



APPROVED
BY THE CITY COUNCIL

DEC 7 1993

OFFICE OF THE
CITY CLERK

AG 93-157
AG 93-158

DEPARTMENT OF
PUBLIC WORKS

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

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

916-264-7110

ADMINISTRATION
916-264-7100

FAX 916-264-5573

November 16, 1993

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: REASSESSMENT DISTRICT 93-05 (FLORIN DEPOT & OATES INDUSTRIAL PARKS) - INITIATION AND FINAL ACTIONS

LOCATION AND COUNCIL DISTRICT

The proposed Reassessment District is located north and south of Elder Creek Road adjacent to Florin-Perkins Road (please see attached map).

RECOMMENDATION

This report recommends that the City Council:

1. Adopt Resolution Approving Agreement for Legal Services.
2. Adopt Resolution Approving Paying Agent Agreement.
3. Adopt Resolution of Intention to Conduct Reassessment Proceedings.
4. Adopt Resolution Approving Reassessment Report and Confirming Reassessments.
5. Adopt Resolution Approving Preliminary Official Statement.
6. Adopt Resolution Authorizing Issuance of Refunding Bonds.
7. Adopt Resolution Ordering Sale of Bonds.
8. Adopt Resolution Establishing Revenue and Expenditure Budget.

CONTACT PERSON

Ronald Wicky, Special Districts Analyst, 264-5628

FOR COUNCIL MEETING OF

December 7, 1993

SUMMARY

This Reassessment District will refinance various parcels within two existing assessment districts. All property owners included in this district are in favor of the reassessment and have signed written consent forms for the City to proceed. Attached for Council consideration are Resolutions to formally establish the district.

COMMITTEE/COMMISSION ACTION

None.

BACKGROUND INFORMATION

Florin Depot Industrial Park Assessment District was formed by Council in 1987. Oates Industrial Park Assessment District was formed by Council in 1989. These two assessment districts financed the construction of full street improvements for Florin Depot and Oates Industrial Subdivisions. The proposed Reassessment District will include 31 parcels or approximately 137 acres. Of the 31 parcels being reassessed, approximately 65% are still undeveloped. The existing interest rates of 10.25% for Florin Depot and 9.2% for Oates Industrial Park, are much higher than today's market rate of approximately 7%.

This proposed Reassessment District has been requested by property owners within the Florin Depot and Oates Industrial Parks. The formation of this district will reassess various parcels within the two Industrial Parks. The existing 1911 Act (15-year Bonds) assessments will be purchased through the sale of new lower interest rate, 1915 Act Bonds. The refinancing will substantially reduce property owner payments and will be spread over a period of 25-years. All property owners were mailed formal notices on October 20, 1993, informing them of the proposed district and asking them if they wished to join. Only property owners that have signed a written consent are included as part of this district.

FINANCIAL CONSIDERATIONS

The Incidental Expenditure portion of the project will be funded by establishing a revenue and expenditure budget of \$173,862, (\$1,665,000, the amount assessed to the property owners' minus \$24,975 for the bond discount, minus \$1,468,097 for payments made to the bond holders and plus \$1,934 for interest earned).

The attached resolution, Amending the City Capital Improvement Program will establish Reassessment District No. 93-05, establish the project Revenue Budget, and appropriate the necessary funds. A summary of the estimated project cost is as follows:

Incidental Expenditures		
Bond Counsel	24,975	
Bond Administration	22,025	
Official Statement	16,500	
Special Districts	14,000	
Miscellaneous	<u>13,112</u>	
Total Incidental		90,612
Reserve Account		<u>83,250</u>
Total Expenditures		\$ 173,862
Less Interest Earned		<u>-1,934</u>
Subtotal Bond Proceeds		\$ 171,928
1911 Bond Holder Payments		
Principal Payments	1,398,188	
5% Prepayment Fee	<u>69,909</u>	
Total Bond Holder Payments		<u>1,468,097</u>
Total Bond Proceeds		\$1,640,025
Bond Discount		<u>24,975</u>
Amount Assessed to Property Owners		\$1,665,000

The above expenditures are detailed in the Engineer's Report on file with the City Clerk. All City costs will be reimbursed as part of the refinancing and there is no impact to the General Fund.

