



APPROVED
BY THE CITY COUNCIL

1.7

OCT 12 1999

OFFICE OF THE
CITY CLERK

A699-171

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

DEVELOPMENT
SERVICES
1231 I STREET, STE 200
SACRAMENTO, CA
95814-2988
PH 916-264-7995
FAX 916-448-8450

September 23, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR SHOREBIRD UNIT NO. 1 - (P97-008) AND ANNEXATION #4 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT

LOCATION/COUNCIL DISTRICT:

North of Garden Highway in South Natomas
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the following:

- Resolution for the Final Map and Subdivision Improvement Agreement for Shorebird Unit No. 1.

For annexation to the Willowcreek Maintenance Assessment District

- Resolution accepting landowner petitions and initiating proceedings to annex territory.
- Resolution approving boundary map of area to be annexed.
- Resolution of Intention to annex territory and levy an assessment upon the annexed property.
- Resolution preliminarily approving an engineers report and setting a time and place of hearing of protests.

CONTACT PERSON:

Faramarz Ansari, Associate Engineer, 264-7493
Ron Wicky, Special Districts Analyst, 264-5628

FOR COUNCIL MEETING OF:

October 12, 1999

SUMMARY:

On December 18, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been met by the subdivider, Citation Northern, a California Corporation. The subdivider wishes to file the Final Map prior to, completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a subdivision improvement agreement with the City wherein the subdivider will complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.

This report will also initiate proceedings for Annexation to the Willowcreek Maintenance Assessment District. Adoption of the attached resolution will set the date, time, and place for a public hearing on December 7, 1999.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On December 18, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the South Natomas Community Plan. All conditions in the staff subdivision report have been met, the deferred improvement work has been secured through a subdivision improvement agreement, and the Final Map is presented for approval.

APPROVED
BY THE CITY COUNCIL

OCT 12 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-573

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING FINAL MAP ENTITLED "SHOREBIRD UNIT NO. 1" AND
SUBDIVISION IMPROVEMENT AGREEMENT (P97-008) AND
ANNEXATION TO THE WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT**

**WHEREAS, THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDS AND
DETERMINES AS FOLLOWS:**

- A. The Final Map for Shorebird Unit No. 1, located on the north of Garden Highway in South Natomas, with provisions for its design and improvement, is consistent with the South Community Plan. See Exhibit "A" for project location.
- B. The Final Map is in substantial compliance with the previously approved tentative map.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO AS FOLLOWS:**

- 1. The Final Map for this project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 2. All offers of dedication shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Citation Northern, a California Corporation to provide for the subdivision improvements required by the Subdivision Map Act and Title 40 (Subdivision Regulations) of the Sacramento City Code.

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

City Council
Final Map (P97-008)
September 23, 1999

With the approval of this subdivision, Council will also be initiating the proceedings for the Annexation to the Willowcreek Maintenance Assessment District. Petitions have been received by 100% of the property owners to initiate these proceedings. The Annexation to the Willowcreek Maintenance Assessment District will provide additional street sweeping and cleaning of manholes, pipes and pump station. These are water quality mitigation measures required for development in the Willowcreek area. The estimated annual cost will be \$90.00 per residential lot.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Citation Northern, a California Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On December 18, 1999, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:

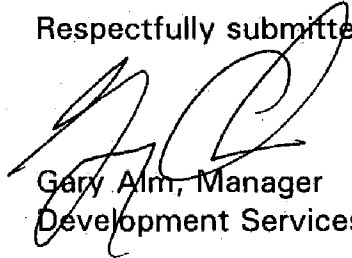
Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map. The proceedings under which this district is being initiated is Titles 81 of the City Code.

City Council
Final Map (P97-008)
September 23, 1999

ESBD CONSIDERATIONS:

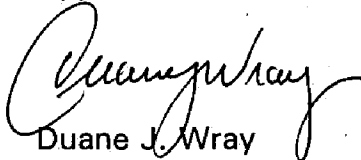
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
Development Services & Special Districts

Approved:

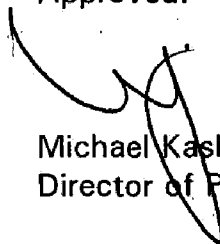


Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED: Approved:



ROBERT P. THOMAS
City Manager



Michael Kashiwagi
Director of Public Works

GA:FA:dt
s:techsvs/devsvs/council/P97-008ccitr
09.1599.1

Attachment

4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

s:techsvs/devsvs/council\P97-008ccltr
09.1599.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 99-574

**APPROVED
BY THE CITY COUNCIL**

OCT 12 1999

**OFFICE OF THE
CITY CLERK**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION ACCEPTING LANDOWNER PETITION
AND INITIATING PROCEEDINGS TO ANNEX
TERRITORY TO THE CITY OF SACRAMENTO
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03 PURSUANT
TO TITLE 81 OF THE SACRAMENTO CITY CODE
(ANNEXATION NO. 4)**

WHEREAS:

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Willowcreek Maintenance Assessment District No. 98-03 ("District") pursuant to the provisions of Title 81 of the Sacramento City Code ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

D. Citation Northern, a California corporation ("Landowner") has presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIII D of the California Constitution and the Act.

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RESOLUTION NO. _____

DATE ADOPTED: _____

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon the Property.

F. The maintenance services specified in Exhibit B, attached hereto and incorporated herein by this reference ("Services") are those that will be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under the Act.

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

Section 1. The recitals set forth above are true and correct, and the City Council so finds and determines.

Section 2. The Landowner petition which has been filed with the City Clerk, requesting that the land described in Exhibit A be annexed to the District, is accepted.

Section 3. Pursuant to the procedures required by Article XIID of the California Constitution, and the provisions of the Act, the City Council proposes to annex the territory described in Exhibit A to the District.

Section 4. The Services to be provided within the annexed area of the District are as specified in Exhibit B.

Section 5. The improvements as to which the Services are proposed to be provided are specified in Exhibit B.

Section 6. The Director of Public Works is designated as the Engineer for purposes of the Act, and is directed to prepare and file a report in accordance with the Act, and in compliance with Article XIID of the California Constitution.

ATTEST:

MAYOR

CITY CLERK

c:\submaint.rip

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT A

All that certain property situate in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

ALL THAT PORTION OF LOTS 6, 7, 8 AND 9, AS SHOWN ON "NATOMAS RIVERSIDE SUBDIVISION NO. 1, THE OFFICIAL PLAT OF WHICH IS FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 15 OF MAPS, MAP NO. 26, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF LOTS 6, 7, 8 AND 9, NATOMAS RIVERSIDE SUBDIVISION NO. 1", RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 5 OF PARCEL MAPS, AT PAGE 36; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY BOUNDARY OF SAID LOTS 9, 8, 7 AND 6, THE FOLLOWING TWO (2) COURSES: (1) NORTH 51°11'55" EAST 74.61 FEET AND (2) CURVING TO THE RIGHT ON AN ARC OF 2914.93 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 63°01'43" EAST 1195.19 FEET; THENCE SOUTH 00°16'35" EAST 1187.35 FEET TO THE BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SACRAMENTO BY GRANT DEED RECORDED IN BOOK 970721, PAGE 5, SACRAMENTO COUNTY OFFICIAL RECORDS; THENCE, ALONG SAID SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) NORTH 50°54'05" WEST 144.77 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 50.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°47'52" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 71°55'05" WEST 66.54 FEET, (3) CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 81°06'48" WEST 15.27 FEET, (4) SOUTH 03°27'25" EAST 123.14 FEET, (5) SOUTH 17°25'03" EAST 55.08 FEET AND (6) SOUTH 13°12'24" EAST 79.10 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RECLAMATION DISTRICT NO. 1000, AS SHOWN ON SAID OFFICIAL PLAT OF "NATOMAS RIVERSIDE SUBDIVISION NO. 1"; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, CURVING TO THE LEFT ON AN ARC OF 2914.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 18°06'54" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 68°11'26" WEST 375.66 FEET; THENCE NORTH 25°30'15" WEST 26.10 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 48.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°26'41" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 10°16'05" WEST 62.76 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 32.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 36°43'24" WEST 15.88 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 186.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 12°00'27" WEST 65.82 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11°51'10" WEST 79.99 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21°43'06" EAST 30.43 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 3931.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 66°45'02" EAST 169.54 FEET; THENCE NORTH 21°58'54" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 21°58'54" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 24°04'17" EAST 30.54 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 13°39'13" WEST 48.99 FEET; THENCE SOUTH 81°59'20" WEST 104.65 FEET; THENCE NORTH 04°26'04" WEST 140.24 FEET; THENCE NORTH 22°40'44" WEST 55.22 FEET; THENCE NORTH 32°48'43" WEST 172.59 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 898.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 32°33'25" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 54°23'11" WEST 95.77 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°15'50" WEST 31.15 FEET; THENCE SOUTH 51°12'07" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 51°11'55" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 83°48'05" WEST 31.11 FEET; THENCE SOUTH 51°11'55" WEST 143.00 FEET; THENCE NORTH 38°48'05" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 38°48'05" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 06°11'55" EAST 31.11 FEET; THENCE NORTH 38°48'05" WEST 210.00 FEET; THENCE SOUTH 51°11'55" WEST 4.09 FEET TO THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED PARCEL A; THENCE, ALONG SAID NORTHEASTERLY BOUNDARY, CURVING TO THE RIGHT ON AN ARC OF 1535.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 53°23'30" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 33°52'18" WEST 146.59 FEET TO THE POINT OF BEGINNING; CONTAINING 20.557 ACRES, MORE OR LESS.

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

EXHIBIT B

DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

The Services and improvement maintenance work (hereafter referred to as the "work") for Annexation No. 4 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

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

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

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within the Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

RESOLUTION NO. 99-575

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
OCT 12 1999
OFFICE OF THE
CITY CLERK

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SACRAMENTO APPROVING
BOUNDARY MAP OF AREA TO BE ANNEXED TO
THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03
(ANNEXATION NO. 4)**

WHEREAS:

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Willowcreek Maintenance Assessment District No. 98-03 ("District") pursuant to the provisions of Title 81 of the Sacramento City Code ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

D. Citation Northern, a California corporation ("Landowner") has presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIID of the California Constitution and the Act.

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon the Property.

F. The maintenance services specified in Exhibit B, attached hereto and

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RESOLUTION NO. _____

DATE ADOPTED: _____

incorporated herein by this reference ("Services") are those that will be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under the Act.

G. The City Council has heretofore adopted Resolution No. 99-_____, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by the Act.

H. The Engineer has submitted to the Council a map entitled "Proposed Boundaries of Annexation No. 4, Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, State of California" indicating the proposed boundaries of the area to be annexed, a copy of which map, labeled Exhibit A-1, is attached hereto and incorporated herein and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento, as follows:

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

Section 2. Said map is hereby approved by the Council as the map of the area to be annexed to the District, and the City Clerk of the City of Sacramento is hereby authorized and directed to endorse the certificate on said map evidencing the date and adoption of this resolution.

MAYOR

ATTEST:

CITY CLERK

c:\submaint.map

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED:

EXHIBIT A

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BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF LOTS 6, 7, 8 AND 9, NATOMAS RIVERSIDE SUBDIVISION NO. 1, RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 5 OF PARCEL MAPS, AT PAGE 36; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY BOUNDARY OF SAID LOTS 9, 8, 7 AND 6, THE FOLLOWING TWO (2) COURSES: (1) NORTH 51°11'55" EAST 74.61 FEET AND (2) CURVING TO THE RIGHT ON AN ARC OF 2914.93 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 63°01'43" EAST 1195.19 FEET; THENCE SOUTH 00°16'35" EAST 1187.35 FEET TO THE BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SACRAMENTO BY GRANT DEED, RECORDED IN BOOK 970721, PAGE 5, SACRAMENTO COUNTY OFFICIAL RECORDS; THENCE, ALONG LAST SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) NORTH 50°54'05" WEST 144.77 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 50.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°47'52" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 71°55'05" WEST 66.54 FEET, (3) CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 81°06'48" WEST 15.27 FEET, (4) SOUTH 03°27'26" EAST 123.14 FEET, (5) SOUTH 17°25'03" EAST 55.08 FEET AND (6) SOUTH 13°12'24" EAST 79.10 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RECLAMATION DISTRICT NO. 1000, AS SHOWN ON SAID OFFICIAL PLAT OF "NATOMAS RIVERSIDE SUBDIVISION NO. 1"; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, CURVING TO THE LEFT ON AN ARC OF 2914.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 18°06'54" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 68°11'26" WEST 375.66 FEET; THENCE NORTH 25°30'15" WEST 26.10 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 48.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°26'41" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 10°16'05" WEST 62.76 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 32.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 36°43'24" WEST 15.88 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 186.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 12°00'27" WEST 66.82 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11°51'10" WEST 79.99 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21°43'06" EAST 30.43 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 3831.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 66°45'02" EAST 169.54 FEET; THENCE NORTH 21°58'54" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 21°58'54" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 24°04'17" EAST 30.54 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 13°39'13" WEST 48.99 FEET; THENCE SOUTH 81°59'20" WEST 104.65 FEET; THENCE NORTH 04°26'04" WEST 140.24 FEET; THENCE NORTH 22°40'44" WEST 55.22 FEET; THENCE NORTH 32°48'43" WEST 172.59 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 898.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 32°33'25" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 54°23'11" WEST 95.77 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°15'50" WEST 31.15 FEET; THENCE SOUTH 51°12'07" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 51°11'55" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 83°48'05" WEST 31.11 FEET; THENCE SOUTH 51°11'55" WEST 143.00 FEET; THENCE NORTH 38°48'05" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 38°48'05" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 06°11'55" EAST 31.11 FEET; THENCE NORTH 38°48'05" WEST 210.00 FEET; THENCE SOUTH 51°11'55" WEST 4.09 FEET TO THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED PARCEL A; THENCE, ALONG SAID NORTHEASTERLY BOUNDARY, CURVING TO THE RIGHT ON AN ARC OF 1535.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 53°23'30" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 33°52'18" WEST 146.59 FEET TO THE POINT OF BEGINNING; CONTAINING 20.557 ACRES, MORE OR LESS.

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RESOLUTION NO: _____

DATE ADOPTED: _____

PROPOSED BOUNDARIES OF
ANNEXATION NO. 4
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 96-01
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 SCALE: 1"=100' 1999
The Spink Corporation
 Sheet 1 of 1 Sheets

CLERK'S MAP FILING STATEMENT
 FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SACRAMENTO,
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ____ DAY OF ____
 19__

VALARIE BURROWS
 CITY CLERK, CITY OF SACRAMENTO

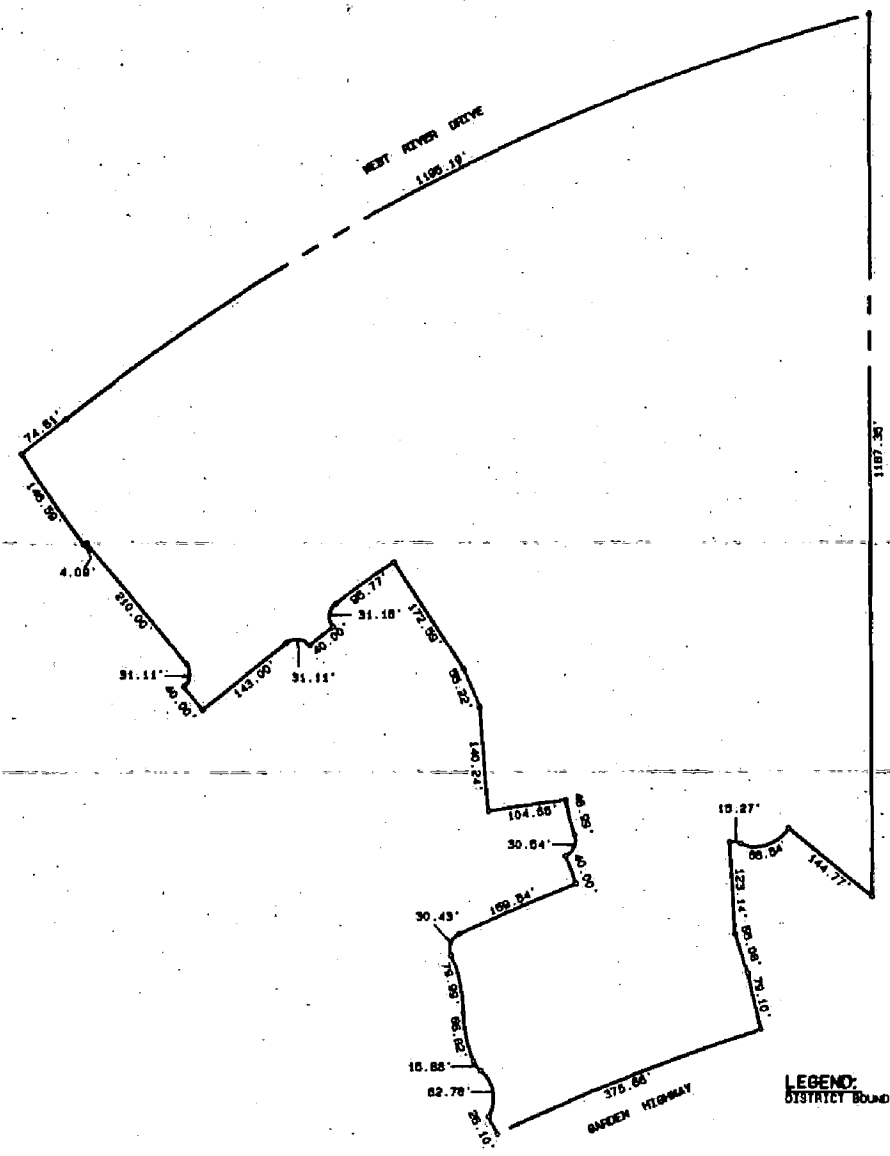
CLERK'S MAP CERTIFICATE
 I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES
 OF ANNEXATION NO. 4 WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO.
 96-01, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA,
 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AT A
 MEETING THEREOF HELD ON THE ____ DAY OF ____ 19__ BY ITS
 RESOLUTION NO. _____

VALARIE BURROWS
 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 DISTRICTS AND COMMUNITY
 FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY
 RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY
 OF SACRAMENTO, COUNTY _____
 BY _____

LEGEND:
 DISTRICT BOUNDARY



FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____
 DATE ADOPTED: _____

EXHIBIT A-1

EXHIBIT B

DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

The Services and improvement maintenance work (hereafter referred to as the "work") for Annexation No. 4 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

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

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

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within the Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

RESOLUTION NO. 99-576

**APPROVED
BY THE CITY COUNCIL**

OCT 12 1999

**OFFICE OF THE
CITY CLERK**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION OF INTENTION TO ANNEX
TERRITORY TO THE CITY OF SACRAMENTO
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03 AND TO
LEVY AN ASSESSMENT UPON THE ANNEXED PROPERTY
TO FINANCE THE COST OF MAINTENANCE SERVICES TO
BE PROVIDED TO THE ANNEXED PROPERTY PURSUANT
TO TITLE 81 OF THE SACRAMENTO CITY CODE
(ANNEXATION NO. 4)**

WHEREAS:

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Willowcreek Maintenance Assessment District No. 98-03 ("District") pursuant to the provisions of Title 81 of the Sacramento City Code ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

D. Citation Northern, a California corporation, ("Landowner") has presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIID of the California Constitution and the Act.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon the Property.

F. The maintenance services specified in Exhibit B, attached hereto and incorporated herein by this reference ("Services") are those that will be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under the Act.

G. The City Council has heretofore adopted Resolution No. 99-_____, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by the Act.

H. The City Council has also heretofore adopted Resolution No. 99-_____, whereunder the Engineer's report, which was duly filed with the City Clerk, was approved.

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

Section 1. The recitals set forth above are true and correct, and the City Council so finds and determines.

