to reject the bid of any bidder who has been delinquent or unfaithful in any former contract with the City

of Sacramento. The contract, if let, will be awarded under the authority of the Municipal Improvement Act of 1913 of the State of California and the Local Agency Public Construction Act.

The contractor will be paid in cash in accordance with the specifications, but only from the improvement fund for Franklin Boulevard Assessment District No. 91-02. Sealed bids must be delivered to the office of the City Clerk of the City of Sacramento at 915 I Street, Room 304, Sacramento, California before 10:30 A.M. on September 17, 1991. At that time, all bids will be publicly opened, examined and declared.

The contract, if let, will be awarded to the lowest responsible bidder by the City at a subsequent time, but within the time set forth in the specifications.

The contractor may elect to receive 100% of payments due under the contract from time to time, without retention of any portion of the payment by the City, by depositing securities of equivalent value with the City in accordance with the provisions of Section 22300 of the Public Contract Code. Such securities, if deposited by the contractor, shall be valued by the City's Finance Director, whose decision on valuation of the securities shall be final.

DATED: August 20, 1991

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

CERTIFICATE OF MAILING
NOTICE OF IMPROVEMENT

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

The undersigned declares:

On Aug. 29, 1991, the undersigned mailed a copy of the document entitled Notice of Improvement, attached hereto as Exhibit A, to each owner of real property in Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California, according to the names and addresses of the owners as they appear on the last equalized assessment roll or as known to the undersigned. A list of these property owners is attached hereto as Exhibit B.

Executed at Sacramento, California, on Aug. 29,
1991.

I declare the foregoing to be true under penalty of perjury.

CITY OF SACRAMENTO, Sacramento
County, California

By Talene A. Burrows

ORIGINAL

NOTICE OF IMPROVEMENT

FRANKLIN BOULEVARD ASSESSMENT DISTRICT NO. 91-02

At 7:30 P.M. on October 1, 1991, at the Chambers of the City Council located at 915 "I" Street, Sacramento, California, the City Council of the City of Sacramento will hold a protest hearing on the Resolution of Intention (adopted August 20, 1991), and the Engineer's Report for Franklin Boulevard Assessment District No. 91-02, City of Sacramento, Sacramento County, California. The purpose of the hearing is to receive and consider protests against the proposed improvement, the extent of the assessment district, or the proposed assessment.

The proposed improvement is briefly described as follows:

The construction of street improvements, to include clearing, grubbing, excavation, grading, pavement, curbs, gutters, sidewalks, driveways, drain leads, drop inlets, manholes, and street reconstruction; on the east side of Franklin Boulevard from the intersection of 14th Avenue to a point on Franklin Boulevard 300 feet, more or less, south of 14th Avenue; and on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 16th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 24th Avenue; and on the east side of Franklin Boulevard from a point on Franklin Boulevard 170 feet, more or less, north of 26th Avenue to a point on Franklin Boulevard 230 feet, more or less, south of 27th Avenue; the installation of a street light and fire alarm system on the east side of Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road; and the construction of overlay pavement on Franklin Boulevard from the intersection of Franklin Boulevard and 12th Avenue to the intersection of Franklin Boulevard and Fruitridge Road.

The total estimated cost of the proposed improvement is \$1,315,524.91 of which the City of Sacramento will contribute the estimated amount of \$1,098,507.89, leaving the estimated amount of \$217,017.02 to be assessed.

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 to the City which result from the administration and collection of assessment installments or from the administration or registration of the improvement 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 provide for an annual assessment upon each of the parcels of land in the proposed assessment district to provide therefor. The maximum annual assessment upon each of the parcels of land within the assessment district shall be \$35.00 per parcel.

Pursuant to Section 2961, of the Streets and Highways Code the total true value of the land and improvements within the proposed assessment district is \$3,984,534.00.

The total principal amount of unpaid assessments already levied against all the property proposed to be assessed as computed in the project report, is \$0.00.

For further particulars, you may refer to the Resolution of Intention and the Report, which are on file with the City Clerk at 915 "I" Street, Room 304, Sacramento, California. Inquiries about the protest proceedings will be answered during normal business hours by Ron Wicky, Special District Analyst of the City of Sacramento; Telephone (916) 449-5628.

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 hearing. Each protest must contain a description of the property in which the signer is interested, sufficient to identify the property.

DATED: August 20, 1991

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

The total estimated amount of the assessment against your property is as follows:

Assessment & Diagram No.
Assessor's Parcel No.
Amount of Assessment

EXHIBIT A

PROPERTY OWNERS' LIST
CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
1	Jensen, Evelyn W. 1530 4th St. Sacramento CA 95814
2	Pena, Manuel/Margaret 2801 13th Ave. Sacramento CA 95820
3	Ziakas, Thomas/Doreen A. 3801 Franklin Blvd. Sacramento CA 95820
4	Barnes, Mary Rebecca Herring 2901 24th St. Sacramento CA 95818
5	Wood, Richard F./Julia E. 2786 Fruitridge Road Sacramento CA 95820
6	Hulbert, Clifford E./ Eleanore M. 3833 Franklin Blvd. Sacramento CA 95820
7	Zikes, Mel/Katheryn G. 4309 Garden Hwy. Sacramento CA 95837
8	D'Angelo, John M./Benjamin E. Dudek 3366 Nadine St. Carmel CA 95608
9	Burnett, Darrell G./Kathleen K. 3931 Franklin Blvd. Sacramento CA 95820
10	Pemberton, E.R./Ella/Charles E./Jack 3935 Franklin Blvd. Sacramento CA 95820
11	Petralli, Juanita B. 3945 Franklin Blvd. Sacramento CA 95820
12	Bokan Brothers 4107 Franklin Blvd. Sacramento CA 95820