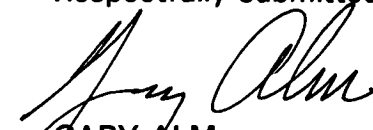
POLICY CONSIDERATIONS

The procedures under which this district is being formed are pursuant to the *Refunding Act of 1984 for 1915 Improvement Bonds set forth in the California Streets and Highways Code, specifically commencing with Section 9300.*

MBE/WBE

The MBE/WBE program is not affected by the refinancing of the existing districts.

Respectfully submitted,




GARY ALM
Supervising Engineer

Recommendation Approved:

Approved:



WILLIAM H. EDGAR
City Manager



FOR JOHN E. MEDINA
Director of Public Works

GA:RW:yg

GA:RW:yg93015.ccr

MEMORANDUM OF PROCEEDINGS TO BE CONSIDERED BY THE
CITY COUNCIL OF THE CITY OF SACRAMENTO ON
TUESDAY, DECEMBER 7, 1993, IN CONNECTION WITH
REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

It is in order to consider the following to initiate proceedings to refund a portion of the outstanding bonds in Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District in order to issue new bonds at lower interest rates than the original issue:

1. Resolution Approving Agreement for Legal Services. This resolution is to be passed. Please note additional instructions below.
2. Resolution Approving Paying Agent/Registrar Agreement. This resolution is to be passed. Please note additional instructions below.
3. Consents and Waivers to Refunding of Special Assessments. These are to be filed.
4. Resolution of Intention to Conduct Reassessment Proceedings. This is to be passed.
5. Reassessment Report. This is to be filed. Please note additional instructions below.
6. Resolution Approving Reassessment Report and Confirming Reassessments. This resolution is to be passed.
7. Resolution Approving Preliminary Official Statement. This resolution is to be passed.
8. Resolution Authorizing Issuance of Refunding Bonds. This resolution is to be passed. Please note additional instructions below.
9. Resolution Ordering Sale of Bonds. This resolution is to be passed.

ADDITIONAL INSTRUCTIONS TO THE CITY CLERK:

- X
- A. Please have the agreement for Legal Services executed in triplicate, attaching a certified copy of the resolution to each executed copy. Please keep the original in your file and return two copies to our office.

- me
- me
- B. Please have the Paying Agent/Registrar agreement executed in quadruplicate, attaching a certified copy of the resolution to each executed copy. Please keep the original in your file, send one executed copy to Bank of America, Attention: Dan Callahan, Corporate Agency, 1st Floor Diversity Team, 701 S. Western Avenue, Glendale, CA 91201 and return two copies to our office.
- C. The Reassessment Report is to be marked filed and confirmed as of December 7, 1993 by completing the first and second certificates on the certificate page of the report. Do not complete any other certificates at this time. Please keep all copies of the report in your file until you receive further instructions from this office.
- D. Resolution Approving Reassessment Report and Confirming Reassessments - certified copy is to be provided to the County Auditor's office.
- E. Resolution Authorizing Issuance of Refunding Bonds - certified copy is to be provided to Bank of America, Attention: Dan Callahan, Corporate Agency, 1st Floor Diversity Team, 701 S. Western Avenue, Glendale, CA 91201.
- F. Please provide our office with two certified copies of each resolution adopted.