Section 2. The City Council hereby declares its intention to annex the Property, as described in Exhibit A, to the City of Sacramento Willowcreek Maintenance Assessment District No. 98-03, and to levy an assessment upon the Property to finance the cost of provision of the Services within the annexed Property, all subject to the procedures required by Article XIID of the California Constitution, and the provisions of the Act.

Section 3. The Property within the boundaries hereinafter specified and described is the area to be benefitted by the Services and to be assessed to pay the cost and expenses thereof; that the cost and expenses of the Services shall be made chargeable upon said assessment district; and that the exterior boundaries of said district are hereby specified and described to be as shown on that certain map now on file in the office of the City Clerk of the City approved by that certain resolution adopted by the Council on February 16, 1999, entitled "Boundary Map, Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, State of California", which map indicates by a boundary line the exterior boundaries of the territory included in the District and shall govern for all details as to the extent of said District.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

Section 4. The improvements as to which the Services are proposed to be provided are specified in Exhibit B. The Services to be provided within the annexed area of the District are as specified in Exhibit B.

Section 5. The Council hereby determines and notice is hereby given that, subject to Section 5 hereof, a maximum annual assessment of four thousand nine hundred fifty dollars (\$4,950.00) upon each of the several subdivisions of land within the annexed area of the District is proposed to pay costs incurred by the City and not otherwise reimbursed for the administration and collection of the assessments and related work.

Section 6. The annual assessment, including the maximum annual assessment, may be increased for inflation. The actual amount of the increase [not to exceed four percent (4%) per annum] shall be computed based on the Consumer Price Index (prior year annual average, San Francisco, All Urban Consumers Index, or a substitute index of a similar nature should the specified index be discontinued).

Section 7. The Council hereby determines and notice is hereby given that it is the intention of the Council that penalties shall be added to delinquent assessment installments in accordance with the provisions of Title 81, Chapter 81.04, Section 81.04.402 of the Sacramento City Code.

ATTEST:

CITY CLERK

MAYOR

c:\submaint.roi

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT A

All that certain property situate in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

ALL THAT PORTION OF LOTS 6, 7, 8 AND 9, AS SHOWN ON "NATOMAS RIVERSIDE SUBDIVISION NO. 1", THE OFFICIAL PLAT OF WHICH IS FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 15 OF MAPS, MAP NO. 26, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF LOTS 6, 7, 8 AND 9, NATOMAS RIVERSIDE SUBDIVISION NO. 1", RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 5 OF PARCEL MAPS, AT PAGE 36; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY BOUNDARY OF SAID LOTS 9, 8, 7 AND 6, THE FOLLOWING TWO (2) COURSES: (1) NORTH 51°11'55" EAST 74.61 FEET AND (2) CURVING TO THE RIGHT ON AN ARC OF 2914.93 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 63°01'43" EAST 1195.19 FEET; THENCE SOUTH 00°16'35" EAST 1187.35 FEET TO THE BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SACRAMENTO BY GRANT DEED RECORDED IN BOOK 970721, PAGE 5, SACRAMENTO COUNTY OFFICIAL RECORDS; THENCE, ALONG LAST SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) NORTH 50°54'05" WEST 144.77 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 50.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°47'52" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 71°55'05" WEST 66.54 FEET, (3) CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 81°06'48" WEST 15.27 FEET, (4) SOUTH 03°27'26" EAST 123.14 FEET, (5) SOUTH 17°25'03" EAST 55.08 FEET AND (6) SOUTH 13°12'24" EAST 79.10 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RECLAMATION DISTRICT NO. 1000, AS SHOWN ON SAID OFFICIAL PLAT OF "NATOMAS RIVERSIDE SUBDIVISION NO. 1"; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, CURVING TO THE LEFT ON AN ARC OF 2914.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 18°06'54" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 68°11'26" WEST 375.66 FEET; THENCE NORTH 25°30'15" WEST 26.10 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 48.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°26'41" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 10°16'05" WEST 62.76 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 32.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 36°43'24" WEST 15.88 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 186.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 12°00'27" WEST 66.82 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11°51'10" WEST 79.99 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21°43'06" EAST 30.43 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 3931.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 66°45'02" EAST 169.54 FEET; THENCE NORTH 21°58'54" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 21°58'54" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 24°04'17" EAST 30.54 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 13°39'13" WEST 48.99 FEET; THENCE SOUTH 81°59'20" WEST 104.65 FEET; THENCE NORTH 04°26'04" WEST 140.24 FEET; THENCE NORTH 22°40'44" WEST 55.22 FEET; THENCE NORTH 32°48'43" WEST 172.59 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 898.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 32°33'25" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 54°23'11" WEST 95.77 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°15'50" WEST 31.15 FEET; THENCE SOUTH 51°12'07" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 51°11'55" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 83°48'05" WEST 31.11 FEET; THENCE SOUTH 51°11'55" WEST 143.00 FEET; THENCE NORTH 38°48'05" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 38°48'05" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 06°11'55" EAST 31.11 FEET; THENCE NORTH 38°48'05" WEST 210.00 FEET; THENCE SOUTH 51°11'55" WEST 4.09 FEET TO THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED PARCEL A; THENCE, ALONG SAID NORTHEASTERLY BOUNDARY, CURVING TO THE RIGHT ON AN ARC OF 1535.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 53°23'30" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 33°52'18" WEST 146.59 FEET TO THE POINT OF BEGINNING; CONTAINING 20.557 ACRES, MORE OR LESS.

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE APPROVED _____

EXHIBIT B

DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

The Services and improvement maintenance work (hereafter referred to as the "work") for Annexation No. 4 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

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

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

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within the Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

RESOLUTION NO. 99-577

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
OCT 12 1999
OFFICE OF THE
CITY CLERK

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SACRAMENTO PRELIMINARILY APPROVING
AN ENGINEER'S REPORT ON MAINTENANCE
SERVICES IN AND FOR THE
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03, AS
REVISED TO REFLECT ANNEXATION OF TERRITORY
AND FIXING THE TIME AND PLACE FOR A
PUBLIC HEARING OF PROTESTS TO THE
PROVISION OF MAINTENANCE SERVICES,
THE EXTENT OF THE ASSESSMENT DISTRICT
AND THE LEVY OF THE ASSESSMENT
AND PROVIDING FOR PROPERTY OWNER
BALLOTS FOR SUCH ASSESSMENT DISTRICT
(ANNEXATION NO. 4)**

WHEREAS:

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Willowcreek Maintenance Assessment District No. 98-03 ("District") pursuant to the provisions of Title 81 of the Sacramento City Code ("Act").

B. The purpose of the District is to provide an assured source of financing the cost of specified maintenance services ("Services") relating to certain improvements which are installed in and about approved subdivisions by landowners, so as to maintain those improvements in a manner designed to deter deterioration and to improve the quality of life of subdivision residents.

C. As part of the conditions for approval of subdivision maps within the City, landowners are required to annex the property within the subdivision to the District, and City will not approve a final subdivision map without such proceedings having been commenced and completed.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

D. Citation Northern, a California corporation ("Landowner"), has presented a petition to the City requesting that the City commence proceedings for annexation of the land described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), to the District, pursuant to the provisions of Article XIID of the California Constitution and the Act.

E. Landowner has installed, or will install the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference ("Improvements") in and upon the Property.

F. The maintenance services specified in Exhibit B, attached hereto and incorporated herein by this reference ("Services") are those that will be provided with respect to the improvements specified in Exhibit B, attached hereto and incorporated herein by this reference, to be financed through these proceedings to annex the Property to the District, all of which are authorized as "Maintenance" under the Act.

G. The City Council has heretofore adopted Resolution No. 99-_____, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by the Act.

H. The City Council has heretofore adopted Resolution No. 99-_____, whereunder the boundary map, which was duly filed with the City Clerk, was approved.

I. The City Council has heretofore adopted Resolution No. 99-_____, whereunder it declared its intention to order annexation of the Property to the District, and to order the provision of the Services within the annexed territory.

J. The Council, in said resolution, directed the Engineer to prepare and file with the City Clerk the Engineer's report, which report has been duly filed with the Clerk and presented to the Council for consideration and has been fully considered by the Council.

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

Section 1. The recitals set forth above are true and correct, and the City Council so finds and determines.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

Section 2. The Engineer's report is hereby preliminarily approved by the Council, and 2:00 p.m. on Tuesday, December 7, 1999 at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, is hereby fixed as the time and place for a public hearing of protests to the annexation of the Property to the District, to the Services to be provided in and for the District, to the extent of said District and to the levy of the assessment which will finance the cost of the Services. Any interested person may object to the annexation of the Property to the District, to the provision of the Services, or to the extent of said District or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing; provided, that each protest must contain a description of the property in which the signer thereof is interested sufficient to identify the same and, if the signers are not shown on the last equalized assessment roll as the owners of such property, must contain or be accompanied by written evidence that such signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at said time appointed for said hearing shall present to the Council all protests filed with said Clerk's office.

Section 3. The City Clerk is directed to cause a notice to property owners owning property within the area to be annexed (the Property) of the time and place of said public hearing and of the ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots) to be given by mailing notices thereof (together with such ballots) in the time, form and manner provided by law, and upon the completion of the mailing of said notice and said ballots, the City Clerk is directed to file with the Council an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notice and ballots. Notice is hereby given that the balloting procedure shall apply only to the owners of the Property which is being annexed to the District. The notice shall be in the form set forth in Exhibit C, attached hereto and incorporated herein by this reference.

Section 4. Ron Wicky, Special Districts Analyst, Department of Public Works, City of Sacramento, 1231 I Street, Room 300, Sacramento, California 95814, telephone (916) 264-5628, is hereby designated to answer inquiries regarding the protest proceedings herein provided for.

ATTEST:

MAYOR

CITY CLERK

c:\submaint.net

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT A

All that certain property situate in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

ALL THAT PORTION OF LOTS 6, 7, 8 AND 9, AS SHOWN ON NATOMAS RIVERSIDE SUBDIVISION NO. 1, THE OFFICIAL PLAT OF WHICH IS FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 15 OF MAPS, MAP NO. 26, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF LOTS 6, 7, 8 AND 9, NATOMAS RIVERSIDE SUBDIVISION NO. 1", RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 5 OF PARCEL MAPS, AT PAGE 36; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY BOUNDARY OF SAID LOTS 9, 8, 7 AND 6, THE FOLLOWING TWO (2) COURSES: (1) NORTH 51°11'55" EAST 74.61 FEET AND (2) CURVING TO THE RIGHT ON AN ARC OF 2914.93 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 63°01'43" EAST 1195.19 FEET; THENCE SOUTH 00°16'35" EAST 1187.35 FEET TO THE BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SACRAMENTO BY GRANT DEED RECORDED IN BOOK 970721, PAGE 5, SACRAMENTO COUNTY OFFICIAL RECORDS; THENCE, ALONG SAID SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) NORTH 50°54'05" WEST 144.77 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 50.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°47'52" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 71°55'05" WEST 66.54 FEET, (3) CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 81°06'48" WEST 15.27 FEET, (4) SOUTH 03°27'26" EAST 123.14 FEET, (5) SOUTH 17°25'03" EAST 55.08 FEET AND (6) SOUTH 13°12'24" EAST 79.10 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RECLAMATION DISTRICT NO. 1000, AS SHOWN ON SAID OFFICIAL PLAT OF "NATOMAS RIVERSIDE SUBDIVISION NO. 1"; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, CURVING TO THE LEFT ON AN ARC OF 2914.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 18°05'54" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 68°11'26" WEST 375.66 FEET; THENCE NORTH 25°30'15" WEST 26.10 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 48.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 59°26'41" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 10°16'05" WEST 62.76 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 32.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 36°43'24" WEST 15.88 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 186.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 12°00'27" WEST 66.82 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 11°51'10" WEST 79.99 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21°43'06" EAST 30.43 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 3831.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 66°45'02" EAST 169.54 FEET; THENCE NORTH 21°58'54" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 21°58'54" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 24°04'17" EAST 30.54 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 226.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 13°39'13" WEST 48.99 FEET; THENCE SOUTH 81°59'20" WEST 104.65 FEET; THENCE NORTH 04°26'04" WEST 140.24 FEET; THENCE NORTH 22°40'44" WEST 55.22 FEET; THENCE NORTH 32°48'43" WEST 172.59 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 898.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 32°33'25" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 54°23'11" WEST 95.77 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF COMPOUND CURVATURE WITH A RADIUS OF 22.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06°15'50" WEST 31.15 FEET; THENCE SOUTH 51°12'07" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 51°11'55" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 83°48'05" WEST 31.11 FEET; THENCE SOUTH 51°11'55" WEST 143.00 FEET; THENCE NORTH 38°48'05" WEST 40.00 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 38°48'05" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 06°11'55" EAST 31.11 FEET; THENCE NORTH 38°48'05" WEST 210.00 FEET; THENCE SOUTH 51°11'55" WEST 4.09 FEET TO THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED PARCEL A; THENCE, ALONG SAID NORTHEASTERLY BOUNDARY, CURVING TO THE RIGHT ON AN ARC OF 1535.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 53°23'30" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 33°52'18" WEST 146.59 FEET TO THE POINT OF BEGINNING; CONTAINING 20.557 ACRES, MORE OR LESS.

EXHIBIT B

DESCRIPTION OF SERVICES AND OF IMPROVEMENTS TO BE MAINTAINED

The Services and improvement maintenance work (hereafter referred to as the "work") for Annexation No. 4 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

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

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

Part #2

The work described herein is to be carried out at Storm Sump 160, the storm drainage manholes, inlets and pipes in Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Shorebird Unit #1 Subdivision located within the Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03:

EXHIBIT C

CITY OF SACRAMENTO

ANNEXATION NO. 4 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NOTICE TO PROPERTY OWNERS OF THE TIME AND PLACE OF A PUBLIC MEETING ON THE LEVY OF AN ASSESSMENT AND OF THE TIME AND PLACE OF A PUBLIC HEARING OF PROTESTS TO THE MAINTENANCE OF PUBLIC IMPROVEMENTS, THE EXTENT OF AN ASSESSMENT DISTRICT AND THE LEVY OF AN ASSESSMENT AND NOTICE OF THE PROPERTY OWNER BALLOT PROCEDURE FOR THE ASSESSMENT DISTRICT.

NOTICE IS HEREBY GIVEN that on October 12, 1999, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. 99-_____, (the "Resolution of Intention"), wherein it declared its intention to order the maintenance of those certain public improvements more particularly described in Exhibit A attached hereto and incorporated herein and made a part hereto under the provisions of the Sacramento City Code Title 81 in and for an assessment district in the City (therein provided for) designated the "City of Sacramento Annexation No. 4 to the Willowcreek Maintenance Assessment District No. 98-03."

NOTICE IS HEREBY FURTHER GIVEN that the Council in and by the Resolution of Intention referred said public improvements to the Director of Public Works of the City as the Engineer of Work in said proceedings and directed the Engineer of Work to prepare and file with the City Clerk of the City a report containing the matters specified in Section 81.02.203 of the City Code of the City of Sacramento, and that the Engineer of Work duly prepared and filed his report dated October 12, 1999, with the City Clerk of the City on October 12, 1999, which report was presented to and was preliminarily approved by the Council by resolution adopted on October 12, 1999.

NOTICE IS HEREBY FURTHER GIVEN that 2:00 o'clock p.m. on Tuesday, December 7, 1999, at the regular meeting place of the Council, City Council Chambers, 2nd Floor, Sacramento City Hall, 915 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public hearing of protests to the maintenance of said public improvements, to the extent of said assessment district and to the levy of said assessment, and that any interested person may object to the maintenance of said public improvements, or to the extent of said assessment district or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing, and all mailed protests should be addressed to the City Clerk, Sacramento City Hall, 915 I Street, Room 304, Sacramento, California 95814. Each protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not shown on the last equalized assessment roll as the owners of the property, must contain or be accompanied by written evidence that the signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at the time appointed for said hearing shall present to the Council all protests filed with her.

NOTICE IS HEREBY FURTHER GIVEN that the total estimated cost of the maintenance of said public improvements is \$7290.00, which is proposed to be met by the levy of said assessment in said proceedings for fiscal year 2000/2001.

NOTICE IS HEREBY FURTHER GIVEN that the basis on which the amount of such proposed assessment was calculated is more particularly set forth in Exhibit B attached hereto and incorporated herein and made a part hereof.

NOTICE IS HEREBY FURTHER GIVEN that, as required by Section 4 of Article XIID of the California Constitution, a Property Owner Ballot has been enclosed with this notice, along with a self-addressed, return envelope by which the ballot may be returned to the City Clerk at her office at the Sacramento City Hall, City of Sacramento, 915 I Street, Room 304, Sacramento, California 95814. This ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment, and the ballot may be returned either by mail (which may be done using the enclosed envelope but requires the user to provide the required postage) or by personal delivery, either prior to or at the time of the public hearing of protests on December 7, 1999.

NOTICE IS HEREBY FURTHER GIVEN that, immediately following the close of the public hearing of protests, the returned property owner ballots will be tabulated, both in support of and in opposition to the assessment, with ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided, that in the event the City Clerk requires opportunity to determine whether any ballot has been properly signed by an owner or authorized representative of an owner, the Council reserves entitlement to continue the matter of announcing results to provide the City Clerk with such opportunity. In the event that ballots in opposition exceed ballots in support, there will be a "majority protest", and the City Council will be precluded from proceeding with the proposed assessment. THIS MEASURE OF MAJORITY PROTEST IS COMPLETELY INDEPENDENT OF THE WRITTEN PROTEST PROCEDURE, WHICH IS DESCRIBED ABOVE.

NOTICE IS HEREBY FURTHER GIVEN that Ron Wicky, Special Districts Analyst, Department of Public Works, City of Sacramento, 1231 I Street, Room 300, Sacramento, California 95814, telephone (916) 264-5628, has been designated to answer inquiries regarding the protest proceedings.

NOTICE IS HEREBY FURTHER GIVEN that the legal records of Sacramento County indicate that you own that certain real property constituting the Sacramento County Assessor's Parcel Number set forth below, and that the amount proposed to be assessed against such parcel, as shown by said report, is set forth below.