PROPERTY OWNERS' LIST
CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
13	Bokan Brothers 4101 Franklin Blvd. Sacramento CA 95820
14	Webb, Bill H., Jr. 4115 Franklin Blvd. Sacramento CA 95820
15	Rodrigues, Joseph/Pauline 4121 Franklin Blvd. Sacramento CA 95820
16	Neely, Harold D. 4125 Franklin Blvd. Sacramento CA 95820
17	Pihera, Charles G. 4301 Franklin Blvd. Sacramento CA 95820
18	Pihera, Charles G. 4301 Franklin Blvd. Sacramento CA 95820
19	Cook, Fred/Aileen 3525 Mignon St. Sacramento CA 95826
20	Ruiz, Jose G. 4315 Frankin Blvd. Sacramento CA 95820
21	Ruiz, Jose G. 4315 Franklin Blvd. Sacramento CA 95820
22	Western Latin American Church of Nazarene 11226 Garetal Street Santa Fe Springs CA 90670
23	Greenberg, Gerald W./Deborah G. 4405 Franklin Blvd. Sacramento CA 95820
24	Paz, Joseph A., Jr. 1701 4th Avenue Sacramento CA 95818

PROPERTY OWNERS' LIST
CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
25	Weinberg, Francis/Stephen G./Joyce 1949 4th Avenue Sacramento CA 95818
26	Weidner, Edwin F., Jr./Charlene 5321 South Land Park Drive Sacramento CA 95822
27	Weidner, Edwin F., Jr./Charlene 5321 South Land Park Drive Sacramento CA 95822
28	Stickel, Hans G./Rosemarie Ruth 5420 Pleasant Drive Sacramento CA 95822
29	Juarez, Carlos M./Yolanda 2513 21st Street Sacramento CA 95820
30	Juarez, Carlos M./Yolanda 2513 21st Street Sacramento CA 95820
31	Hart, Fred A., Jr. 4100 Astoria Street Sacramento CA 95838
32	Rich, Robert B./Janet L. 6921 23rd Street Sacramento CA 95822
33	Sidhu, Alfred A./Madeline Jean/Mark 2540 Cathay Way Sacramento CA 95821
34	Sidhu, Alfred A./Madeline Jean/Mark 2540 Cathay Way Sacramento CA 95821
35	Lee, Foo/Sui, Sheung/Marvin, K.P. 4701 Franklin Blvd. Sacramento CA 95820
36	Batish, Tarun K./Etal 4705 Franklin Blvd. Sacramento CA 95820

PROPERTY OWNERS' LIST
CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
37	Schwartz, Aleyne M. 5743 Ortega Street Sacramento CA 95824
38	Landziak, Anna M./Estate of - Landziak, Duane A. 2236 Meer Way Sacramento CA 95822
39	Landziak, Anna M./Estate of - Landziak, Duane A. 1555 River Park Drive Sacramento CA 95815
40	Landziak, Ann M./Estate of - Landziak, Duane A. 2236 Meer Way Sacramento CA 95822
41	Ledesma, Juan Ramon/Olivia C. 3900 22nd Avenue Sacramento CA 95820
42	Ledesma, Juan Ramon/Olivia C. 3900 22nd Avenue Sacramento CA 95820
43	Keney, Jeffrey S./Russell S./ Elverna L. 10421 Georgetown Drive Rancho Cordova CA 95670
44	Ibarria, Alfonso\Sylvia 4954 Kipling Drive Carmel CA 95608
45	Kain, Michael A. 3380 38th Avenue Sacramento CA 95824
46	Odom, Bob M. P.O. Box 163838 Sacramento CA 95816
47	Lofing, Russel N./Dorothy J. 843 Bell Air Drive Sacramento CA 95822

PROPERTY OWNERS' LIST
CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
48	Thompson, William E. P.O. 1601 Oxnard CA 93032
49	Thompson, William E. P.O. Box 1601 Oxnard CA 93032
50	Thompson, William E. P.O. Box 1601 Oxnard CA 93032
51	Mueller, Dirk P. 5001 Franklin Blvd. Sacramento CA 95820
52	BLW Pet Hospital - So. Sac. Pet Hosp. 5651 Franklin Blvd. Sacramento CA 95824
53	Allen, Leslie/Virginia/Etal 5033 Franklin Blvd. Sacramento CA 95820
54	Vlahos, John G./Loukia 3048 24th Street Sacramento CA 95818
55	Swanson, Theodore F./ William C. Jahn, Jr. 604 Buena Vista Drive Santa Rosa CA 95405
56	Swanson, Theodore F./ William C. Jahn, Jr. 604 Buena Vista Drive Santa Rosa CA 95405
57	Cronin, Robert, Jr./L. Ruth 5151 Franklin Blvd. Sacramento CA 95820
58	Sanden, Ranz S./Maria T. 2990 Fruitridge Road Sacramento CA 95820
59	City of Sacramento Real Estate Division Room 207, City Hall Sacramento CA

PROPERTY OWNERS' LIST
CITY OF SACRAMENTO
Franklin Blvd. Street A.D. No. 91-02

ASSESSMENT NUMBER(S)	NAME AND ADDRESS OF OWNER
60	Koshell, Jon G. 1428 39th Street Sacramento CA 95816
61	Standard Brands Realty Co. Inc. 4300 W 190th Street Torrance CA 90509
62	Scarteen Corporation - Prop Tax Div P.O. Box 7600 Los Angeles CA 90051

*** END OF LIST ***