STURGIS, NESS, BRUNSELL & ASSAF
a professional corporation

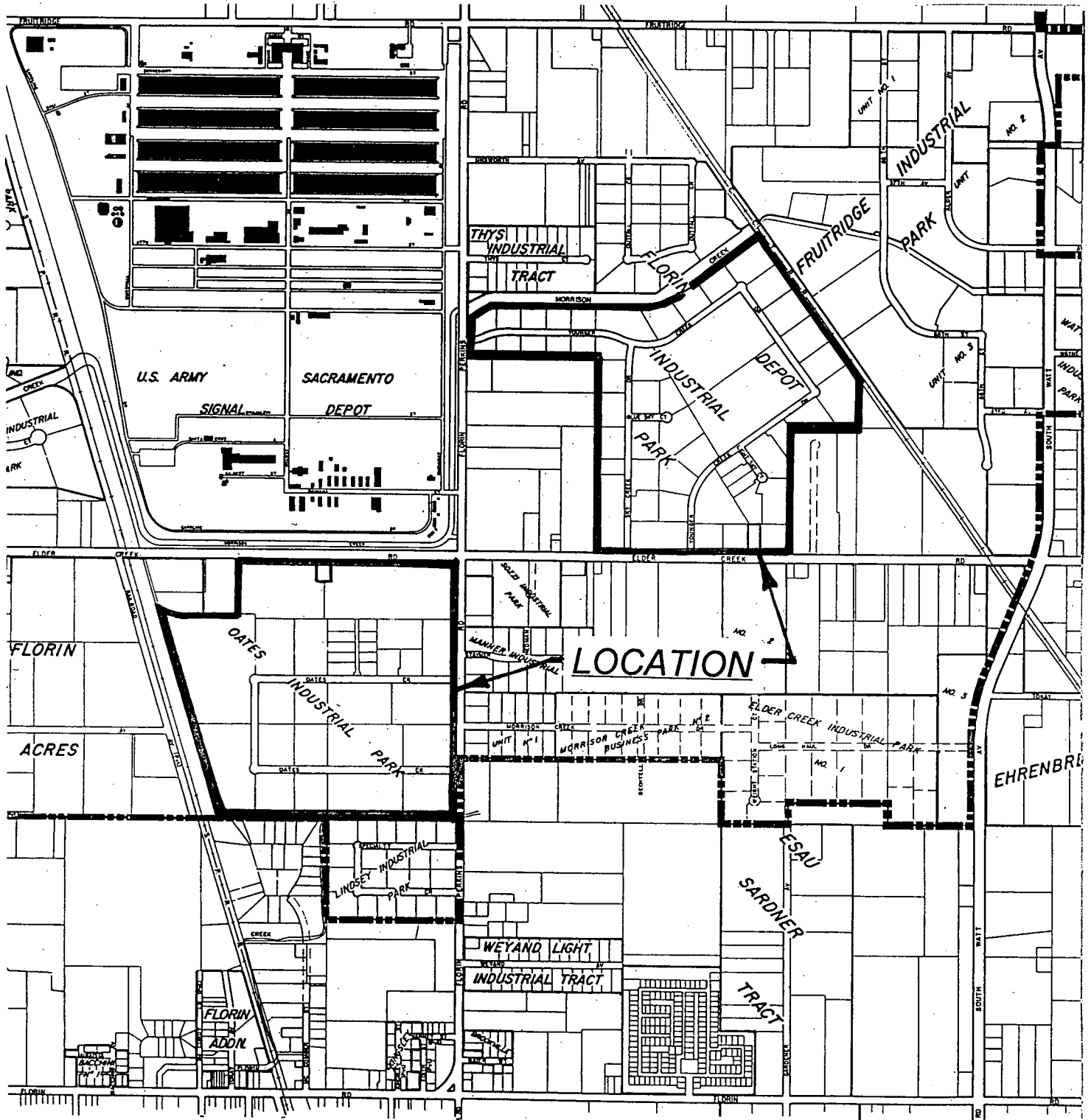
Robert Brunsell

RB:be
Enclosures

77
prelim.
official statement
dated

REASSESSMENT DISTRICT #93-05

FLORIN DEPOT & OATES INDUSTRIAL PARKS



**REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT & OATES INDUSTRIAL PARK
TIME SCHEDULE**

October 20, 1993	Letters Mailed to Owners
November 13, 1993	Waiver of Hearing Letters Returned
November 16, 1993	Bond Council Deadline
November 19, 1993	Letter Deadline

December 7, 1993	CITY COUNCIL - FINAL APPROVALS AND ADOPT VARIOUS RESOLUTIONS
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December 8, 1993	File Diagram and Assessment with City Engineer
December 8, 1993	Record Notice of Assessment and Diagram
December 20, 1993	Bond Closing
January 2, 1994	Call 1911 Act Bonds

RESOLUTION NO.