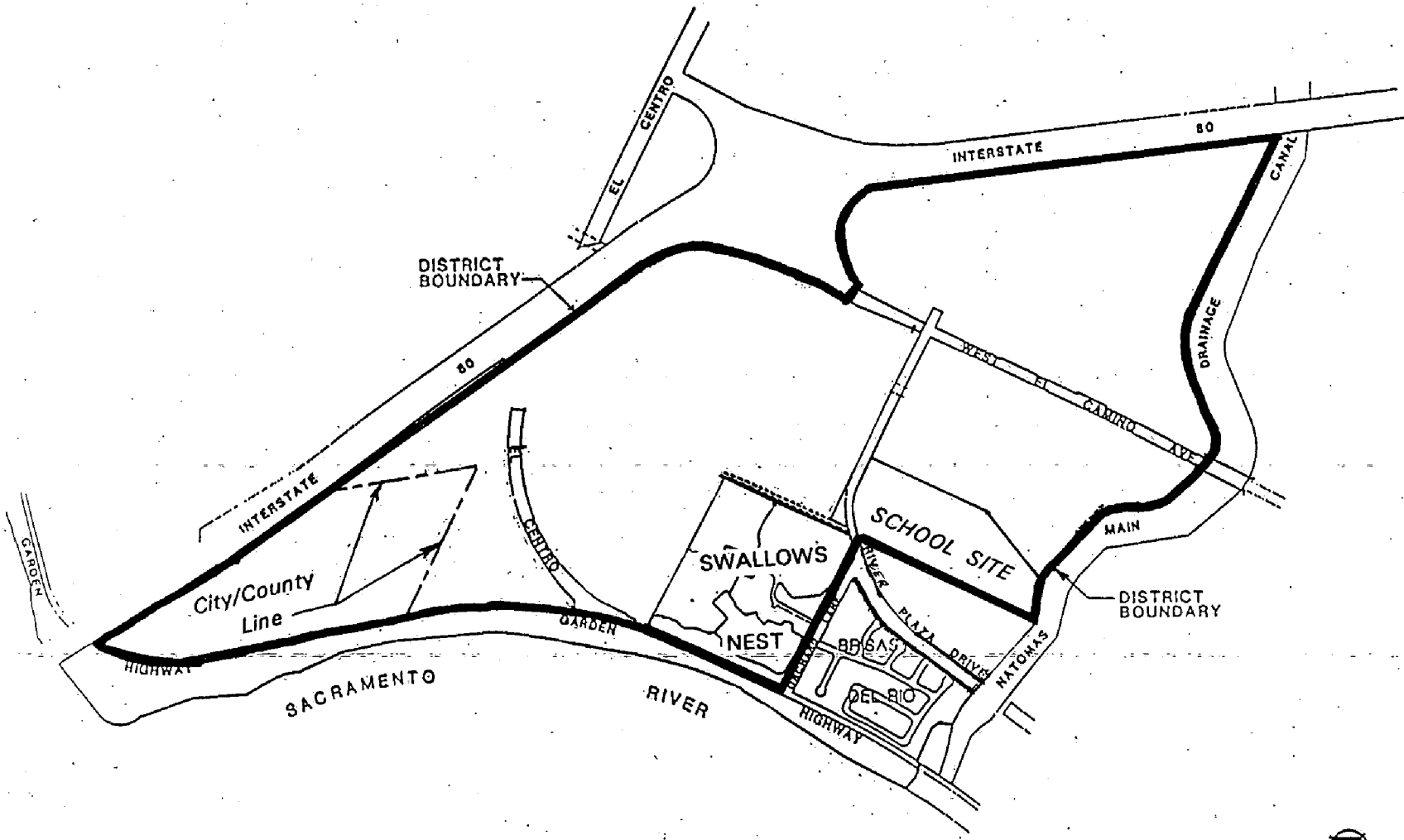
For all further particulars concerning said proceedings, reference is hereby made to the Resolution of Intention and to said report, both of which are on file in the office of the City Clerk of the City, Sacramento City Hall, 915 I Street, Sacramento, California 95814, and may be examined at said office by any interested persons.

Dated: _____

City Clerk of the City of Sacramento

WILLOWCREEK II ASSESSMENT DISTRICT #96-01

July 23, 1996	COUNCIL REQUESTS JURISDICTION FROM COUNTY BOARD OF SUPERVISORS
August 13, 1996	County Adopts Resolution Granting Jurisdiction to City of Sacramento
August 20, 1996	COUNCIL ADOPTED RESOLUTION OF INTENTION AND SET HEARING DATES
August 1996	Record Boundary Map with County Recorder
September 25, 1996	Received Bids
October-December 1996	Reevaluated Project Design and Engineer's Estimate
January 30, 1997	Revised Construction Plans Signed and Approved
February 18, 1997	City Council Approves Revised Engineer's Report
February 1997	Mail, Publish Notice of Hearing and Voter Ballots
March 18, 1997	Receive Bids
April 8, 1997	City Council Public Meeting
April 15, 1997	City Council - Public Hearing
April 1997	Record Assessment Diagram and Notice of Assessment with County
May 27, 1997	COUNCIL CONSIDERS RESOLUTION AUTHORIZING SALE OF BONDS, APPROPRIATION OF FUNDS -- AWARD OF CONTRACT
June 10, 1997	Bond Closing
June 1997	City Receives Proceeds from Bonds
June 1997	Contractor Notice to Proceed
July 1998	Estimated Completion Date for Improvements



PROPOSED BOUNDARY
WILLOWCREEK II ASSESSMENT DISTRICT NO.96-01

RESOLUTION NO. 97-077

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL
FEB 18 1997
OFFICE OF THE
CITY CLERK

ON DATE OF _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING RESOLUTION OF INTENTION NO. 96-462 TO ORDER IMPROVEMENTS IN WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

WHEREAS, the City Council (the "Council") of the City of Sacramento (the "City") on August 20, 1996, duly adopted Resolution No. 96-462, entitled "Resolution of Intention to Order Improvements in Willowcreek II Assessment District No. 96-01" (the "Resolution of Intention"); and

WHEREAS, the Council finds and determines that it is desirable and in the best interests of the City that the Resolution of Intention be amended to change the description of the public improvements to be acquired and constructed in and for said assessment district and to provide for the penalty provisions relating to delinquent assessment installments as provided in Section 8680(b) of the Streets and Highways Code of the State of California;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, as follows:

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

Section 2. The Resolution of Intention is amended by changing the description of the public improvements to be acquired and constructed in and for said assessment district, such public improvements to be as more specifically set forth in Exhibit A, attached hereto and incorporated herein and made a part hereof.

SF2-69925.1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3. The Resolution of Intention is further amended by adding a new paragraph at the end of the text thereof to read as follows:

The Council hereby determines and notice is hereby given that it is the intention of the Council that a penalty of two per cent (2%) per month of the total amount of any delinquent assessment installment shall be added to such delinquent assessment installment after the close of business on the delinquency date, and that an additional penalty of two per cent (2%) of the amount of such delinquency shall be added thereto at the beginning of business on the tenth (10th) day of each succeeding month until such delinquent assessment installment and all penalties are fully paid, which penalties shall be in lieu of all other penalties assessed by other provisions of law, and that the Treasurer of the County of Sacramento shall collect such penalties with and as a part of such delinquent assessment installments, and all penalties collected shall be deposited into the bond redemption fund for the bonds issued to represent unpaid assessments.

Section 4. All other provisions of the Resolution of Intention shall remain in full force and effect.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

PASSED AND ADOPTED by the City Council of the City of Sacramento this 18th day of February, 1997, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Mayor of the City of Sacramento

ATTEST:

City Clerk of the City of Sacramento

[SEAL]

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RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

**WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01
CITY OF SACRAMENTO**

- a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1,700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- b) The opening of a new street from its intersection with River Plaza Drive at a point 1,000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4,800 feet, more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and a sanitary sewer lift station with all necessary appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- c) The opening of a new street from a point on the new street to be opened as described in (b) above 2,000 feet, more or less, southwesterly of its intersection with River Plaza Drive running thence south 1,000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1,000 feet, more or less, by the construction of storm drainage facilities, including mains, catch basins, manholes and appurtenances.
- e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above, including cleaning and grubbing, storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, an interim private drive, and landscaping, together with appurtenances to any of the above.

- f) The improvement of Orchard Lane from the intersection with West El Camino Avenue northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.
- g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007 and connecting to the proposed water facilities at the terminus of a new street as described in (c) above.
- h) Relocation of an existing natural gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1,000 feet, to an alternate location from a point approximately 400 feet southerly of the Intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4,200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.
- i) The acquisition of a 12-inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80." The improvements are described as follows: a) along West El Camino Avenue from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.
- j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.
- k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

CLERK'S CERTIFICATE

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

The foregoing resolution is a full, true and correct copy of a resolution duly adopted at a regular meeting of the City Council of said City duly and regularly held at the regular meeting place thereof on the 18th day of February, 1997, of which meeting all of the members of said Council had due notice and at which a majority thereof were present, and that at said meeting said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

An agenda for said meeting was posted at least seventy-two (72) hours before said meeting at the City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, a location freely accessible to members of the public, and a brief description of said resolution appeared on said agenda.

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

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

Dated: February __, 1997.

City Clerk of the City
of Sacramento

[SEAL]

RESOLUTION NO. 97-078

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL
FEB 18 1997
OFFICE OF THE
CITY CLERK

ON DATE OF _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO PRELIMINARILY APPROVING A REVISED ENGINEER'S REPORT ON PUBLIC IMPROVEMENTS IN AND FOR THE CITY OF SACRAMENTO WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01 AND FIXING THE TIME AND PLACE FOR A PUBLIC MEETING ON THE LEVY OF AN ASSESSMENT AND FIXING THE TIME AND PLACE FOR A PUBLIC HEARING OF PROTESTS TO THE ACQUISITION AND CONSTRUCTION OF SUCH PUBLIC IMPROVEMENTS, THE EXTENT OF THE ASSESSMENT DISTRICT AND THE LEVY OF THE ASSESSMENT AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR SUCH ASSESSMENT DISTRICT AND FIXING THE TIME AND PLACE FOR A PUBLIC HEARING FOR DETERMINING THAT THE PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE ORDERING OF SUCH PUBLIC IMPROVEMENTS WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF THE SPECIAL ASSESSMENT INVESTIGATION, LIMITATION AND MAJORITY PROTEST ACT OF 1931

WHEREAS, in accordance with prior proceedings duly had and taken, the City Council (the "Council") of the City of Sacramento (the "City") has determined that it is necessary, convenient and desirable to undertake proceedings pursuant to the provisions of the Municipal Improvement Act of 1913 and issue bonds in said proceedings under the provisions of the Improvement Bond Act of 1915 for the acquisition and construction of those certain public improvements more particularly described in Exhibit A, attached hereto and incorporated herein and made a part hereof, in and for an assessment district in the City designated the "City of Sacramento Willowcreek II Assessment District No. 96-01;" and

WHEREAS, the Council, by Resolution No. 96-462 heretofore duly adopted on August 20, 1996, as amended on February 18, 1997 (the "Resolution of Intention"), declared its intention to order said public improvements to be acquired and constructed by the City in and for said assessment district, and

SF2-69318.1

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RESOLUTION NO.: _____

DATE ADOPTED: _____

referred said public improvements to the Director of Public Works of the City as Engineer of Work (the "Engineer of Work"), and directed the Engineer of Work to prepare a report containing the matters required by Section 10204 of the Streets and Highways Code and thereafter to file such report with the City Clerk of the City, who was directed to present such report to the Council; and

WHEREAS, in accordance with the Resolution of Intention, the Engineer of Work filed with the City Clerk of the City on August 20, 1996, a report containing the matters required by Section and 10204 of the Streets and Highways Code, which report was duly presented by the City Clerk of the City to the Council for consideration and thereafter on October 8, 1996, was withdrawn by the Engineer of Work from further consideration by the Council; and

WHEREAS, in accordance with the Resolution of Intention, the Engineer of Work filed with the City Clerk of the City on February 18, 1997, a revised report (the "Revised Report") containing the matter required by Section 10204 of the Streets and Highways Code, which Revised Report was duly presented by the City Clerk of the City to the Council for consideration and has been fully considered by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, as follows:

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

Section 2. The Revised Report is hereby preliminarily approved by the Council, and 7:00 o'clock P.M. on Tuesday, April 8, 1997, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, is hereby fixed as the time and place for a public meeting at which members of the Council will hear public testimony regarding the levy of the assessment set forth in the Revised Report, and 7:00 o'clock P.M. on Tuesday, April 15, 1997, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, is hereby fixed as the time and place for a public hearing of protests to the acquisition and construction of said public improvements, to the extent of said assessment district and to the levy of said assessment. Any interested person may object to the acquisition and construction of said public improvements, or to the extent of said assessment district

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RESOLUTION NO.: _____

DATE ADOPTED: _____

or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing; provided, that each protest must contain a description of the property in which the signer thereof is interested sufficient to identify the same and, if the signers are not shown on the last equalized assessment roll as the owners of such property, must contain or be accompanied by written evidence that such signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at said time appointed for said hearing shall present to the Council all protests filed with her.

Section 3. The City Clerk of the City is hereby directed to cause a notice to property owners of the time and place of said public meeting and said public hearing and of the property owner ballot procedure required by Article XIIIID of the California Constitution (together with the property owner ballots) to be given by mailing notices thereof (together with such ballots) in the time, form and manner provided by law, and upon the completion of the mailing of said notice and said ballots, the City Clerk of the City is hereby directed to file with the Council an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notice and said ballots.

Section 4. The Council hereby preliminarily finds and determines that the public convenience and necessity require the ordering of said public improvements without first complying with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, and 7:00 o'clock P.M. on Tuesday, April 15, 1997, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, is hereby fixed as the time and place for a public hearing when and where any and all persons interested may appear and show cause why the Council should not find and determine that the public convenience and necessity require the ordering of said public improvements in said assessment district without compliance with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931. The City Clerk of the City is hereby directed to give notice of the time and place of said public hearing in the following manner:

(a) By publishing a Notice of Hearing not less than twenty (20) days prior to the date of said public hearing;

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RESOLUTION NO. _____

DATE ADOPTED: _____

(b) By posting a copy of the Notice of Hearing at or near the regular place of meeting of the Council for ten (10) days prior to the time of said public hearing; and

(c) By mailing a copy of the Notice of Hearing to each property owner in said assessment district, said mailing to be sent not less than forty-five (45) days prior to the date of said public hearing;

and the City Clerk of the City is hereby directed to file with the Council an affidavit setting forth the time and manner of the compliance with the requirements of law for publishing, posting and mailing said Notice of Hearing.

Section 5. Ron Wicky, Special Districts Analyst, Department of Public Works, City of Sacramento, 915 I Street, Sacramento, California 95814-2673, telephone (916) 264-5628, is hereby designated to answer inquiries regarding the protest proceedings herein provided for.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

PASSED AND ADOPTED by the City Council of the City of Sacramento this 18th day of February, 1997, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Mayor of the City of Sacramento

ATTEST:

City Clerk of the City of Sacramento

[SEAL]

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

**WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01
CITY OF SACRAMENTO**

- a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1,700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- b) The opening of a new street from its intersection with River Plaza Drive at a point 1,000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4,800 feet, more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and a sanitary sewer lift station with all necessary appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- c) The opening of a new street from a point on the new street to be opened as described in (b) above 2,000 feet, more or less, southwesterly of its intersection with River Plaza Drive running thence south 1,000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1,000 feet, more or less, by the construction of storm drainage facilities, including mains, catch basins, manholes and appurtenances.
- e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above, including cleaning and grubbing, storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, an interim private drive, and landscaping, together with appurtenances to any of the above.

- f) The improvement of Orchard Lane from the intersection with West El Camino Avenue northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.
- g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007 and connecting to the proposed water facilities at the terminus of a new street as described in (c) above.
- h) Relocation of an existing natural gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1,000 feet, to an alternate location from a point approximately 400 feet southerly of the Intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4,200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.
- i) The acquisition of a 12-inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80." The improvements are described as follows: a) along West El Camino Avenue from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.
- j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.
- k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

CLERK'S CERTIFICATE

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

The foregoing resolution is a full, true and correct copy of a resolution duly adopted at a regular meeting of the City Council of said City duly and regularly held at the regular meeting place thereof on the 18th day of February, 1997, of which meeting all of the members of said Council had due notice and at which a majority thereof were present, and that at said meeting said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

An agenda for said meeting was posted at least seventy-two (72) hours before said meeting at the City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, a location freely accessible to members of the public, and a brief description of said resolution appeared on said agenda.

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

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

Dated: February __, 1997.

City Clerk of the City
of Sacramento

[SEAL]

ENGINEER'S REPORT

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

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

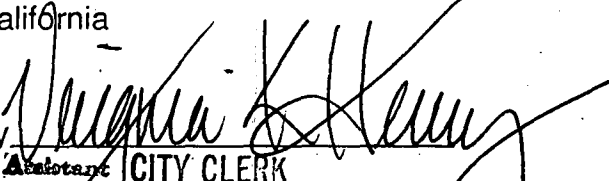
Dated: February 18, 1997

Michael Kashiwagi, Director of Public Works
City of Sacramento, Engineer of Work

By  _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 18th day of Feb., 1997.

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

By  _____
~~Assistant~~ CITY CLERK

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the _____ day of _____, 1997.

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

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was recorded in my office on the ___ day of _____, 1997.

Michael Kashiwagi, Director of Public Works
City of Sacramento, Engineer of Work

By _____

REVISED ENGINEER'S REPORT

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

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

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

- a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1,700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- b) The opening of a new street from its intersection with River Plaza Drive at a point 1,000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4,800 feet, more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and a sanitary sewer lift station with all necessary appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- c) The opening of a new street from a point on the new street to be opened as described in (b) above 2,000 feet, more or less, southwesterly of its intersection with River Plaza Drive running thence south 1,000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1,000 feet, more or less, by the construction of storm drainage facilities, including mains, catch basins, manholes and appurtenances.
- e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above, including cleaning and grubbing, storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, an interim private drive, and landscaping, together with appurtenances to any of the above.

northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.

- g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007 and connecting to the proposed water facilities at the terminus of a new street as described in (c) above.
- h) Relocation of an existing natural gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1,000 feet, to an alternate location from a point approximately 400 feet southerly of the intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4,200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.
- i) The acquisition of a 12-inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80." The improvements are described as follows: a) along West El Camino Avenue from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.
- j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.
- k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

Bonds representing unpaid assessments and bearing interest at a rate not to exceed 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 24 years from the second day of September next succeeding 12 months from their date.

The report includes the following attached exhibit:

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

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 or 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 know to the Clerk. This list is keyed to exhibit C by assessment number.

EXHIBIT F - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit C by assessment number.

EXHIBIT G - A general description of the rights-of-way to be acquired.

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

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

EXHIBIT A

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

EXHIBIT B

**COST ESTIMATE
FOR
WILLOWCREEK II ASSESSMENT DISTRICT No. 96-01**

JANUARY 8, 1997
(Revised 1-20-97
1-22-97)

TOTAL ESTIMATE

(Revised 1-20-97)

(Revised 1-22-97)

	EARTHWORK				
1.	Preconstruction Photographs	1	JOB	3,000.00	3,000.00
2.	Clearing and Grubbing	1	JOB	33,000.00	33,000.00
3.	Roadway Excavation	30,000	CY	4.20	126,000.00
	EARTHWORK SUBTOTAL				162,000.00
	STREETS				
4.	3"AC--14" AB Paving	183,000	SF	1.75	320,250.00
5.	2" AC--12" AB Paving	18,500	SF	1.65	30,525.00
6.	2" AC-6" AB Temp. Paving	4,000	SF	1.05	4,200.00
7.	Street Signs	2	EA	300.00	600.00
8.	Stop Signs	3	EA	300.00	900.00
9.	12" Wide White Limit Line	39	LF	7.00	273.00
10.	Pavement Markings	66	SF	7.00	462.00
11.	Pipe Ends to Plug	65	EA	265.00	17,225.00
	STREETS SUBTOTAL				374,435.00
	DRAINAGE				
12.	12" Drain Pipe	756	LF	30.00	22,680.00
13.	15" Drain Pipe	688	LF	35.00	24,080.00
14.	18" Drain Pipe	75	LF	45.00	3,375.00
15.	21" Drain Pipe	25	LF	50.00	1,250.00
16.	24" Drain Pipe	260	LF	60.00	15,600.00
17.	30" Drain Pipe	2,076	LF	70.00	145,320.00
18.	36" Drain Pipe	1,275	LF	75.00	95,625.00
18A.	42" Drain Pipe	40	LF	80.00	3,200.00

19.	48" Drain Pipe	935	LF	90.00	84,150.00
20.	66" Drain Pipe	1,020	LF	180.00	183,600.00
21.	72" Drain Pipe	1,180	LF	200.00	236,000.00
22.	78" Drain Pipe	890	LF	230.00	204,700.00
23.	90" Drain Pipe	1,110	LF	410.00	455,100.00
24.	Drop Inlet Type OMP	28	EA	1,100.00	30,800.00
25.	60" MH #4	14	EA	4,500.00	63,000.00
26.	60" Saddle MH	19	EA	4,800.00	91,200.00
27.	Concrete Junction Box	5	EA	15,000.00	75,000.00
	DRAINAGE SUBTOTAL				1,734,680.00
	SEWER				
28.	4" Sewer Services	17	EA	550.00	9,350.00
29.	6" Sewer Pipe	1,800	LF	45.00	81,000.00
30.	8" Sewer Pipe	1,410	LF	50.00	70,500.00
31.	10" Sewer Pipe	495	LF	55.00	27,225.00
32.	12" Sewer Pipe	1,950	LF	65.00	126,750.00
33.	15" Sewer Pipe	3,202	LF	80.00	256,160.00
34.	18" Sewer Pipe	659	LF	85.00	56,015.00
35.	48" MH -Type A (Sewer)	34	EA	3,300.00	112,200.00
36.	60" MH - Type A (Sewer)	2	EA	5,300.00	10,600.00
37.	36" Steel Casing -Bored and Jacked	330	LF	400.00	132,000.00
38.	Sewer Lift Station	1	JOB	200,000.00	200,000.00
	SEWER SUBTOTAL				1,081,800.00
	WATER				
39.	12" Water Main	8,400	LF	25.00	210,000.00
40.	12" Gate Valve	14	EA	1,250.00	17,500.00
41.	12" x 8" Tee w/8" GV & Blind Flange	4	EA	2,000.00	8,000.00
41A.	12" x 6" Tee w/6" GV & Blind Flange	3	EA	1,500.00	4,500.00
42.	Standard Fire Hydrant Assembly	10	EA	3,000.00	30,000.00
43.	1" Air Relief Valve	1	EA	1,100.00	1,100.00
44.	1" Water Service (Metered)	1	EA	1,000.00	1,000.00
44A.	1" Water Service	37	EA	500.00	18,500.00

45.	8" Water Service	2	EA	5,000.00	10,000.00
	WATER SUBTOTAL				300,600.00
	LANDSCAPING				
46.	Trees and Hydroseeding	1	JOB	6,500.00	6,500.00
47.	90 Day Maintenance	1	JOB	1,000.00	1,000.00
	LANDSCAPE SUBTOTAL				7,500.00
	DRAIN PUMP STATION				
48.	Storm Sump 160-Pumps P-1, P-3 and Summer Pump	1	JOB	3,900,000.00	3,900,000.00
49.	Pumps P-2 and P-4	1	JOB	450,000.00	450,000.00
	PUMP STATION SUBTOTAL				4,350,000.00
	TOTAL				8,011,015.00

*Total cost includes cost of trunk sewer facilities which is proposed to be funded by a contribution from County Sanitation District No. 1.

EXHIBIT B

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

Construction Costs		\$8,011,015
Consultant Engineering		\$494,000
Contingencies		\$1,041,432
Right of Way		\$150,000
Misc. Construction		
Utility Relocation		\$1,000,000
Water line Acquisition		\$250,940
Subtotal Construction		<u>\$10,947,387</u>
Incidentals		
Purchase of existing bonds		\$1,440,000
Environmental Document		\$125,240
City project management		\$350,000
Construction Staking/Inspection		\$525,000
Official Statement		\$33,000
City Attorney		\$25,000
Special Districts/Real Estate		\$57,500
Consultant Spread/Diagram		\$25,000
Cap. Interest		\$400,000
Settlement Agreement		\$45,000
Bond Disclosure Counsel		\$20,000
Bond Printng		\$4,500
Bond Reg & Admin		\$25,000
CDAC		\$3,815
Bond Counsel		\$157,500
SDIRS		\$61,146
Sub Total		<u>\$14,245,088</u>
Contributions		
City MSCT	50,000.00	
County Sewer	<u>614,997.00</u>	
		<u>\$664,997</u>
Project Costs		\$13,580,091
Reserve Acct.	9.00%	<u>\$1,373,268</u>
Total Expenditures		\$14,953,359
Bond Discount	2.00%	<u>\$305,171</u>
Total Bond Cost		\$15,258,529

EXHIBIT C
Willowcreek II Assessment District No.96-01
Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
1	\$68,468.00	225-0220-037
2	\$1,058,683.00	225-0220-072
3	\$582,009.00	225-0220-071
4	\$751,833.00	225-0220-006
5	\$84,292.00	225-0220-030
6	\$402,912.00	225-0220-066
7	\$89,020.00	225-0220-068
8	\$283,440.00	225-0220-067
9	\$529,430.00	274-0440-002
10	\$321,733.00	274-0440-001
11	\$382,273.00	274-0440-003
12	\$57,864.00	274-0440-004
13	\$417,469.00	274-0440-005
14	\$161,180.00	225-0220-040
15	\$665,071.00	225-0220-064
16	\$41,207.00	225-0220-065
17	\$27,942.00	225-0220-059
18	\$394,098.00	225-0220-058
19	\$891,396.00	274-0030-035
20	\$14,506.00	274-0030-036
21	\$0.00	274-0030-059
22	\$661,621.00	274-0030-003
23	\$8,723.00	274-0022-010
24	\$429,736.00	274-0022-007
25	\$0.00	074-0022-004
26	\$175,561.00	225-0220-053
27	\$57,582.00	274-0030-031
28	\$1,010,960.00	274-0030-030
29	\$0.00	274-0022-009

EXHIBIT C

Willowcreek II Assessment District No.96-01

Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
30	\$827,263.00	274-0022-006
31	\$719,064.00	274-0021-012
32	\$94,067.00	274-0021-013
33	\$0.00	274-0021-011
34	\$41,365.00	274-0030-064
35	\$785,814.00	274-0030-044
36	\$35,176.00	274-0010-073
37	\$609,258.00	274-0010-078
38	\$503,324.00	274-0220-050
39	\$861,297.00	274-0220-051
40	\$0.00	274-0220-049
41	\$0.00	274-0220-017
42	\$605,334.00	274-0220-052
43	\$0.00	274-0220-047
44	\$38,949.00	274-0440-006
45	\$0.00	274-0270-007
46	\$0.00	274-0270-009
47	\$0.00	274-0270-008
48	\$2,747.00	274-0280-001
49	\$2,747.00	274-0280-002
50	\$2,747.00	274-0280-003
51	\$2,747.00	274-0280-004
52	\$2,747.00	274-0280-005
53	\$2,747.00	274-0280-006
54	\$2,747.00	274-0280-007
55	\$2,747.00	274-0280-008
56	\$2,747.00	274-0280-009
57	\$2,747.00	274-0280-010
58	\$2,747.00	274-0280-011

EXHIBIT C

Willowcreek II Assessment District No.96-01

Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
59	\$2,747.00	274-0280-012
60	\$2,747.00	274-0280-013
61	\$2,747.00	274-0280-014
62	\$2,747.00	274-0280-015
63	\$2,747.00	274-0280-016
64	\$2,747.00	274-0280-017
65	\$2,747.00	274-0280-018
66	\$2,747.00	274-0280-019
67	\$2,747.00	274-0280-020
68	\$2,747.00	274-0280-021
69	\$2,747.00	274-0280-022
70	\$2,747.00	274-0280-023
71	\$2,747.00	274-0280-024
72	\$2,747.00	274-0280-025
73	\$2,747.00	274-0280-026
74	\$2,747.00	274-0280-027
75	\$2,747.00	274-0280-028
76	\$2,747.00	274-0280-029
77	\$2,747.00	274-0280-030
78	\$2,747.00	274-0280-031
79	\$2,747.00	274-0280-032
80	\$2,747.00	274-0280-033
81	\$2,747.00	274-0280-034
82	\$2,747.00	274-0280-035
83	\$2,747.00	274-0280-036
84	\$2,747.00	274-0280-037
85	\$2,747.00	274-0280-038
86	\$2,747.00	274-0280-039
87	\$2,747.00	274-0280-040

EXHIBIT C

Willowcreek II Assessment District No.96-01

Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
88	\$2,747.00	274-0280-041
89	\$2,747.00	274-0280-042
90	\$2,747.00	274-0280-043
91	\$2,747.00	274-0280-044
92	\$2,747.00	274-0280-045
93	\$2,747.00	274-0280-046
94	\$2,747.00	274-0280-047
95	\$2,747.00	274-0280-048
96	\$2,747.00	274-0280-049
97	\$2,747.00	274-0280-050
98	\$2,747.00	274-0290-001
99	\$2,747.00	274-0290-002
100	\$2,747.00	274-0290-003
101	\$2,747.00	274-0290-004
102	\$2,747.00	274-0290-005
103	\$2,747.00	274-0290-006
104	\$2,747.00	274-0290-007
105	\$2,747.00	274-0290-007
106	\$2,747.00	274-0290-009
107	\$2,747.00	274-0290-010
108	\$2,747.00	274-0290-011
109	\$2,747.00	274-0290-012
110	\$2,747.00	274-0290-013
111	\$2,747.00	274-0290-014
112	\$2,747.00	274-0290-015
113	\$2,747.00	274-0290-016
114	\$2,747.00	274-0290-017
115	\$2,747.00	274-0290-018
116	\$2,747.00	274-0290-019

EXHIBIT C

Willowcreek II Assessment District No.96-01

Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
117	\$2,747.00	274-0290-020
118	\$2,747.00	274-0290-021
119	\$2,747.00	274-0290-022
120	\$2,747.00	274-0290-023
121	\$2,747.00	274-0290-024
122	\$2,747.00	274-0290-025
123	\$2,747.00	274-0290-026
124	\$2,747.00	274-0290-027
125	\$2,747.00	274-0290-028
126	\$2,747.00	274-0290-029
127	\$2,747.00	274-0290-030
128	\$2,747.00	274-0290-031
129	\$2,747.00	274-0290-032
130	\$2,747.00	274-0290-033
131	\$2,747.00	274-0290-034
132	\$2,747.00	274-0290-035
133	\$2,747.00	274-0290-036
134	\$2,747.00	274-0290-037
135	\$2,747.00	274-0290-038
136	\$2,747.00	274-0290-039
137	\$2,747.00	274-0290-040
138	\$2,747.00	274-0290-041
139	\$2,747.00	274-0290-042
140	\$2,747.00	274-0290-043
141	\$2,747.00	274-0290-044
142	\$2,747.00	274-0290-045
143	\$2,747.00	274-0290-046
144	\$2,747.00	274-0290-047
145	\$2,747.00	274-0290-048

EXHIBIT C

Willowcreek II Assessment District No.96-01

Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
146	\$2,747.00	274-0290-049
147	\$2,747.00	274-0290-050
148	\$2,747.00	274-0290-051
149	\$2,747.00	274-0290-052
150	\$2,747.00	274-0290-053
151	\$2,747.00	274-0290-054
152	\$2,747.00	274-0290-055
153	\$2,747.00	274-0290-056
154	\$2,747.00	274-0290-057
155	\$2,747.00	274-0290-058
156	\$2,747.00	274-0290-059
157	\$2,747.00	274-0290-060
158	\$2,747.00	274-0290-061
159	\$2,747.00	274-0290-062
160	\$2,747.00	274-0290-063
161	\$2,747.00	274-0290-064
162	\$2,747.00	274-0290-065
163	\$2,747.00	274-0290-066
164	\$2,747.00	274-0290-067
165	\$2,747.00	274-0290-068
166	\$2,747.00	274-0290-069
167	\$2,747.00	274-0290-070
168	\$2,747.00	274-0300-001
169	\$2,747.00	274-0300-002
170	\$2,747.00	274-0300-003
171	\$2,747.00	274-0300-004
172	\$2,747.00	274-0300-005
173	\$2,747.00	274-0300-006
174	\$2,747.00	274-0300-007

EXHIBIT C

Willowcreek II Assessment District No.96-01

Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
175	\$2,747.00	274-0300-008
176	\$2,747.00	274-0300-009
177	\$2,747.00	274-0300-010
178	\$2,747.00	274-0300-011
179	\$2,747.00	274-0300-012
180	\$2,747.00	274-0300-013
181	\$2,747.00	274-0300-014
182	\$2,747.00	274-0300-015
183	\$2,747.00	274-0300-016
184	\$2,747.00	274-0300-017
185	\$2,747.00	274-0300-018
186	\$2,747.00	274-0300-019
187	\$2,747.00	274-0300-020
188	\$2,747.00	274-0300-021
189	\$2,747.00	274-0300-022
190	\$2,747.00	274-0300-023
191	\$2,747.00	274-0300-024
192	\$2,747.00	274-0300-025
193	\$2,747.00	274-0300-026
194	\$2,747.00	274-0300-027
195	\$2,747.00	274-0300-028
196	\$2,747.00	274-0300-029
197	\$2,747.00	274-0300-030
198	\$2,747.00	274-0300-031
199	\$2,747.00	274-0300-032
200	\$2,747.00	274-0300-033
201	\$2,747.00	274-0300-034
202	\$2,747.00	0274-0300-035
203	\$2,747.00	274-0300-036

EXHIBIT C
Willowcreek II Assessment District No.96-01
Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
204	\$2,747.00	274-0300-037
205	\$2,747.00	274-0300-038
206	\$2,747.00	274-0300-039
207	\$2,747.00	274-0300-040
208	\$2,747.00	274-0300-041
209	\$2,747.00	274-0300-042
210	\$2,747.00	274-0300-043
211	\$2,747.00	274-0300-044
212	\$2,747.00	274-0300-045
213	\$2,747.00	274-0300-046
214	\$2,747.00	274-0300-047
215	\$2,747.00	274-0300-048
216	\$2,747.00	274-0300-049
217	\$2,747.00	274-0300-050
218	\$2,747.00	274-0300-051
219	\$2,747.00	274-0310-001
220	\$2,747.00	274-0310-002
221	\$2,747.00	274-0310-003
222	\$2,747.00	274-0310-004
223	\$2,747.00	274-0310-005
224	\$2,747.00	274-0310-006
225	\$2,747.00	274-0310-007
226	\$2,747.00	274-0310-008
227	\$2,747.00	274-0310-009
228	\$2,747.00	274-0310-010
229	\$2,747.00	274-0310-011
230	\$2,747.00	274-0310-012
231	\$2,747.00	274-0310-013
232	\$2,747.00	274-0310-014

EXHIBIT C

Willowcreek II Assessment District No.96-01

Assessment Roll

<u>Assessment Number</u>	<u>Assessment Amount</u>	<u>Parcel Description</u>
233	\$2,747.00	274-0310-015
234	\$2,747.00	274-0310-016
235	\$2,747.00	274-0310-017
236	\$2,747.00	274-0310-018
237	\$2,747.00	274-0310-019
238	\$2,747.00	274-0310-020
239	\$2,747.00	274-0310-021
240	\$2,747.00	274-0310-022
241	\$2,747.00	274-0310-023
242	\$2,747.00	274-0310-024
243	\$2,747.00	274-0310-025
244	\$2,747.00	274-0310-026
245	\$2,747.00	274-0310-027
246	\$2,747.00	274-0310-028
247	\$2,747.00	274-0310-029
248	\$2,747.00	274-0310-030
249	\$2,747.00	274-0310-031
250	\$2,747.00	274-0310-032
251	\$2,747.00	274-0310-033
252	\$2,747.00	274-0310-034
253	\$2,747.00	274-0310-035
254	\$2,747.00	274-0310-036
255	\$0.00	274-0270-001
256	\$0.00	274-0270-001
257	\$0.00	274-0270-001
258	\$0.00	274-0270-001

EXHIBIT D

Willowcreek II Assessment District #96-01 Assessment District Methodology

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

CONSTRUCTION COSTS

1. Transportation improvements (earthwork, streets and traffic handling); and water distribution:

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

Benefiting properties include all assessable properties that are currently not developed to their Community Plan designations.
2. Drainage system including pump station:

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

Benefiting properties include all assessable properties within the boundary of the assessment district.
3. Sanitary sewer facilities including lift station:

Costs related to the construction of these improvements are assessed to each benefited parcel in proportion to the total waste water flow rates per acre of the parcel to the total estimated flow of all benefiting properties. Flow rates were assigned to parcels based on their Community Plan designations, as amended.

Estimated contributions from the County's Regional Sanitation fund for trunk sewer have been netted from the total waste water system cost prior to the allocation of costs to parcels.

Benefiting properties include all assessable properties that are currently not developed to their Community Plan designations.
4. Utility Relocation & Under grounding:

Costs related to the construction of these improvements are assessed to each benefited parcel in proportion to the amount of transportation cost assessed to each parcel based on the total transportation cost.

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

NON-CONSTRUCTION COSTS

1. Construction Contingency and Soft Costs:

Costs related to a construction contingency and soft costs such as right-of-way acquisition, environmental documents, consultant engineering, City project management, City attorney, construction, staking and materials testing plus A.D. spreads/documents/maps are assessed to each parcel in proportion to the total construction dollars assessed to each parcel.

2. A.D. 94-03 Bond Buyout:

Costs related to this expenditure are assessed to each parcel in proportion to the A.D. 94-03 assessment of the parcel to the total A.D. 94-03 assessment.

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

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

ASSESSMENTS FOR SPECIFIC PARCELS

The following notes are the methodology treatment of specific parcels within the Assessment District.

Parcels AD Nos. 46 & 47 are owned by the City of Sacramento and used to be used for utility purposes. They are now being incorporated into the Swallow's Nest common golf course area which is a no benefit area. Therefore these parcels do not have any benefits assigned to them and their benefiting acreage will be considered as being zero for the allocation of costs.

The park parcel owned by the City of Sacramento (AD parcel No. 12), pays a percentage share of the costs in relationship to the benefits of the site. The park parcel receives less benefit than other developable parcels. The estimated percentages for the relative benefit of each improvement are: drainage 5%, sewer 5%, water 100%, and roadways 10%.

The Natomas Unified School District (AD parcel No. 13) contributes its fair share of the drainage costs, A.D. Construction Contingency, and Soft Costs. It is levied assessments based on its benefiting acreage. The total School site acreage is 20.22. However, the acres have been reduced by 20% to compensate for the acres that do not directly benefit from the CFD drainage cost. The basis for this reduction is that the playground fields do not benefit as significantly as the developed areas in the site.

AD parcels Nos. 21, 29, and 40 are slivers of land that are currently undevelopable and, therefore the assessments are set to zero.