93-679

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL
DEC 7 1993
OFFICE OF THE
CITY CLERK

ON DATE OF _____
RESOLUTION APPROVING AGREEMENT
FOR LEGAL SERVICES

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The City Council of the City of Sacramento resolves:

This Council approves that certain agreement between the City of Sacramento, and STURGIS, NESS, BRUNSELL & ASSAF a professional corporation, for services of that firm as Special Bond Counsel for Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California, dated December 7, 1993, and attached to this resolution.

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

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This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of December, 1993.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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AGREEMENT FOR LEGAL SERVICES

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

This is an agreement for legal services between the City of Sacramento, a municipal corporation of the State of California, referred to as Client, and STURGIS, NESS, BRUNSELL & ASSAF a professional corporation, Attorneys at Law, Emeryville, California, referred to as Bond Counsel.

1. Client retains Bond Counsel as special counsel to perform the following legal services relating to Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California.

- (a) Preparation of all forms of resolutions, notices, affidavits, and other documents required by the Refunding Act of 1984 for 1915 Improvement Act Bonds (the "Act"), including the legal format of the reassessment report required by Section 9523.
- (b) The preparation of written instructions to Client's Clerk and other staff members concerning the performance of legally-required duties.
- (c) Review of documents prepared by Client's engineering staff or consulting engineers, including reassessment diagram and reassessment roll.
- (d) Attendance at all public meetings of Client at which matters relating to the reassessment district are concerned, except routine matters.
- (e) Attendance at staff meetings or meetings of property owners, upon the request of the Client, after reasonable notice.
- (f) Telephone consultation with staff members and property owners to answer legal questions about the reassessment proceedings.
- (g) Arrangements for the printing of refunding bonds to represent reassessments.

- (h) The preparation of a record of assessment installments for the use of the County Auditor, if required.
- (i) Arrangements for the sale of refunding bonds either by negotiation or by public bid, at the option of Client, including a review of financial disclosure requirements and, if required, the preparation of the notice inviting bond bids.
- (j) The preparation of bond delivery documents.
- (k) The rendition of a legal opinion on the validity of the refunding bonds and the proceedings leading to their issuance.
- (l) Preparation of a transcript of the legal proceedings in loose-leaf form for the use of the Client.
- (m) Preparation of the required reports to the California Debt Advisory Commission (pursuant to Section 8855 et seq. of the Government Code) and to the Internal Revenue Service (pursuant to Section 149 of the Internal Revenue Code of 1986).

2. The services of Bond Counsel under this agreement shall not include legal services in connection with litigation. The performance by Bond Counsel of services excluded by this paragraph, if required by Client, shall be under separate written agreement.

3. In consideration of the services set forth in paragraph 1, Client shall pay to Bond Counsel the following fee and costs:

- (a) The legal fee shall be an amount equal to one and one-half percent (1-1/2%) of that portion of the amount assessed not exceeding \$10,000,000, plus one-half of one percent (1/2%) of that portion of the amount assessed exceeding \$10,000,000, but not exceeding \$20,000,000, plus one-eighth of one percent (1/8%) of that portion of the amount assessed exceeding \$20,000,000. The fee shall be not less than \$1,500.00.

(b) Costs shall be reimbursed to Bond Counsel as follows:

- 1) Filing and recording fees and publication costs advanced on behalf of Client.
- 2) The cost of preparing auditor's record, if required: 7 cents per reassessment for each year of the bond issue, with a minimum of \$30.00.
- 3) Costs of Federal Express or similar delivery service.
- 4) Cost of preparation of notices to property owners, if any.