AD parcel No. 25 is a sliver of land that is currently undevelopable but will be able to develop when it is combined with the adjacent (same ownership) AD parcel No. 24. For

EXHIBIT E
Willowcreek II Assessment District No.96-01

Property Owner List

#121 APN274-0290-024
Tolan, Carol
3111 Swallows Nest Drive
Sacramento, CA 95833

#122 APN274-0290-025
Brandle, Albert & Betty
3127 Swallows Nest Drive
Sacramento, CA 95833

#123 APN274-0290-026
Wright, Chester & Lillian
3129 Swallows Nest Drive
Sacramento, CA 95833

#124 APN274-0290-027
Bakan, Lloyd
3131 Swallows Nest Drive
Sacramento, CA 95833

#125 APN274-0290-028
Reinhard, Robert & Dale
2956 Red Hawk Way
Sacramento, CA 95833

#126 APN274-0290-029
Gammon, Derek
3135 Swallows Nest Drive
Sacramento, CA 95833

#127 APN274-0290-030
Campana, Rosemary
3137 Swallows Nest Drive
Sacramento, CA 95833

#128 APN274-0290-031
Reed, Donna
3000 Swallows Nest Drive
Sacramento, CA 95833

#129 APN274-0290-032
Rule, Medeline
412 Seville Place
Vacaville, CA 95688

#130 APN274-0290-033
Kunkle, Edward
156 Lombard Street, #29
San Francisco, CA 94111

#131 APN274-0290-034
Kephart, James & Iris
111 Sleepy Hollow Drive
San Anselmo, CA 94960

#132 APN274-0290-035
Brace, Cheryl
111 Hidden Lake Circle
Sacramento, CA 95831

#133 APN274-0290-036
Magee, Jim & Kimberly
214 Redhawk Road
Novato, CA 94949

#134 APN274-0290-037
Merrifield, William P.
4505 Nashua Ct.
Rocklin, CA 95765

#135 APN274-0290-038
Carlson, Michael & Janice
3014 Swallows Nest Drive
Sacramento, CA 95833

#136 APN274-0290-039
Von Wigandt, Thesa
2400 Natoma Station Drive
Folsom, CA 95630

#137 APN274-0290-040
Grossman, Marc & Lopez, Maria L.
3541 E. Curtis Drive
Sacramento, CA 95818

#138 APN274-0290-041
Wendelke, Roger & Katherine
Jarwood
554 Connermara Way
Sunnyvale, CA 94087

#139 APN274-0290-042
Hunley, Tom & Cardona, Cathryn A.
1144 Theo Way
Sacramento, CA 95822

#140 APN274-0290-043
Brace, Cheryl
111 Hidden Lake Circle
Sacramento, CA 95831

#141 APN274-0290-044
Schreck, Timothy
3044 Swallows Nest Drive
Sacramento, CA 95833

#142 APN274-0290-045
Bird, Terry
1842 Castro Way
Sacramento, CA 95818

#143 APN274-0290-046
Tarallo, Eric & Judith
217 Soledad Way
Monterey, CA 93940

#144 APN274-0290-047
Solomon, Mark & Naomi
228 Brighton Lane
Redwood City, CA 94061

EXHIBIT E
Willowcreek II Assessment District No.96-01

Property Owner List

#145 APN274-0290-048
Misura, William, Jr.
11324 Sutters Mill Circle
Gold River, CA 95670

#146 APN274-0290-049
Bishop, Rebecca
3072 Swallows Nest Drive
Sacramento, CA 95833

#147 APN274-0290-050
Donovan, Denis
1232 43rd Street
Sacramento, CA 95819

#148 APN274-0290-051
Cavanaugh, Bartley, Jr.
3084 Swallows Nest Drive
Sacramento, CA 95833

#149 APN274-0290-052
Shilts, Joseph & Gretchen
1948 London Lane
Fairfield, CA 94533

#150 APN274-0290-053
Mamula, Thomas & Kande
3080 Swallows Nest Drive
Sacramento, CA 95833

#151 APN274-0290-054
Christophel, Elwin & Jean
P.O. Box 6374
Auburn, CA 95604

#152 APN274-0290-055
Doyle, Vincent & Charmaine
3086 Swallows Nest Drive
Sacramento, CA 95833

#153 APN274-0290-056
Vohs, Jamie L, John & Shirley
300 Anza Avenue
Davis, CA 95616

#154 APN274-0290-057
Reba Family Trust, Carol T.
3090 Swallows Nest Drive
Sacramento, CA 95833

#155 APN274-0290-058
Misura Family
5215 Moss Lane
Loomis, CA 95650

#156 APN274-0290-059
Green, George
3094 Swallows Nest Drive
Sacramento, CA 95833

#157 APN274-0290-060
Barish, Joseph & Leesa Speer
4100 Folsom Blvd., #8C
Sacramento, CA 95819

#158 APN274-0290-061
Klimko, Ivan
2216 Riviera Drive
Lawrence, KS 66047

#159 APN274-0290-062
McFarland, Peggy
3105 Swallows Nest Drive
Sacramento, CA 95833

#160 APN274-0290-063
Sarry, Elizabeth
3118 Swallows Nest Drive
Sacramento, CA 95833

#161 APN274-0290-064
Williams, John & Katharine
8 Wentworth Lane
Novato, CA 94949

#162 APN274-0290-065
McFarland, Peggy
2245 Orchard Lane
Sacramento, CA 95833

#163 APN274-0290-066
Angell, Jeffrey J
3112 Swallows Nest Drive
Sacramento, CA 95833

#164 APN274-0290-067
Assar, Mohammad & Sarvar
4575 Piper Street
Fremont, CA 94538

#165 APN274-0290-068
Kramer, Linzie
3124 Swallows Nest Drive
Sacramento, CA 95833

#166 APN274-0290-069
Marshall, Kenneth & Lillian
3122 Swallows Nest Drive
Sacramento, CA 95833

#167 APN274-0290-070
Buindo, Lennie
3120 Swallows Nest Drive
Sacramento, CA 95833

#168 APN274-0300-001
Dekkert, Ronald & Enid
7011 Valley Greens Circle
Carmel, CA 93923

EXHIBIT E
Willowcreek II Assessment District No.96-01
Property Owner List

#169 APN274-0300-002
Nick, Charles & Gloria
4501 Don Valdes Drive
Los Angeles, CA 90008

#170 APN274-0300-003
Kelley, Ronald
2257 Indian Wells Court
Sacramento, CA 95833

#171 APN274-0300-004
Train Family
2255 Indian Wells Court
Sacramento, CA 95833

#172 APN274-0300-005
Whitney, Elinor J. & William
2253 Indian Wells Court
Sacramento, CA 95833

#173 APN274-0300-006
Gummere, Patricia D
2251 Indian Wells Court
Sacramento, CA 95833

#174 APN274-0300-007
Marshall, William
2241 Indian Wells Court
Sacramento, CA 95833

#175 APN274-0300-008
Webb, Rick
2320 Mossy Bank Drive, #5
Sacramento, CA 95833

#176 APN274-0300-009
Galamb, Nancy
2237 Indian Wells Court
Sacramento, CA 95833

#177 APN274-0300-010
Anderson, Robert
2235 Indian Wells Court
Sacramento, CA 95833

#178 APN274-0300-011
Schotsal, John & Linda
P.O. Box 22510
Sacramento, CA 95822

#179 APN274-0300-012
Vernon, Steven Gregge
2231 Indian Wells Court
Sacramento, CA 95833

#180 APN274-0300-013
Brace, Diana & Danny, Jr.
2230 Indian Wells Court
Sacramento, CA 95833

#181 APN274-0300-014
Peters, Diana
2230 Indian Wells Court
Sacramento, CA 95833

#182 APN274-0300-015
Gallery, Daniel
926 J Street, #505
Sacramento, CA 95814

#183 APN274-0300-016
Shobar, Janice
1064 Wilhaggin Park Lane
Sacramento, CA 95864

#184 APN274-0300-017
Song, Alfred
2242 Indian Wells Court
Sacramento, CA 95833

#185 APN274-0300-018
Mosher, Jackson & Marilyn
2244 Indian Wells Court
Sacramento, CA 95833

#186 APN274-0300-019
O'Neill, Jean
2246 Indian Wells Court
Sacramento, CA 95833

#187 APN274-0300-020
Clayton, Lawrence, Jr.
905 Fairview Drive
Woodland, CA 95695

#188 APN274-0300-021
Aicklen, Seth Leslie
2250 Indian Wells Court
Sacramento, CA 95833

#189 APN274-0300-022
Alci, Bruce & Cindy
3173 Swallows Nest Drive
Sacramento, CA 95833

#190 APN274-0300-023
Lawler, Henry
3175 Swallows Nest Drive
Sacramento, CA 95833

#191 APN274-0300-024
Williams, Geraldine A.
3177 Swallows Nest Drive
Sacramento, CA 95833

#192 APN274-0300-025
Wolfe, Anne & Mau, Malcom
3198 Swallows Nest Drive
Sacramento, CA 95833

EXHIBIT E
Willowcreek II Assessment District No.96-01

Property Owner List

#193 APN274-0300-026
McGahan, Charles & Burma
3181 Swallows Nest Drive
Sacramento, CA 95833

#194 APN274-0300-027
White, Jane
3183 Swallows Nest Drive
Sacramento, CA 95833

#195 APN274-0300-028
Federal Home Loan Mortgage
P. O. Box 808004
Petaluma, CA 94975

#196 APN274-0300-029
Karuzich, Harry & Nan
3158 Swallows Nest Drive
Sacramento, CA 95833

#197 APN274-0300-030
Rossi, Mary Jo
2428 Grandview Street
San Diego, CA 92110

#198 APN274-0300-031
McDonough, Michael & Susan
3162 Swallows Nest Drive
Sacramento, CA 95833

#199 APN274-0300-032
Bishop, Charles
3170 Swallows Nest Drive
Sacramento, CA 95833

#200 APN274-0300-033
Strachn, Gary
1655 Clark Avenue, #225
Long Beach, CA 90815

#201 APN274-0300-034
Granger, Gene & Jacqueline
3166 Swallows Nest Drive
Sacramento, CA 95833

#202 APN0274-0300-035
Oliver, R. Douglas
3164 Swallows Nest Drive
Sacramento, CA 95833

#203 APN274-0300-036
Jankowski, Helen Emilia
3184 Swallows Nest Drive
Sacramento, CA 95833

#204 APN274-0300-037
Derrick, Rickie & Camille
3186 Swallows Nest Drive
Sacramento, CA 95833

#205 APN274-0300-038
Stanley, Rochelle
19881 Brookhurst Street, #D-221
Huntington Beach, CA 92646

#206 APN274-0300-039
Clark, Paul
3190 Swallows Nest Drive
Sacramento, CA 95833

#207 APN274-0300-040
De Los Reyes, Consuelo
918 - 26th Street
Santa Monica, CA 90403

#208 APN274-0300-041
Attrill, Walter
6251 Fremont Drive
Magalia, CA 95954

#209 APN274-0300-042
Breedlove, Robert Francis
3196 Swallows Nest Drive
Sacramento, CA 95833

#210 APN274-0300-043
Wolfe, Anne
3198 Swallows Nest Drive
Sacramento, CA 95833

#211 APN274-0300-044
Moore, Wallace & M. LeAnn
6855 White Lane
Loomis, CA 95650

#212 APN274-0300-045
Smelser, Janet
2060 Promontory Point Lane
Gold River, CA 95670

#213 APN274-0300-046
McGurk, Margaret
724 Woodside Lane, E. #4
Sacramento, CA 95825

#214 APN274-0300-047
Brown, Arthur Jackson
2875 Idlewild Drive, #10
Reno, NV 89509

#215 APN274-0300-048
Andriola, Roger
8511 Emperor Drive
Fair Oaks Village, CA 95628

#216 APN274-0300-049
Kunkle, Edward Lee
3152 Swallows Nest Drive
Sacramento, CA 95833

EXHIBIT E
Willowcreek II Assessment District No.96-01

Property Owner List

#217 APN274-0300-050
Mendoza, Shelley
3150 Swallows Nest Drive
Sacramento, CA 95833

#218 APN274-0300-051
Lange, Hans & Cheryl
3148 Swallows Nest Drive
Sacramento, CA 95833

#219 APN274-0310-001
McGriff, Marchelle
3211 Swallows Nest Drive
Sacramento, CA 95833

#220 APN274-0310-002
Beverly, Robert & Elizabeth
3209 Swallows Nest Drive
Sacramento, CA 95833

#221 APN274-0310-003
Giardina, Anthony
3207 Swallows Nest Drive
Sacramento, CA 95833

#222 APN274-0310-004
Gordon Family Trust
3205 Swallows Nest Drive
Sacramento, CA 95833

#223 APN274-0310-005
Thompson, William & McGill, Jo
Ann
3203 Swallows Nest Drive
Sacramento, CA 95833

#224 APN274-0310-006
Langtry, Richard & Linda
3201 Swallows Nest Drive
Sacramento, CA 95833

#225 APN274-0310-007
Alej, Marc
2954 Pasatiempo Place
Sacramento, CA 95833

#226 APN274-0310-008
Roff, Fred & Vera
2952 Pasatiempo Place
Sacramento, CA 95833

#227 APN274-0310-009
McCarley, Patricia F.
2950 Pasatiempo Place
Sacramento, CA 95833

#228 APN274-0310-010
Treat, Paula Casella
2948 Pasatiempo Place
Sacramento, CA 95833

#229 APN274-0310-011
Durst, Sharon Ann
2946 Pasatiempo Place
Sacramento, CA 95833

#230 APN274-0310-012
Anstead, John & Carole
1925 Holdens Arbor Circle
Westlake, OH 44145

#231 APN274-0310-013
Phillips, Judith
2940 Pasatiempo Place
Sacramento, CA 95833

#232 APN274-0310-014
Barton, Roland & Oleta
2938 Pasatiempo Place
Sacramento, CA 95833

#233 APN274-0310-015
Steimer, Harry
2936 Pasatiempo Place
Sacramento, CA 95833

#234 APN274-0310-016
Odgers, Donald & Esther
2934 Pasatiempo Place
Sacramento, CA 95833

#235 APN274-0310-017
Buckingham, Terry Lawrence
2932 Pasatiempo Place
Sacramento, CA 95833

#236 APN274-0310-018
Fields, George III
2930 Pasatiempo Place
Sacramento, CA 95833

#237 APN274-0310-019
Monagan, Marilee
2912 Pasatiempo Place
Sacramento, CA 95833

#238 APN274-0310-020
Cooper, Elsie
2914 Pasatiempo Place
Sacramento, CA 95833

#239 APN274-0310-021
Fields, Richard & Ellen
2916 Pasatiempo Place
Sacramento, CA 95833

#240 APN274-0310-022
Pacini, Kim & Donis
3330 Folsom Boulevard
Sacramento, CA 95816

EXHIBIT E
Willowcreek II Assessment District No.96-01

Property Owner List

#241 APN274-0310-023

Wickett, Esther Kendrick
2920 Pasatiempo Place
Sacramento, CA 95833

#242 APN274-0310-024

Burnett, Gail
2922 Pasatiempo Place
Sacramento, CA 95833

#243 APN274-0310-025

Panos, Louis & Olga
2900 Pasatiempo Place
Sacramento, CA 95833

#244 APN274-0310-026

Vivado Family Limited Partnership
2902 Pasatiempo Place
Sacramento, CA 95833

#245 APN274-0310-027

Todd, James & Jacquelyn
2904 Pasatiempo Place
Sacramento, CA 95833

#246 APN274-0310-028

Elliott, David & Kay
2906 Pasatiempo Place
Sacramento, CA 95833

#247 APN274-0310-029

Casaucan, Michael & Alene
2361 Wailea Place
Sacramento, CA 95833

#248 APN274-0310-030

Dhaliwal, Ranjit
800 Arbuckle Road
Erie, PA 16509

#249 APN274-0310-031

Eales, Leslie W. & Deborah
2901 Pasatiempo Place
Sacramento, CA 95833

#250 APN274-0310-032

Oxendine Family Trust
2903 Pasatiempo Place
Sacramento, CA 95833

#251 APN274-0310-033

Kingsley, Dorathea B
2905 Pasatiempo Place
Sacramento, CA 95833

#252 APN274-0310-034

Peace Officers Research Association
1911 F Street
Sacramento, CA 95814

#253 APN274-0310-035

Annis, James & June
2909 Pasatiempo Place
Sacramento, CA 94111

#254 APN274-0310-036

Kunkle, Edward
156 Lombard Street, #29
San Francisco, CA 94111

#255 APN274-0270-001

Swallows Nest Homeowners Assoc.
c/o Sherman Bryant
2351 Wailea Place, #9
Sacramento, CA 98533

#256 APN274-0270-001

Swallows Nest Homeowners Assoc.
c/o Sherman Bryant
2351 Wailea Place, #9
Sacramento, CA 98533

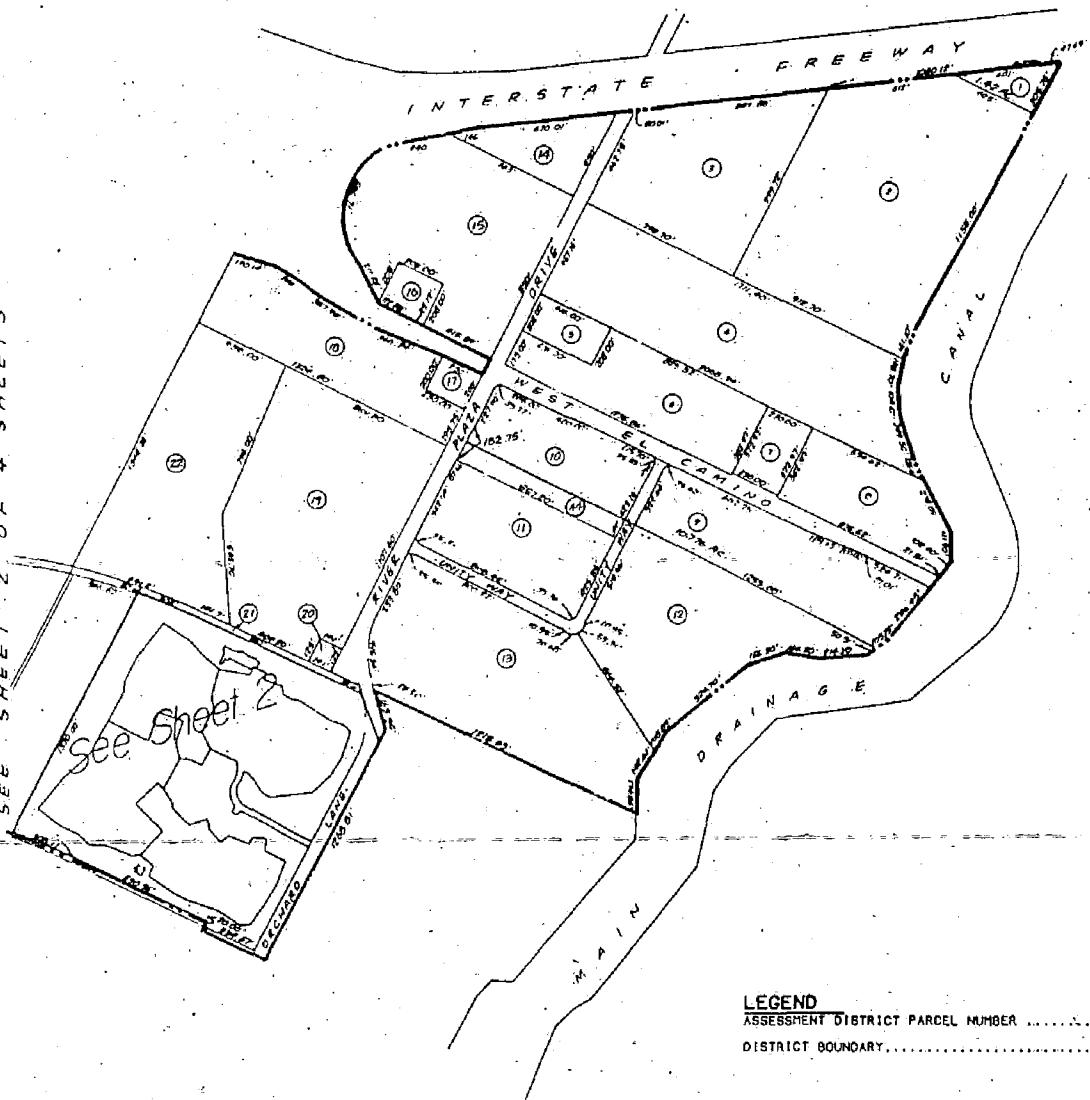
#257 APN274-0270-001

Swallows Nest Homeowners Assoc.
c/o Sherman Bryant
2351 Wailea Place, #9
Sacramento, CA 98533

#258 APN274-0270-001

Swallows Nest Homeowners Assoc.
c/o Sherman Bryant
2351 Wailea Place, #9
Sacramento, CA 98533

SEE SHEET 2 OF 4 SHEETS



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

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

CLERK'S MAP FILING STATEMENT
 Filed in the office of the City Clerk of the City of Sacramento, County of Sacramento, State of California, this ___ day of _____, 1996.

 VALERIE BURROWES, CITY CLERK
 City of Sacramento

SUPERINTENDENT OF STREETS RECORDING STATEMENT
 Recorded in the office of the Superintendent of Streets of the City of Sacramento, County of Sacramento, State of California, this ___ day of _____, 1996.