The cost of other services for which Bond Counsel makes arrangements under this agreement (such as bond printing costs) shall be billed to the Client and shall be paid by Client directly to the payee.

(c) Payment by Client of the legal fee is contingent upon the levy of reassessments and the sale and delivery of refunding bonds representing reassessments. If for any reason, reassessments are not confirmed and bonds delivered, Bond Counsel shall be paid no legal fee. Both the legal fee and costs are payable upon delivery of the bonds.

4. Bond Counsel certifies that it has no interest, either direct or contingent, in any property or contract arising from or affected by the reassessment district, except as Bond Counsel under this agreement. Bond Counsel does not represent any owner of property within the proposed boundaries of this reassessment district, and has not received a fee from any source

for services connected with the project.

DATED: December 7, 1993

CITY OF SACRAMENTO, a
municipal corporation of
the State of California

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STURGIS, NESS, BRUNSELL & ASSAF
a professional corporation

By: _____
Robert Brunsell

RESOLUTION NO. 93-680

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING PAYING AGENT/REGISTRAR AGREEMENT

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The City Council of the City of Sacramento resolves:

As a part of the proceedings for Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California, this Council approves that certain agreement between the City of Sacramento and Bank of America National Trust and Savings Association, dated December 7, 1993, and attached to this resolution.

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

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This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of December, 1993.

Mayor

ATTEST:

City Clerk

APPROVED
BY THE CITY COUNCIL

DEC 7 1993

OFFICE OF THE
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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RESOLUTION NO. 93-681

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

DEC 7 1993

OFFICE OF THE
CITY CLERK

RESOLUTION OF INTENTION TO CONDUCT REASSESSMENT PROCEEDINGS IN REASSESSMENT DISTRICT NO. 93-05 FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The City Council of the City of Sacramento resolves:

This City Council hereby determines that the public interest and necessity require the refunding of a portion of the outstanding bonds previously issued as Series No. 1987-4, Florin Depot Industrial Park Assessment District, City of Sacramento, dated November 2, 1987 and Oates Industrial Park Assessment District, City of Sacramento, dated July 15, 1989. This City Council hereby declares its intention to refund a portion of said outstanding bonds and to levy reassessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds (the "Act") as security for said refunding bonds.

This City Council hereby directs JOHN E. MEDINA, Director of Public Works of the City of Sacramento, to prepare and file with the City Clerk of the City of Sacramento, a written report containing each of the items specified by Section 9523 of the Act.

The reassessment shall include an allowance for the establishment of a special reserve fund as provided by Section 9620 of the Streets and Highways Code.

Bonds representing unpaid reassessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Act, and the last installment of the bonds shall mature twenty-three (23) years from the 2nd day of September next succeeding twelve (12) months from their date.

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

The amount of any surplus remaining after completion of the refunding shall be transferred to the reserve fund for the refunding bonds.

The City Council may establish annually an additional amount to be entered on the assessment roll in accordance with Section 8682.1 of the Streets and Highways Code, to compensate the City for its actual and reasonable expenses in the administration of assessments and bond proceeds.

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This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of December, 1993.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____

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RESOLUTION NO.

93-682

APPROVED
BY THE CITY COUNCIL
DEC 7 1993
OFFICE OF THE
CITY CLERK

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING REASSESSMENT REPORT AND CONFIRMING REASSESSMENTS

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The City Council of the City of Sacramento resolves:

The Engineer of Work filed the written report for Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California, as prescribed by Section 9523 of the Streets and Highways Code. The property owners have consented in writing to the refunding of said special reassessments and waive the right to further notice and hearing on the refunding of these reassessments. Said Consents and Waivers to Refunding of Special Assessments are on file with the City Clerk.

Accordingly, this City Council is authorized to proceed with approval and confirmation of the report and with authorized issuance and sale of the proposed refunding bonds without notice to the affected landowners or hearing on the report.

This Council hereby approves and confirms the Reassessment Report, including Exhibits A through G thereof.

A portion of the reassessments originally levied in Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District shall be deemed supplanted and superseded by the reassessments proposed hereby, except for unpaid installments of principal and interest due and payable on or before December 1, 1993.

Bonds representing reassessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, shall be issued in accordance with the terms and conditions of the Refunding Act of 1984 for 1915 Improvement Act Bonds (the "Act"), and the last installment of the bonds shall mature twenty-three (23) years from the 2nd day of September next succeeding twelve (12) months from

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RESOLUTION NO.: _____

DATE ADOPTED: _____

their date. The reassessments and interest thereon shall be collected in the manner prescribed by the Act and are subject to reassessment, amendment, and prepayment, all in accordance with the provisions of the Act and the related provisions of the Improvement Bond Act of 1915 which are incorporated therein.

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This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of December, 1993.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____

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RESOLUTION NO. 93-683

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The City Council of the City of Sacramento resolves:

As a part of the proceedings for the sale of refunding bonds in Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California, this Council hereby approves the Preliminary Official Statement dated December 7, 1993, and a Final Official Statement derived substantially therefrom. Distribution of the Preliminary Official Statement and the Final Official Statement is hereby authorized.

This Preliminary Official Statement is final except for certain information which will not be known until the time of sale and is therefore "deemed final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission.

The City Treasurer is authorized to sign the Preliminary Official Statement and the Final Official Statement.

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This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of December, 1993.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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APPROVED
BY THE CITY COUNCIL
DEC 7 1993
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 93-684

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
DEC 7 1993
OFFICE OF THE
CITY CLERK

RESOLUTION AUTHORIZING ISSUANCE OF REFUNDING BONDS

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The City Council of the City of Sacramento resolves:

Section 1. RECITALS. On December 7, 1993, the City Council of the City of Sacramento adopted its resolution of intention to conduct reassessment proceedings and issue refunding bonds in Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California, under the provisions of the Refunding Act of 1984 for 1915 Improvement Act Bonds (the "Act"). Proceedings taken under the Act led to the levy of reassessments by the City Council against parcels of land within the reassessment district in the total amount of \$1,665,000.00.

These reassessments will be recorded in the office of the County Recorder of Sacramento, and thereupon will become a lien on each of the reassessment parcels. The refunding bonds are being issued in the amount of the total reassessment.

Section 2. ISSUANCE OF BONDS. The City Council hereby authorizes the issuance of refunding bonds under the provisions of the Act to be secured by the reassessments. Each bond shall be designated, "Limited Obligation Refunding Bond, City of Sacramento, Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks". In all respects not specified in this resolution, the bonds shall be issued in the manner prescribed by the Act. Bonds shall be dated approximately the date of delivery and issued in denominations of \$5000 or integral multiples thereof and may be issued as serial bonds, term bonds, or any combination thereof. Bonds shall mature and bear interest as set forth in the bond purchase contract.

Section 2.1. COLLECTION OF ASSESSMENTS. Installments of principal of and interest on the reassessments shall be collected at the same time and in the same manner as property taxes, all as provided in the Improvement Bond Act of 1915.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3. APPOINTMENT OF PAYING AGENT, REGISTRAR AND TRANSFER AGENT. The City Council hereby appoints Bank of America National Trust and Savings Association (the "Bank") as paying agent, registrar and transfer agent for the bonds in accordance with an agreement between the City and Bank of America.

Section 4. FORM AND EXECUTION. Bonds shall be issued as fully registered bonds substantially in the form set forth as Exhibit A to this resolution. The bonds shall be signed by the City Clerk and the City Treasurer and the seal of the City shall be affixed. Both signatures and seal may be reproduced on the bonds by facsimile, but upon its registration or reregistration each bond shall be authenticated by the manual signature of the Bank.

The Bank shall assign to each bond authenticated and registered by it a distinctive letter, or number, or letter and number, and shall maintain a record thereof which shall be available to the City for inspection.