 Superintendent of Streets
 City of Sacramento

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

 VALERIE BURROWES, CITY CLERK
 City of Sacramento

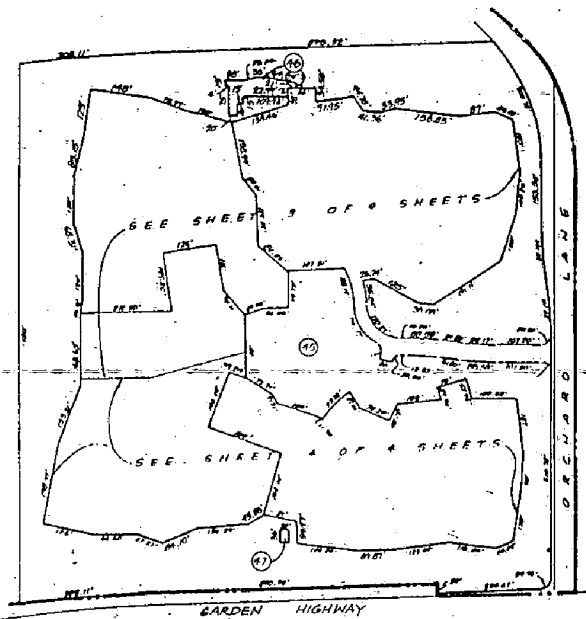
COUNTY RECORDER'S FILING STATEMENT
 Filed this ___ day of _____, 1996 at the hour of _____ o'clock _____ m. in Book _____ of Maps of Assessment Districts and Community Facilities Districts at Page _____ in the Office of the County Recorder of the County of Sacramento, State of California.

 County Recorder of the
 County of Sacramento, California

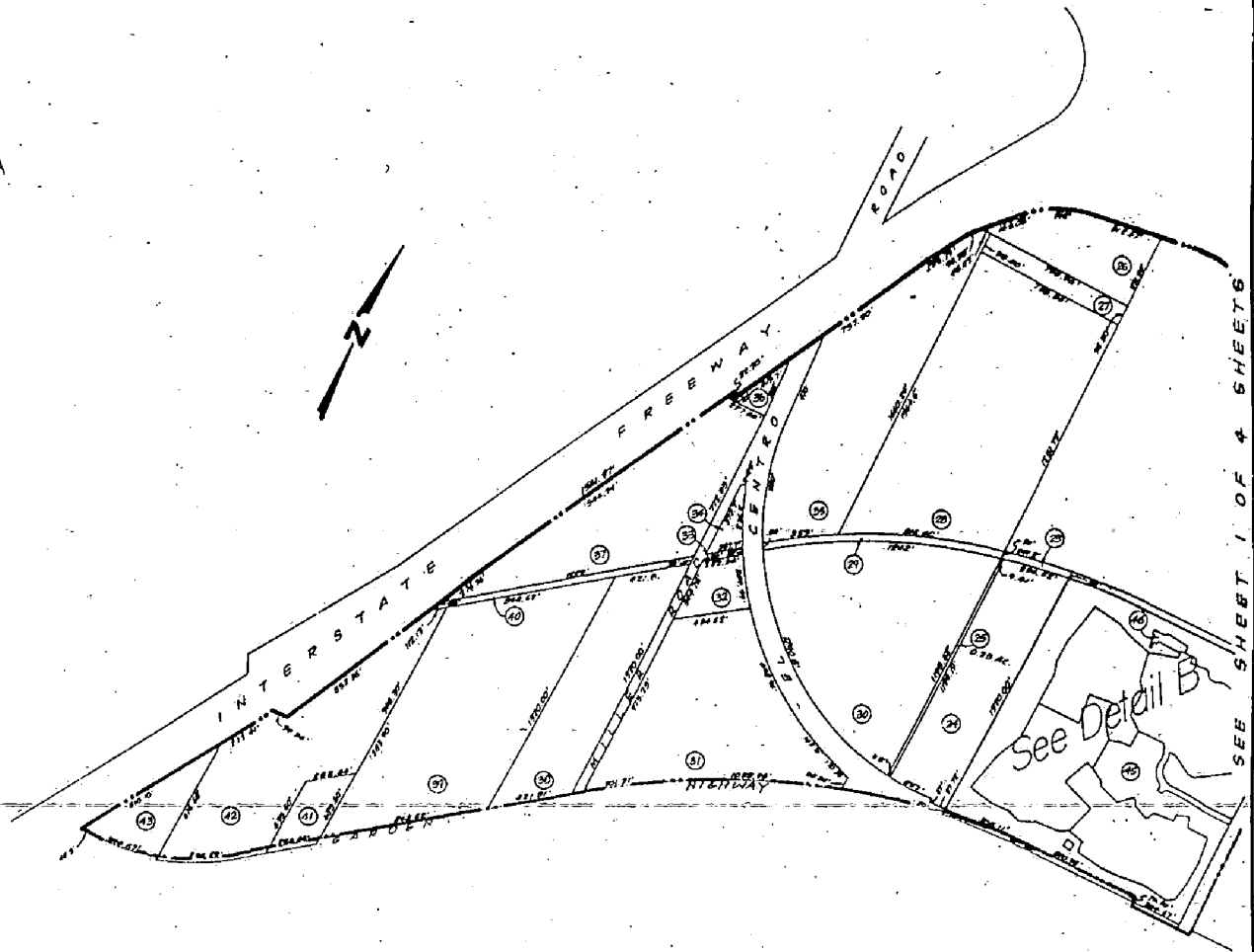
By _____

EXHIBIT F

ASSESSMENT DIAGRAM
WILLOWCREEK II
ASSESSMENT DISTRICT NO. 96-01
 CITY OF SACRAMENTO STATE OF CALIFORNIA
 SCALE: 1"=400' AUGUST, 1996
 THE SPINK CORPORATION
 Sheet 2 of 4 Sheets



DETAIL B
 SCALE: 1" = 200'



ASSESSMENT DIAGRAM
WILLOWCREEK II

ASSESSMENT DISTRICT NO. 96-01

CITY OF SACRAMENTO STATE OF CALIFORNIA

SCALE: 1"=50' AUGUST, 1996

THE SPINK CORPORATION

Sheet 4 of 4 Sheets

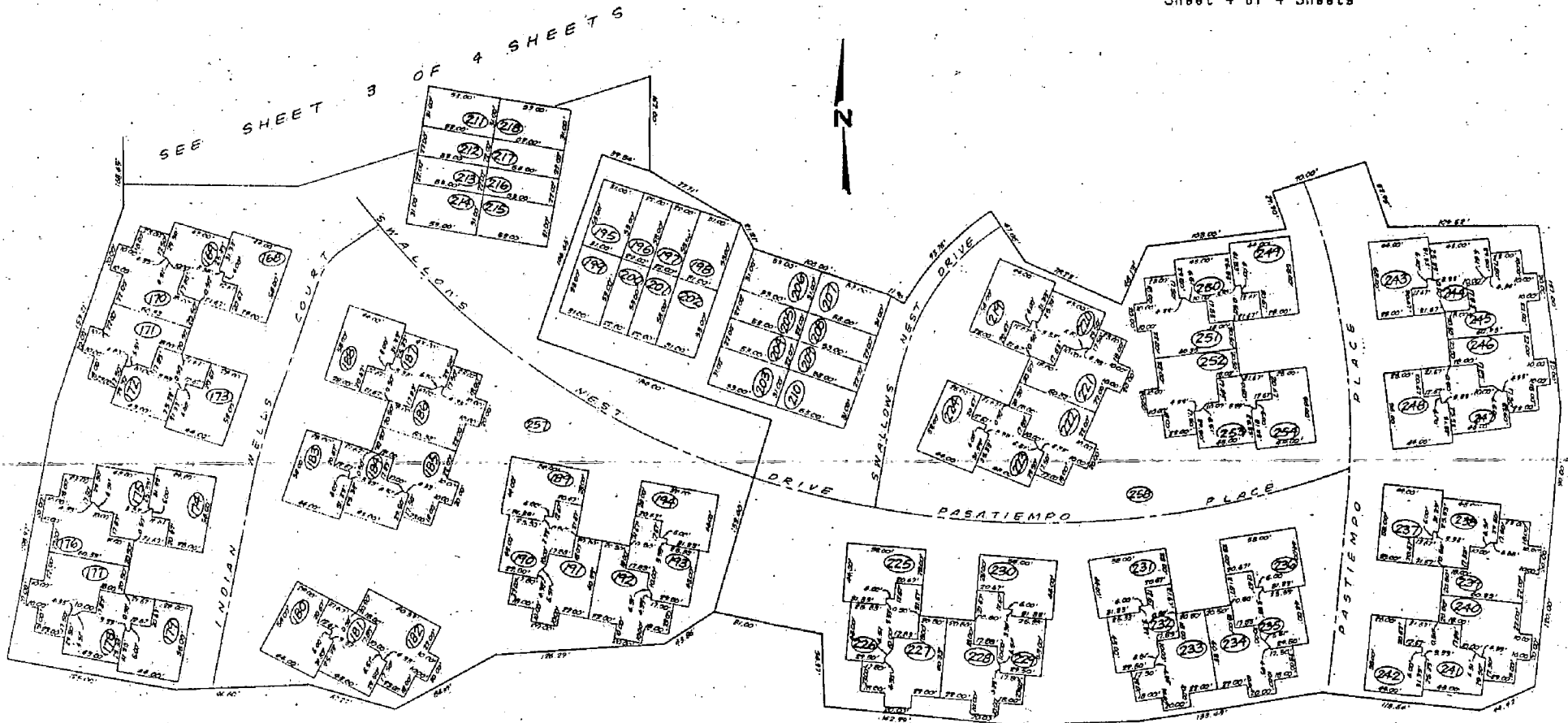


EXHIBIT G

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

Beginning at a point lying on the Northwestern boundary of said Lot 50, from which the Southeast corner of Lot 36 of said "Natomas Riverside Subdivision No. 2" bears, along said Northwestern boundary, curving to the right on an arc of 2944.93 feet radius, said arc being subtended by a chord bearing North 71° 56' 22" East 339.07 feet; thence from said point of beginning curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 23° 06' 37" West 28.54 feet; thence South 22° 25' 07" East 9.70 feet to the Southeasterly boundary of said Lot 50; thence along said Southeasterly boundary curving to the left on an arc of 2914.95 feet radius, from a radial bearing of North 21° 45' 01" West, said arc being subtended by a chord bearing South 67° 34' 53" West 68.00 feet; thence North 22° 25' 07" West 9.70 feet; thence curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North 67° 56' 51" West 28.54 feet to said Northwestern boundary of Lot 50; thence curving to the right on an arc of 2944.93 feet radius, from a radial bearing of North 23° 28' 35" West, said arc being subtended by a chord bearing North 67° 34' 53" East 108.73 feet to the point of beginning; containing 0.05 acre, more or less.

EXHIBIT G

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

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

EXHIBIT G

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

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

EXHIBIT G

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

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



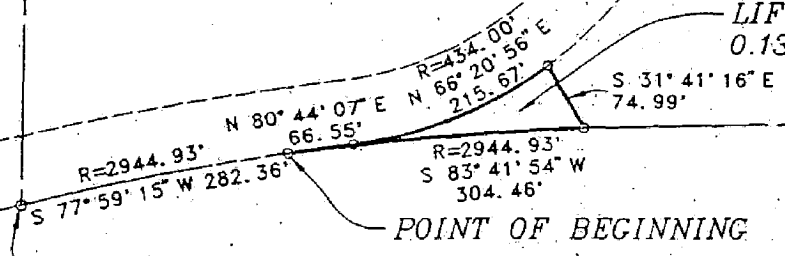
Craig Wecker

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

ORCHARD
 LANE

PROPOSED
 ROAD "B"

PROPOSED SEWER
 LIFT STATION
 0.132 ACRE



SOUTHWEST CORNER
 LOT 35, 15 B.M. 41

UNPUBLISHED WORK
 © 1996
 THE SPINK CORPORATION

781718/2771

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

SCALE: 1" = 200'

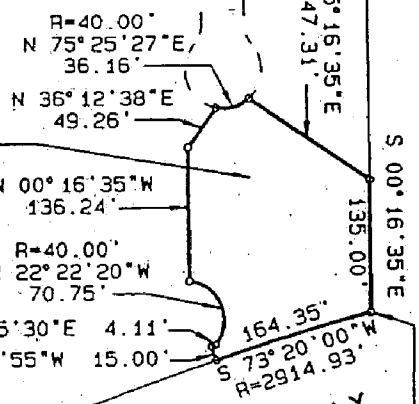
CITATION NORTHERN
PORTION LOTS 6, 7, 8 & 9
NATOMAS RIVERSIDE NO. 1
15 B.M. 26

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

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

HIGHWAY

GARDEN



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

UNPUBLISHED WORK
© 1995
THE SPINK CORPORATION

781718/2478

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

CLIENT: CITY OF SACRAMENTO

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

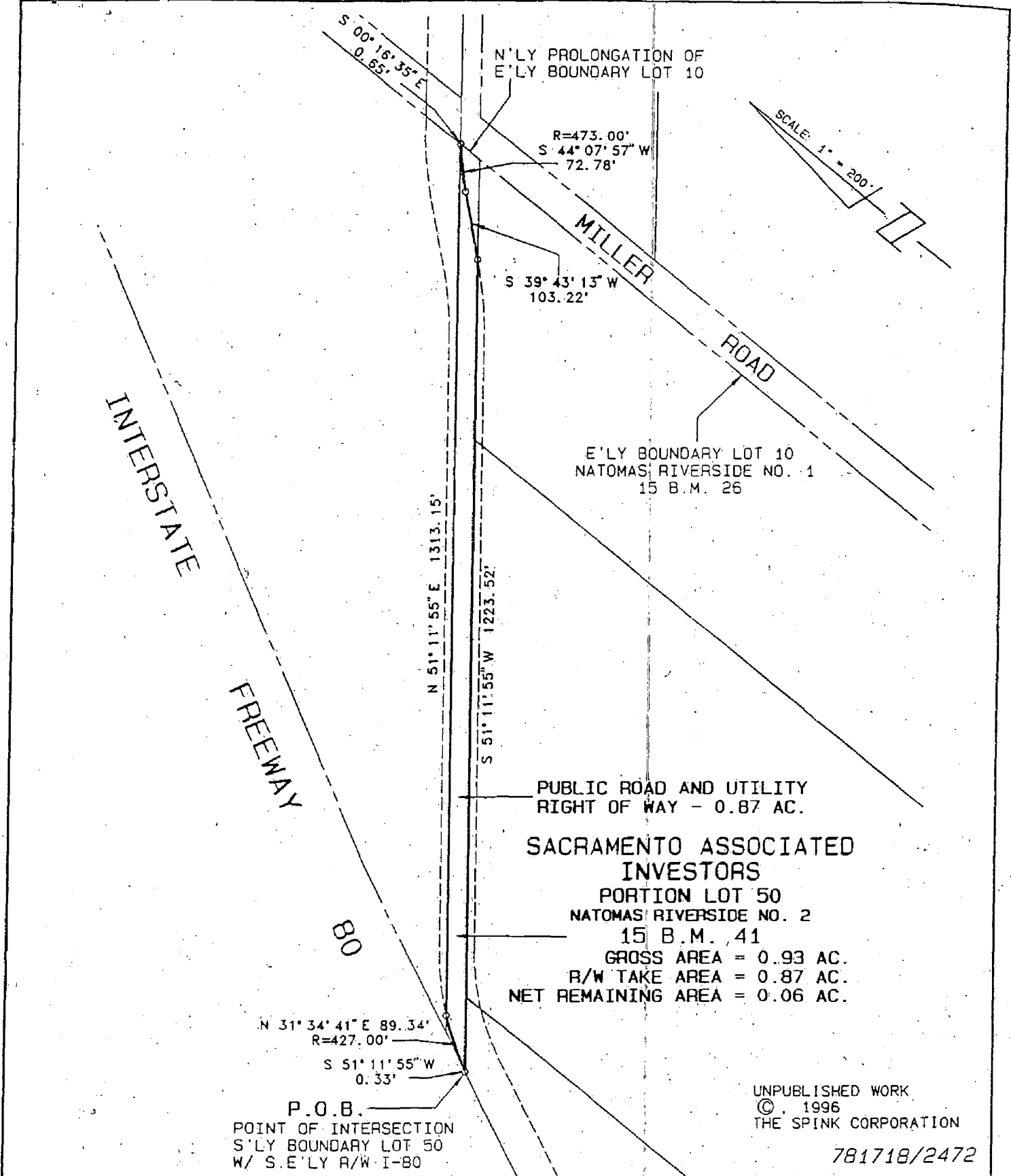
REVISION

The Spink Corporation

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

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

DR. NO.: H-7271



TITLE: PUBLIC ROAD & UTILITY RIGHT OF WAY - PORTION LOT 50, 15 B.M. 41	DATE: 7/96	JOB NO.: 7817-018	
	DRAWN BY: J.K.	CHECKED BY: C.W.	REVISION
CLIENT: CITY OF SACRAMENTO	The Spink Corporation 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833 PHONE: (916)925-5550 FAX: (916)921-9274		
	SCALE: 1"=200'	CODE: J-17	DR. NO.: H-7265

EXHIBIT H

PROPOSED MAXIMUM ANNUAL ASSESSMENT PER PARCEL FOR
CURRENT COSTS AND EXPENSES

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

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

CITY OF SACRAMENTOWILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

AFFIDAVIT OF MAILING NOTICE TO PROPERTY OWNERS
 OF THE TIME AND PLACE OF A PUBLIC MEETING ON THE
 LEVY OF AN ASSESSMENT AND OF THE TIME AND PLACE OF A
 PUBLIC HEARING OF PROTESTS TO THE ACQUISITION AND
 CONSTRUCTION OF PUBLIC IMPROVEMENTS, THE EXTENT OF AN
 ASSESSMENT DISTRICT AND THE LEVY OF AN ASSESSMENT AND
 NOTICE OF THE PROPERTY OWNER BALLOT PROCEDURE
 (TOGETHER WITH THE PROPERTY OWNER BALLOTS)

STATE OF CALIFORNIA)
) ss.
 COUNTY OF SACRAMENTO)

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 Resolution No. 97-078 (the
 "Resolution") adopted by the City Council of the City of
 Sacramento on February 18, 1997, setting the time and place of
 a public meeting on the levy of an assessment and the time and
 place of a public hearing of protests to the acquisition and
 construction of those certain public improvements described in
 the Resolution, the extent of the assessment district and the
 levy of said assessment in and for an assessment district in
 the City of Sacramento designated "the City of Sacramento
 Willowcreek II Assessment District No. 96-01," as described in
 Resolution of Intention No. 96-462 adopted by the City Council
 of the City of Sacramento on August 20, 1996, as amended on

February 18, 1997 (the "Resolution of Intention"), she complied with all requirements of law for mailing notices of said public meeting and said public hearing and the property owner ballot procedure (together with the property owner ballots) required to be mailed under the proceedings taken pursuant to the provisions of the Municipal Improvement Act of 1913 by causing to be deposited not later than February 25, 1997, in the United States mail at Sacramento, California, with the proper and necessary postage prepaid, envelopes addressed to each person owning real property proposed to be assessed to pay any part of the cost of the acquisition and construction of said public improvements described in the Resolution of Intention (i) whose name and address appear on the last equalized assessment roll for Sacramento County taxes available on said date of mailing, at their address as shown upon such rolls, or whose name and address were otherwise known to affiant at their address as so known to affiant, or (ii) in the case of any real property assessed for purposes of general taxation by the State Board of Equalization, then to the owner of such property at the address thereof shown on the last roll of the State Board of Equalization transmitted to the County Auditor of the County of Sacramento at their address as shown upon such roll, each containing a written notice of the adoption of the Resolution of Intention, the filing of said report, and notice of the time and place of a public meeting on the levy of said assessment as set forth in said report and notice of the time and place of a public hearing of protests to the acquisition and construction

of said public improvements, the extent of said assessment district and the levy of said assessment and notice of the property owner ballot procedure, together with a property owner ballot, in the form of such notice and property owner ballot attached hereto, marked "Exhibit A" and "Exhibit B", respectively, and by reference incorporated herein and made a part hereof; and that there is and at said time was a regular communication by mail between said place of mailing and said places so addressed. A statement of the total estimated cost of the acquisition and construction of said public improvements and the amount as shown by said report which is proposed to be assessed against the particular parcel covered by the notice so mailed to each such person and a general description of the improvements that the assessments will fund and the address to which property owners may mail a protest against the assessments was shown on each notice so mailed as aforesaid.

Salerie A. Burrows

City Clerk of the City of Sacramento

Subscribed and sworn to before me
this 27TH day of February, 1997.

Lynne Price

NOTARY PUBLIC
State of California

[Notarial Seal]

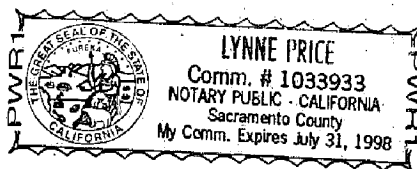


EXHIBIT A

[ATTACH FORM OF NOTICE N-1 AS MAILED]

CITY OF SACRAMENTOWILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

NOTICE TO PROPERTY OWNERS OF THE TIME AND PLACE OF
A PUBLIC MEETING ON THE LEVY OF AN ASSESSMENT AND
OF THE TIME AND PLACE OF A PUBLIC HEARING OF
PROTESTS TO THE ACQUISITION AND CONSTRUCTION OF
PUBLIC IMPROVEMENTS, THE EXTENT OF AN ASSESSMENT
DISTRICT AND THE LEVY OF AN ASSESSMENT AND NOTICE
OF THE PROPERTY OWNER BALLOT PROCEDURE FOR THE
ASSESSMENT DISTRICT

NOTICE IS HEREBY GIVEN that on August 20, 1996, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. 96-462, as amended on February 18, 1997 (the "Resolution of Intention"), wherein it declared its intention to order the acquisition and construction under the provisions of the Municipal Improvement Act of 1913 in and for an assessment district in the City (therein provided for) designated the "City of Sacramento Willowcreek II Assessment District No. 96-01" of those certain public improvements more particularly described in Exhibit A attached hereto and incorporated herein and made a part hereto.

NOTICE IS HEREBY FURTHER GIVEN that the Council in and by the Resolution of Intention referred said public improvements to the Director of Public Works of the City as the Engineer of Work in said proceedings and directed the Engineer of Work to prepare and file with the City Clerk of the City a revised report containing the matters specified in Section 10204 of the Streets and Highways Code of the State of California, and that the Engineer of Work duly prepared and filed his revised report dated February 18, 1997 with the City Clerk of the City on February 18, 1997, which report was presented to and was preliminarily approved by the Council by resolution adopted on February 18, 1997.

NOTICE IS HEREBY FURTHER GIVEN that 7:00 o'clock P.M. on Tuesday, April 8, 1997, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public meeting at which members of the Council will hear public testimony regarding the levy of the assessment as set forth in said revised report.

NOTICE IS HEREBY FURTHER GIVEN that 7:00 o'clock P.M. on Tuesday, April 15, 1997, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public hearing of protests to the acquisition and construction of said public improvements, to the extent of said assessment district and to the levy of said assessment, and that any interested person may object to the acquisition and construction of said public improvements, or to the extent of said assessment district or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing, and all mailed protests should be addressed to the City Clerk, Sacramento City Hall, 915 I Street, Room 304, Sacramento, California 95814. Each protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not shown on the last equalized assessment roll as the owners of the property, must contain or be accompanied by written evidence that the signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at the time appointed for said hearing shall present to the Council all protests filed with her.

NOTICE IS HEREBY FURTHER GIVEN that the total estimated cost of the acquisition and construction of said public improvements is \$15,914,651, of which \$15,249,654 is proposed to be met by the levy of said assessment in said proceedings, and that the duration for the payment of said assessment shall be not in excess of twenty-four (24) years.

NOTICE IS HEREBY FURTHER GIVEN that it is the intention of the Council that a penalty of two per cent (2%) per month of the total amount of any delinquent assessment installment shall be added to such delinquent assessment installment after the close of business on the delinquency date, and that an additional penalty of two per cent (2%) of the amount of such delinquency shall be added thereto at the beginning of business on the tenth (10th) day of each succeeding month until such delinquent assessment installment and all penalties are fully paid, which penalties shall be in lieu of all other penalties assessed by other provisions of law, and that the Treasurer of the County of Sacramento shall collect such penalties with and as a part of such delinquent assessment installments, and all penalties collected shall be deposited into the bond redemption fund for the bonds issued to represent unpaid assessments.

NOTICE IS HEREBY FURTHER GIVEN that the basis on which the amount of such proposed assessment was calculated is more particularly set forth in Exhibit B attached hereto and incorporated herein and made a part hereof.

NOTICE IS HEREBY FURTHER GIVEN that a maximum annual assessment to be levied upon each of the parcels within said assessment district to pay costs incurred by the City and not otherwise reimbursed for the administration and collection of the assessments or for the administration of the reserve fund or other related funds or for the registration of the bonds issued to represent unpaid assessments shall be the pro rata share of \$14,000, with annual increases, if necessary, in an amount equal to the increase in the United States Department of Labor Consumer Price Index.

NOTICE IS HEREBY FURTHER GIVEN that, as required by Section 4 of Article XIIIID of the California Constitution, a Property Owner Ballot has been enclosed with this notice, along with a self-addressed, return envelope by which the ballot may be returned to the City Clerk at her office at the Sacramento City Hall, City of Sacramento, 915 I Street, Room 304, Sacramento, California 95814. This ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment, and the ballot may be returned either by mail (which may be done using the enclosed envelope but requires the user to provide the required postage) or by personal delivery, either prior to or at the time of the public hearing of protests on April 15, 1997.

NOTICE IS HEREBY FURTHER GIVEN that, immediately following the close of the public hearing of protests, the returned property owner ballots will be tabulated, both in support of and in opposition to the assessment, with ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided, that in the event the City Clerk requires opportunity to determine whether any ballot has been properly signed by an owner or authorized representative of an owner, the Council reserves entitlement to continue the matter of announcing results to provide the City Clerk with such opportunity. In the event that ballots in opposition exceed ballots in support, there will be a "majority protest", and the City Council will be precluded from proceeding with the proposed assessment. THIS MEASURE OF MAJORITY PROTEST IS COMPLETELY INDEPENDENT OF THE WRITTEN PROTEST PROCEDURE, WHICH IS DESCRIBED ABOVE.

NOTICE IS HEREBY FURTHER GIVEN that Ron Wicky, Special Districts Analyst, Department of Public Works, City of Sacramento, 915 I Street, Sacramento, California 95814-2673, telephone (916) 264-5628, has been designated to answer inquiries regarding the protest proceedings.

NOTICE IS HEREBY FURTHER GIVEN that the legal records of Sacramento County indicate that you own that certain real property constituting the Sacramento County Assessor's Parcel Number set forth below, and that the amount proposed to be

assessed against such parcel, as shown by said revised report, is set forth below.

For all further particulars concerning said proceedings reference is hereby made to the Resolution of Intention and to said revised report, both of which are on file in the office of the City Clerk of the City, Sacramento City Hall, 915 I Street, Sacramento, California 95814, and may be examined at said office by any interested persons.

Dated: February 18, 1997

Valerie A. Burrowes
City Clerk of the City of Sacramento

Sacramento County Assessor's
Parcel Number

Proposed
Assessment

EXHIBIT A

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01
CITY OF SACRAMENTO

- a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1,700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- b) The opening of a new street from its intersection with River Plaza Drive at a point 1,000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4,800 feet, more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and a sanitary sewer lift station with all necessary appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- c) The opening of a new street from a point on the new street to be opened as described in (b) above 2,000 feet, more or less, southwesterly of its intersection with River Plaza Drive running thence south 1,000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1,000 feet, more or less, by the construction of storm drainage facilities, including mains, catch basins, manholes and appurtenances.
- e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above, including cleaning and grubbing, storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, an interim private drive, and landscaping, together with appurtenances to any of the above.

- f) The improvement of Orchard Lane from the intersection with West El Camino Avenue northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.
- g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007 and connecting to the proposed water facilities at the terminus of a new street as described in (c) above.
- h) Relocation of an existing natural gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1,000 feet, to an alternate location from a point approximately 400 feet southerly of the Intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4,200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.
- i) The acquisition of a 12-inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80." The improvements are described as follows: a) along West El Camino Avenue from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.
- j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.
- k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

EXHIBIT B

Willowcreek II Assessment District #96-01 Assessment District Methodology

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

CONSTRUCTION COSTS

1. Transportation improvements (earthwork, streets and traffic handling); and water distribution:

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

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

2. Drainage system including pump station:

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

Benefiting properties include all assessable properties within the boundary of the assessment district.

3. Sanitary sewer facilities including lift station:

Costs related to the construction of these improvements are assessed to each benefited parcel in proportion to the total waste water flow rates per acre of the parcel to the total estimated flow of all benefiting properties. Flow rates were assigned to parcels based on their Community Plan designations, as amended.

Estimated contributions from the County's Regional Sanitation fund for trunk sewer have been netted from the total waste water system cost prior to the allocation of costs to parcels.

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

4. Utility Relocation & Under grounding:

Costs related to the construction of these improvements are assessed to each benefited parcel in proportion to the amount of transportation cost assessed to each parcel based on the total transportation cost.

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

NON-CONSTRUCTION COSTS

1. Construction Contingency and Soft Costs:

Costs related to a construction contingency and soft costs such as right-of-way acquisition, environmental documents, consultant engineering, City project management, City attorney, construction, staking and materials testing plus A.D. spreads/documents/maps are assessed to each parcel in proportion to the total construction dollars assessed to each parcel.

2. A.D. 94-03 Bond Buyout:

Costs related to this expenditure are assessed to each parcel in proportion to the A.D. 94-03 assessment of the parcel to the total A.D. 94-03 assessment.

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

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

ASSESSMENTS FOR SPECIFIC PARCELS

The following notes are the methodology treatment of specific parcels within the Assessment District.

Parcels AD Nos. 46 & 47 are owned by the City of Sacramento and used to be used for utility purposes. They are now being incorporated into the Swallow's Nest common golf course area which is a no benefit area. Therefore these parcels do not have any benefits assigned to them and their benefiting acreage will be considered as being zero for the allocation of costs.

The park parcel owned by the City of Sacramento (AD parcel No. 12), pays a percentage share of the costs in relationship to the benefits of the site. The park parcel receives less benefit than other developable parcels. The estimated percentages for the relative benefit of each improvement are: drainage 5%, sewer 5%, water 100%, and roadways 10%.

The Natomas Unified School District (AD parcel No. 13) contributes its fair share of the drainage costs, A.D. Construction Contingency, and Soft Costs. It is levied assessments based on its benefiting acreage. The total School site acreage is 20.22. However, the acres have been reduced by 20% to compensate for the acres that do not directly benefit from the CFD drainage cost. The basis for this reduction is that the playground fields do not benefit as significantly as the developed areas in the site.

AD parcels Nos. 21, 29, and 40 are slivers of land that are currently undevelopable and, therefore the assessments are set to zero.

AD parcel No. 25 is a sliver of land that is currently undevelopable but will be able to develop when it is combined with the adjacent (same ownership) AD parcel No. 24. For

purposes of assessment, acreage's associated with AD parcels Nos. 24 and 25 will be combined and placed on the developable AD parcel No. 24.

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

The 0.9 acres associated with the pumping plant site have been deducted from AD parcel No. 30. Those acres receive no benefit.

The Swallow's nest area will only benefit from the drainage facilities and therefore are assigned their fair share of the A.D. drainage cost based on gross acres, and a proportionate share of the A.D. Construction Contingency and Soft Costs. This is consistent with the treatment of all other parcels in the A.D. Assessments for Swallow's nest AD parcels were originally assessed to parcels Nos. 255-258 which contained the acres from the assessor's map for both the residential and common areas. Since the common area cannot be assessed, the total assessment for those parcels was reassessed back to the residential parcels Nos. 48-254 by taking the total assessment and dividing by the number of units to get a per unit assessment.

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

EXHIBIT B

Willowcreek II Assessment District #96-01 Methodology for Swallow's Nest

The following describes the proposed method of spreading assessments for the Willowcreek II Assessment District #96-01 to the Swallow's Nest Area.

ASSESSMENTS FOR SWALLOW'S NEST UNITS

The Swallow's nest area will only benefit from the drainage facilities and therefore are assigned their fair share of the A.D. drainage cost based on gross acres, and a proportionate share of the A.D. Construction Contingency and Soft Costs. This is consistent with the treatment of all other parcels in the A.D. Assessments for Swallow's nest AD parcels were originally assessed to parcels Nos. 255-258 which contained the acres from the assessor's map for both the residential and common areas. Since the common area cannot be assessed, the total assessment for those parcels was reassessed back to the residential parcels Nos. 48-254 by taking the total assessment and dividing by the number of units to get a per unit assessment.

EXHIBIT B

[ATTACH COPY OF PROPERTY OWNER BALLOT]

CITY OF SACRAMENTO
WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

PROPERTY OWNER BALLOT

This ballot is for the use of the property owner of the parcel identified below by Assessment Parcel Number, which parcel is located within the proposed City of Sacramento Willowcreek II Assessment District No. 96-01. Please advise the City Clerk as soon as possible at (916) 264-5426 if the name set forth below is incorrect.

This ballot may be used to express either support for or opposition to the proposed assessment in the proposed assessment district, which is the subject of the Revised Engineer's Report dated February 18, 1997, on file with the City Clerk and available for inspection at her office.

In order to be counted, this ballot must be signed below by an owner of the identified Assessment Parcel Number or, if such owner is not an individual, by an authorized representative of the owner. The ballot must then be returned to the City Clerk at the Sacramento City Hall, City of Sacramento, 915 I Street, Room 304, Sacramento, California 95814, either by mail or in person.

Mail Delivery: If by mail, seal in the envelope provided, affix first class postage, and place in the mail not later than several days prior to April 15, 1997, as mailing later than this time creates a risk that the ballot may not be received in time to be counted.

Personal Delivery: If in person, to the City Clerk at any time up to 7:00 p.m. on April 15, 1997, at the City Clerk's office at the Sacramento City Hall, City of Sacramento, 915 I Street, Room 304, Sacramento, California 95814, or at the protest hearing itself on April 15, 1997 at the City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814.

THE BALLOT MUST BE RECEIVED BY THE CITY CLERK PRIOR TO THE CLOSE OF THE PUBLIC HEARING TO BE COUNTED.

TO CAST THIS BALLOT, RETURN EITHER THIS ENTIRE PAGE
OR THE PORTION BELOW THIS LINE

BALLOT

Assessment Parcel Number: _____
Owner Name: _____
Votes Cast (Assessment Amount): _____

BALLOT MEASURE

Shall the City Council of the City of Sacramento establish the proposed City of Sacramento Willowcreek II Assessment District No. 96-01, levy an assessment in not to exceed the amount set forth above on the Assessment Parcel Number identified above, issue bonds in the amount of the unpaid assessments, and proceed with the proposed public improvement project?	Yes _____ No _____
--	-----------------------

Owner Signature _____ Date: _____

CITY OF SACRAMENTO

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

AFFIDAVIT OF COMPLIANCE WITH THE REQUIREMENTS
OF LAW FOR PUBLISHING, POSTING AND
MAILING NOTICES OF HEARING

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

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 Resolution No. 97-078 (the
"Resolution") adopted by the City Council of the City of
Sacramento on February 18, 1997, setting the time and place of
a public hearing for determining that the public convenience
and necessity require the ordering of public improvements in
and for an assessment district in the City of Sacramento
designated "the City of Sacramento Willowcreek II Assessment
District No. 96-01" (as described in Resolution of Intention
No. 96-462 adopted by the City Council of the City of
Sacramento on August 20, 1996, as amended on February 18, 1997)
without first complying with the provisions of the Special
Assessment Investigation, Limitation and Majority Protest Act
of 1931, she complied with all requirements of law for
publishing, posting and mailing notices of said public hearing,
as follows:

Section 1. She caused a notice of such public hearing to be published once not less than twenty (20) days prior to the date of such public hearing in The Daily Recorder, a newspaper of general circulation published and circulated in the City of Sacramento, and designated for that purpose, and that annexed hereto marked "Exhibit A" and by reference incorporated herein and made a part hereof is a true and correct copy of an affidavit of publication on file in her office showing that said notice as annexed to said affidavit was duly published as required by law on February 28, 1997.

Section 2. She caused a notice of such public hearing to be posted on February 20, 1997, on or near the door of the Chambers of the City Council of the City of Sacramento, Sacramento City Hall, 915 I Street, Sacramento, California 95814, and that said notice remained posted for a period of ten (10) days.

Section 3. She caused to be deposited not later than February 25, 1997, in the United States mail at Sacramento, California, with the proper and necessary postage prepaid, envelopes addressed to each person owning real property proposed to be assessed to pay any part of the cost of the acquisition and construction of said public improvements described in said Resolution of Intention (i) whose name and address appear on the last equalized assessment roll for Sacramento County taxes available on said date of mailing, at their address as shown upon such rolls, or whose name and address were otherwise known to affiant at their address as so

known to affiant, or (ii) in the case of any real property assessed for purposes of general taxation by the State Board of Equalization, then to the owner of such property at the address thereof shown on the last roll of the State Board of Equalization transmitted to the County Auditor of the County of Sacramento at their address as shown upon such roll, each containing a Notice of Public Hearing in the form annexed hereto marked "Exhibit B" and by reference incorporated herein and made a part hereof; and that there is and at said time was a regular communication by mail between said place of mailing and said places so addressed.

Valerie A. Burrows

City Clerk of the City of Sacramento

Subscribed and sworn to before me
this 27TH day of February, 1997.

Lynne Price

NOTARY PUBLIC
State of California

[Notarial Seal]

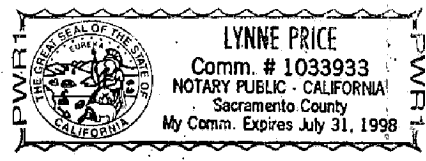


EXHIBIT A

[ATTACH AFFIDAVIT OF PUBLICATION OF NOTICE N-2]

THE DAILY RECORDER

...Since 1911...

1115 H Street P.O. Box 1048
Sacramento, California 95812
Telephone (916) 444-2355
Fax (916) 444-0636

This space for filing stamp only

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAR 4 2 25 PM '97

SAC. CITY CLERK PO# 707006099
915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

DJC8916658

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

AD 8402

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:

02/28/97

EXECUTED ON : 02/28/97
AT LOS ANGELES, CALIFORNIA

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


Signature

CITY OF SACRAMENTO
WILLOWCREEK II ASSESSMENT
DISTRICT NO. 98-01
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that on August 20, 1996, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. 96-462, as amended on February 18, 1997 (the "Resolution of Intention"), wherein it declared its intention to order the acquisition and construction under the provisions of the Municipal Improvement Act of 1913 in and for an assessment district in the City (therein provided for) designated the "City of Sacramento Willowcreek II Assessment District No. 96-01" of those certain public improvements more particularly described in Exhibit A attached hereto and incorporated herein and made a part hereto:

NOTICE IS HEREBY FURTHER GIVEN that the Council in and by the Resolution of Intention referred said public improvements to the Director of Public Works of the City as the Engineer of Work in said proceedings and directed the Engineer of Work to prepare and file with the City Clerk of the City a revised report containing the matters specified in Section 10204 of the Streets and Highways Code of the State of California, and that the Engineer of Work duly prepared and filed his revised report dated February 18, 1997 with the City Clerk of the City on February 18, 1997, which report was presented to and was preliminarily approved by the Council by resolution adopted on February 18, 1997.

NOTICE IS HEREBY FURTHER GIVEN that the Council has preliminarily found and determined that the public convenience and necessity require the ordering of said public improvements without first complying with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the "Act").

NOTICE IS HEREBY FURTHER GIVEN that 7:00 o'clock P.M. on Tuesday, April 15, 1997, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public hearing on whether the public convenience and necessity require the ordering of said public improvements without first complying with the provisions of the Act. Any interested person may object to the finding and determination by the Council that the public convenience and necessity require the City to proceed with the ordering of said

public improvements without first complying with the Act by filing a written protest with the City Clerk of the City at or before the time set for said public hearing, and all mailed protests should be addressed to the City Clerk, Sacramento City Hall, 915 I Street, Room 304, Sacramento, California 95814. Each protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not show on the last equalized assessment roll as the owners of the property, must contain or be accompanied by written evidence that the signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at the time appointed for said hearing shall present to the Council all protests filed with her.

Dated: February 1997
VALERIE A. BURROWES
City Clerk of the City of Sacramento

EXHIBIT A
WILLOWCREEK II ASSESSMENT
DISTRICT NO. 98-01
CITY OF SACRAMENTO

a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1,700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.

b) The opening of a new street from its intersection with River Plaza Drive at a point 1,000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4,800 feet, more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains; manholes and a sanitary sewer lift station with all necessary appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.

c) The opening of a new street from a point on the new street to be opened as described in (b) above 2,000 feet, more or less, southwesterly of its intersection with River Plaza Drive running thence south 1,000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of

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

d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1,000 feet, more or less, by the construction of storm drainage facilities, including mains, catch basins, manholes and appurtenances.

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

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

g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007 and connecting to the proposed water facilities at the terminus of a new street as described in (c) above.

h) Relocation of an existing natural gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1,000 feet, to an alternate location from a point approximately 400 feet southerly of the intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4,200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.

i) The acquisition of a 12-inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80." The improvements are described as follows: a) along West El Camino Avenue from the intersection with River Plaza Drive easterly approximately 2,850 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.

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

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

EXHIBIT B

[ATTACH FORM OF NOTICE N-2 AS MAILED]

CITY OF SACRAMENTOWILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that on August 20, 1996, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. 96-462, as amended on February 18, 1997 (the "Resolution of Intention"), wherein it declared its intention to order the acquisition and construction under the provisions of the Municipal Improvement Act of 1913 in and for an assessment district in the City (therein provided for) designated the "City of Sacramento Willowcreek II Assessment District No. 96-01" of those certain public improvements more particularly described in Exhibit A attached hereto and incorporated herein and made a part hereto.

NOTICE IS HEREBY FURTHER GIVEN that the Council in and by the Resolution of Intention referred said public improvements to the Director of Public Works of the City as the Engineer of Work in said proceedings and directed the Engineer of Work to prepare and file with the City Clerk of the City a revised report containing the matters specified in Section 10204 of the Streets and Highways Code of the State of California, and that the Engineer of Work duly prepared and filed his revised report dated February 18, 1997 with the City Clerk of the City on February 18, 1997, which report was presented to and was preliminarily approved by the Council by resolution adopted on February 18, 1997.

NOTICE IS HEREBY FURTHER GIVEN that the Council has preliminarily found and determined that the public convenience and necessity require the ordering of said public improvements without first complying with the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the "Act").

NOTICE IS HEREBY FURTHER GIVEN that 7:00 o'clock P.M. on Tuesday, April 15, 1997, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public hearing on whether the public convenience and necessity require the ordering of said public improvements without first complying with the provisions of the Act. Any interested person may object to the finding and determination by the Council that the public convenience and

necessity require the City to proceed with the ordering of said public improvements without first complying with the Act by filing a written protest with the City Clerk of the City at or before the time set for said public hearing, and all mailed protests should be addressed to the City Clerk, Sacramento City Hall, 915 I Street, Room 304, Sacramento, California 95814. Each protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not shown on the last equalized assessment roll as the owners of the property, must contain or be accompanied by written evidence that the signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at the time appointed for said hearing shall present to the Council all protests filed with her.

Dated: February __, 1997

Valerie A. Burrowes
City Clerk of the City of Sacramento

EXHIBIT A

WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01
CITY OF SACRAMENTO

- a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1,700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- b) The opening of a new street from its intersection with River Plaza Drive at a point 1,000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4,800 feet, more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and a sanitary sewer lift station with all necessary appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- c) The opening of a new street from a point on the new street to be opened as described in (b) above 2,000 feet, more or less, southwesterly of its intersection with River Plaza Drive running thence south 1,000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1,000 feet, more or less, by the construction of storm drainage facilities, including mains, catch basins, manholes and appurtenances.
- e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above, including cleaning and grubbing, storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, an interim private drive, and landscaping, together with appurtenances to any of the above.

- f) The improvement of Orchard Lane from the intersection with West El Camino Avenue northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.
- g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007 and connecting to the proposed water facilities at the terminus of a new street as described in (c) above.
- h) Relocation of an existing natural gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1,000 feet, to an alternate location from a point approximately 400 feet southerly of the Intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4,200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.
- i) The acquisition of a 12-inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80." The improvements are described as follows: a) along West El Camino Avenue from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.
- j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.
- k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

MAR 10 3 41 PM '97

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO SUPPLEMENTING RESOLUTION NO. 96-0951 GRANTING CONSENT TO THE CITY OF SACRAMENTO TO CONDUCT ASSESSMENT PROCEEDINGS FOR WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WHEREAS, the Board of Supervisors (the "Board of Supervisors") of the County of Sacramento (the "County") on August 13, 1996, duly adopted Resolution No. 96-0951 (the "Resolution of Consent") granting consent to the City of Sacramento (the "City") to conduct assessment proceedings in and for an assessment district to be known as Willowcreek II Assessment District No. 96-01, City of Sacramento, County of Sacramento, State of California (as a portion of the land located in said assessment district that is proposed to be assessed to pay for the work proposed to be done in said assessment district lies outside the boundaries of the City but within the unincorporated territory of the County); and

WHEREAS, by the Resolution of Consent, the Board of Supervisors consented to the formation of said assessment district and to the proposed work to be done therein as described in the Resolution of Intention attached to the Resolution of Consent as Exhibit A thereto and to the assumption of jurisdiction thereover by the City; and

WHEREAS, the City Council of the City has determined to make minor modifications in the work to be done in and for said assessment district, said work as so modified being more particularly set forth in Exhibit A attached hereto and incorporated herein and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Sacramento, as follows:

Section 1. The foregoing recitals are true and correct and the Board of Supervisors so finds and determines.

Section 2. The Resolution of Consent is supplemented to provide that the proposed work to be done in and for said assessment district, as such work is more particularly set forth in Exhibit A attached hereto and incorporated herein and made a part hereof, is hereby consented to by the County.

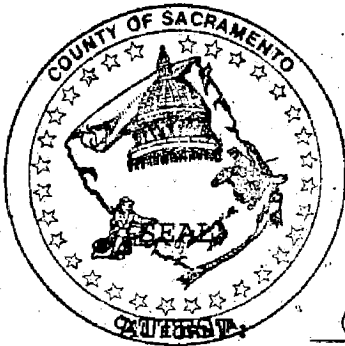
Section 4. In all other respects, the Resolution of Consent is hereby ratified, confirmed and approved, and the Board of Supervisors hereby reconfirms its consent to the formation of

said assessment district and to the work to be done in and for said assessment district (as modified as herein described) and to the assumption of jurisdiction thereover by the City.

Section 5. The Clerk of the Board of Supervisors is hereby authorized and directed to deliver a certified copy of this resolution to the City Clerk of the City.

ON A MOTION by Supervisor Dickinson, seconded by Supervisor Cox, the foregoing resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 4th day of March, 1997, by the following vote, to wit:

- AYES: Supervisors Collin, Cox, Dickinson, Nottoli
- NOES: Supervisors None
- ABSENT: Supervisors Johnson
- ABSTAIN: Supervisors None



Don Nottoli

Chairman of the Board of Supervisors

Cindy H. Turner
Clerk of the Board of Supervisors

The foregoing is a correct copy of a resolution adopted by the Board of Supervisors, Sacramento County, California

on March 4, 1997

Dated March 5, 1997

Clerk of said Board of Supervisors

By *Sabah L. Ryan George*
Deputy

FILED

MAR - 4 1997

BOARD OF SUPERVISORS
Cindy H. Turner
CLERK OF THE BOARD

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento ca

MAR - 4 1997

Sabah L. Ryan George
Deputy Clerk, Board of Supervisors

EXHIBIT A

**WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01
CITY OF SACRAMENTO**

- a) The improvement of River Plaza Drive from its intersection with West El Camino Avenue southerly 1,700 feet, more or less, by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- b) The opening of a new street from its intersection with River Plaza Drive at a point 1,000 feet, more or less, south of the intersection of West El Camino Avenue and River Plaza Drive running thence southwesterly to Interstate Highway 80 (I-80) at a point 4,800 feet, more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes and a sanitary sewer lift station with all necessary appurtenances, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- c) The opening of a new street from a point on the new street to be opened as described in (b) above 2,000 feet, more or less, southwesterly of its intersection with River Plaza Drive running thence south 1,000 feet more or less, and the improvement thereof by clearing, grubbing and grading and the construction therein of base, pavement, ditches, storm drainage facilities, including mains, catch basins, manholes and appurtenances, sanitary sewer facilities, including mains, manholes, domestic water distribution facilities, including mains, fire hydrants, valves and appurtenances and underground public utility facilities.
- d) The improvement of Unity Way from its intersection with River Plaza Drive easterly 1,000 feet, more or less, by the construction of storm drainage facilities, including mains, catch basins, manholes and appurtenances.
- e) The construction of a storm drainage pumping plant located at the terminus of the new street to be opened as described in (c) above, including cleaning and grubbing, storm drainage pumps, motors, electrical equipment, outfall mains, base, pavement, fencing, storm drainage, sanitary sewer and water facilities, an interim private drive, and landscaping, together with appurtenances to any of the above.

- f) The improvement of Orchard Lane from the intersection with West El Camino Avenue northerly to the southerly line of I-80 by the construction of a sanitary sewer main, manholes and appurtenances and extending the construction of said sanitary sewer facilities 500 feet, more or less, under I-80 to a tie into an existing 18-inch sanitary sewer main.
- g) The construction of a domestic water system facility along the southerly portion of Assessor's Parcel Numbers 274-0021-012, 274-0022-004 and 274-0022-007 and connecting to the proposed water facilities at the terminus of a new street as described in (c) above.
- h) Relocation of an existing natural gas line which exists from a point approximately 300 feet southerly of the intersection of Unity Way and River Plaza Drive southwesterly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 1,000 feet, to an alternate location from a point approximately 400 feet southerly of the intersection of West El Camino Avenue and River Plaza Drive westerly to Interstate Highway 80, and thence southwesterly along Interstate Highway 80 approximately 4,200 feet, and/or installation of joint trench, conduits, pads and appurtenances as necessary for the extension of electrical, telephone, gas, and cable television facilities.
- i) The acquisition of a 12-inch domestic water main and appurtenances as shown on City of Sacramento "Plans for the Construction of Offsite Water Mains for Welcam 80." The improvements are described as follows: a) along West El Camino Avenue from the intersection with River Plaza Drive easterly approximately 2,650 feet; b) along River Plaza Drive from the intersection with West El Camino Avenue southerly approximately 1,700 feet; and c) beginning at a point in River Plaza Drive approximately 500 feet southerly of the intersection of River Plaza Drive and West El Camino Avenue, thence westerly approximately 2,000 feet.
- j) The payment in full of all amounts necessary to eliminate any fixed special assessment liens previously imposed upon any assessment parcel included in the assessment district.
- k) The acquisition of all lands and easements and the performing of all work auxiliary to any of the above and necessary to complete the same.

APPROVED
BY THE CITY COUNCIL

OCT 7 1997

OFFICE OF THE
CITY CLERK



1.7

DEPARTMENT OF
UTILITIES
ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5770 FREEPORT BLVD.
SUITE 100
SACRAMENTO, CA
95822-2911

PH 916-433-6318
FAX 916-433-6652

September 24, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: WILLOW CREEK ASSESSMENT DISTRICT NO. 94-03 (PUMP OUTFALL STRUCTURE, PN:35AD): APPROVING CHANGE ORDER #2, RATIFYING PRIOR CHANGE ORDERS AND RESTORING CITY MANAGER AUTHORITY

LOCATION AND COUNCIL DISTRICT: District 1 (See attached location map).

This project is located on the Garden Highway near El Centro.

RECOMMENDATION:

Staff recommends that the City Council:

- Approve Change Order #2 with Sierra National Construction, Inc. (Contract #96-024) for \$29,487.71.
- Ratify the City Manager's prior actions executing all previous change orders for the Willow Creek Assessment District No. 94-03 (Pump Outfall Structure, PN:35AD); and
- Restore the City Manager's authority to issue change orders on this contract.

CONTACT PERSON: Gary Reents, Division Manager, 433-6633
Shawn O'Brien, Senior Engineer, 433-6290

FOR COUNCIL MEETING OF: October 7, 1997

City Council
September 24, 1997
Approval of Change Order #2 - (PN: 35AD)

SUMMARY

- Bids were received and opened by the City Clerk in April of 1997. Sierra National Construction, Inc. was the lowest bidder at \$561,321.
- Change Order #1 increased the contract by \$54,505.00
- Change Order #2 compensated the contractor for extra work required to complete the project and amounts to \$29,487.71.
- The two change orders increase the contract by a total of \$83,992.71 and brings the final contract price to \$645,313.71.

COMMITTEE/COMMISSION ACTION

None.

BACKGROUND INFORMATION

- The project includes placement of two-54", two-42", and one-12" outfall lines under the Garden Highway and through the Sacramento River Levee. The outfalls include an outfall structure on the river side of the levee and will connect to Sump 160 which is now under construction.

These change orders are necessary to pay for work made necessary by unforeseen changed conditions on the project. It also includes extra work necessary to complete construction.

- The outfall structure had to be moved ten feet to the north because piles couldn't be driven in the design location.
- The soil removed from the levee was declared unsuitable for backfill by the State Reclamation Board and fill had to be imported.
- A concrete barrier had to be keyed into the existing slurry wall in the levee.
- Pipe bedding was modified by the State Reclamation Board.
- The outfall structure design was modified a second time.

City Council
September 24, 1997
Approval of Change Order #2 - (PN: 35AD)

ENVIRONMENTAL DETERMINATION

The Environmental Services Division previously determined improvements in this project have been evaluated in the Natomas West Assessment District EIR.

FINANCIAL CONSIDERATIONS

As of September 22, 1997, the unobligated balance in this Assessment District project fund (35AD) is \$60,166. The amount necessary to fund this change order is \$29,487.71. There are sufficient funds to complete the project including all change orders.

POLICY CONSIDERATIONS

This action is in conformance with City Code Title 58, Chapter 58.06.602 which governs change orders and supplemental agreements, ratification of prior City Manager's action, and restoring City Manager authority.

MBE/WBE

Sierra National Construction, Inc. is not a MBE or WBE contractor. For the original contract amount of \$561,321, the MBE/WBE participation by this contractor was 12.58% MBE and 0.0% WBE. The cumulative Departmental MBE/WBE participation to date is 10.41% MBE and 16.98% WBE.

Respectfully submitted,



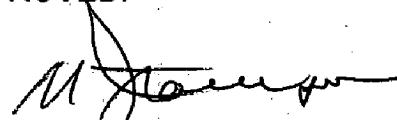
Gary A. Reents
Engineering Services Manager

RECOMMENDATION APPROVED:



William H. Edgar
City Manager

APPROVED:



James G. Sequeira
Director of Utilities

APPROVED
BY THE CITY COUNCIL

OCT 7 1997

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-566

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING CHANGE ORDER #2 WITH SIERRA NATIONAL CONSTRUCTION, INC. (CO 96-024) FOR THE WILLOW CREEK ASSESMENT DISTRICT NO. 94-03 (PUMP OUTFALL STRUCTURE, PN:35AD), RATIFYING PRIOR ACTIONS ON CHANGE ORDERS AND RESTORING CITY MANAGER AUTHORITY

BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

1. Change Order #2 for the Willow Creek Assesment District No. 94-03 (Pump Outfall Structure), is hereby approved.
2. The City Manager's execution of previous change orders is hereby ratified.
3. The City Manager's authority to issue change orders under Title 58 is hereby restored in conformance with Title 58.06.602(7).

MAYOR

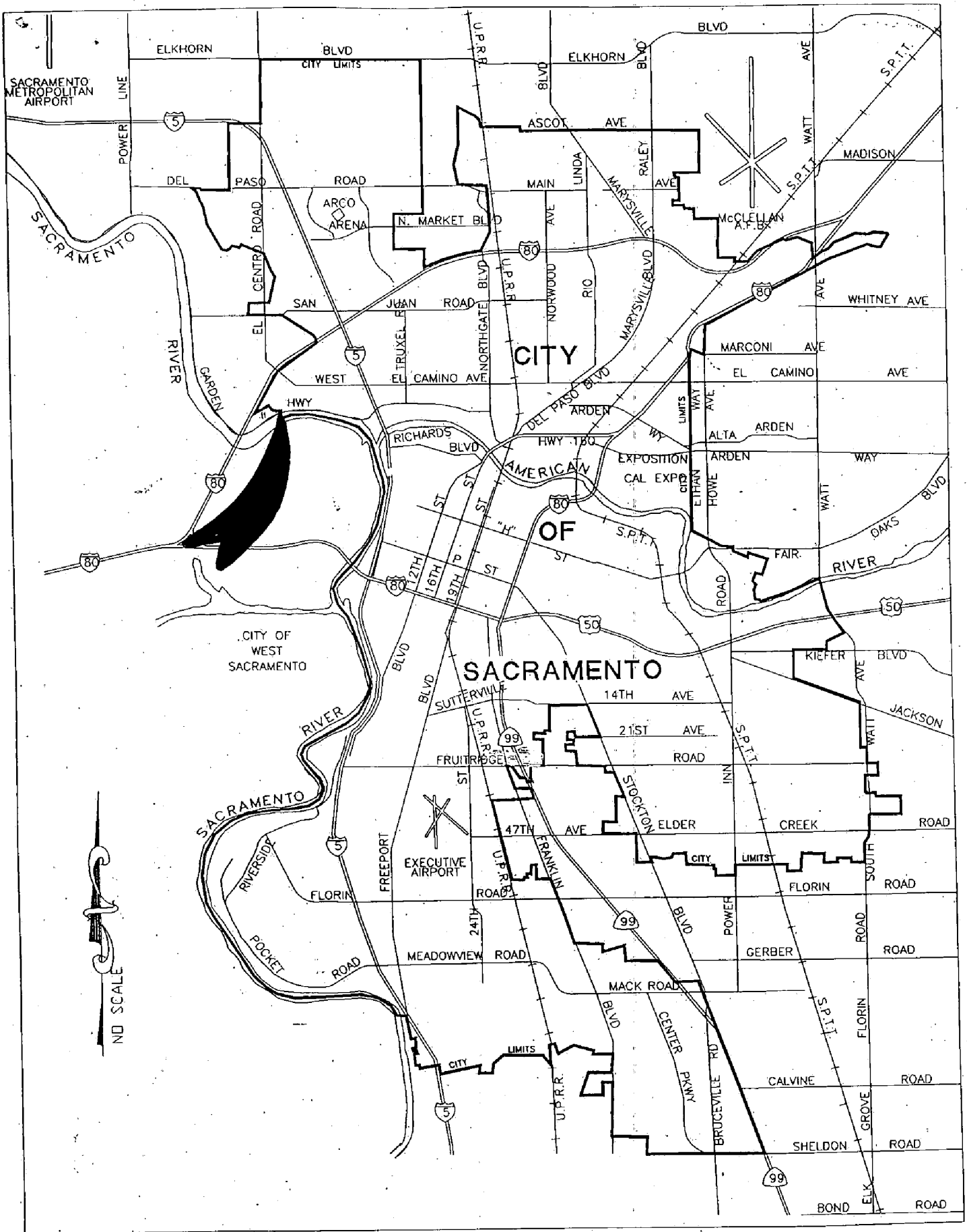
ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____



VICINITY MAP