Section 5. ESTABLISHMENT OF SPECIAL FUNDS. For administering the proceeds of the sale of bonds and payment of interest and principal on the bonds, there are hereby established five funds to be known as the refunding fund, the redemption fund, the special reserve fund, the investment earnings fund, and the arbitrage rebate fund, respectively, for Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks.

Section 5.1. REFUNDING FUND. Except as provided in Section 5.3, proceeds of sale of the bonds, together with the redemption fund for the outstanding bonds for Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District shall be deposited in the refunding fund to be maintained by the City Treasurer. Disbursements from the refunding fund shall be made by the City Treasurer in accordance with the budget of estimated costs and expenses set forth in the reassessment report heretofore approved by the City Council, which report and budget are subject to modification by the City Council from time to time as prescribed by the Act. Any surplus remaining in the refunding fund after the retirement of the selected bonds of the refunded issue shall be transferred to the special reserve fund.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 5.2. REDEMPTION FUND. The redemption fund shall be maintained by the City Treasurer. All payments of principal and interest installments on the reassessments, together with penalties, if any, shall be deposited in the redemption fund, which shall be a trust fund for the benefit of the bondowners. Payment of the bonds at maturity, or at redemption before maturity, and all interest on the bonds shall be made from the redemption fund.

Section 5.3. SPECIAL RESERVE FUND. The special reserve fund shall be maintained by the City Treasurer. There shall be deposited into the special reserve fund the amount of \$83,250.00 (the "Reserve Requirement") from the proceeds of the sale of bonds. The special reserve fund shall be administered as follows:

A. During the term of the bonds, the amount in the special reserve fund shall be available for transfer into the redemption fund in accordance with Section 9620 of the Streets and Highways Code, to the extent of delinquencies in the payment of reassessments (or delinquencies, if any, in the assessments replaced by the reassessments). The amount so advanced shall be reimbursed to the special reserve fund from the proceeds of redemption or sale of the parcel for which payment of delinquent reassessment installments was made from the special reserve fund.

B. If any reassessment is prepaid before final maturity of the bonds, the amount of principal which the assessee is required to prepay shall be reduced by an amount which is in the same ratio to the original amount of the special reserve fund as the original amount of the prepaid reassessment bears to the total amount of reassessments originally levied in Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks. This reduction in the amount of principal prepaid shall be balanced by a transfer from the special reserve fund to the redemption fund in the same amount.

C. The amounts deposited in the reserve fund will never exceed 10% of the proceeds of the bond issue. Proceeds of investment of the special reserve fund shall be deposited in the investment earnings fund.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

D. When the amount in the special reserve fund equals or exceeds the amount required to retire the remaining unmatured bonds (whether by advance retirement or otherwise), the amount of the special reserve fund shall be transferred to the redemption fund, and the remaining installments of principal and interest not yet due from assessed property owners shall be cancelled without payment.

Section 5.4. INVESTMENT EARNINGS FUND. Proceeds of the investment of amounts in the refunding fund (except proceeds to be used for retirement of the refunded bonds), and the special reserve fund will be deposited in the investment earnings fund. On September 2 of each year during the term of the bonds (or at other times as may be required or permitted by regulations of the United States Internal Revenue Service), the City Treasurer shall determine whether any portion of investment earnings must be rebated to the United States pursuant to Section 148 of the United States Internal Revenue Code and regulations adopted thereunder. Any amounts required to be rebated will be transferred to the arbitrage rebate fund, and the balance will be transferred as follows:

(a) To the extent that the balance in the special reserve fund is less than the Reserve Requirement, a transfer will be made from the investment earnings fund to the special reserve fund.

(b) The remaining balance in the investment earnings fund, if any, will be transferred to the redemption fund to be used, in the discretion of the City Treasurer, as a credit upon the annual installments of reassessments or for the advance retirement of bonds.

The City Treasurer is authorized to retain independent attorneys, accountants and other consultants to assist in complying with Federal requirements.

Section 5.5. ARBITRAGE REBATE FUND. Amounts in the arbitrage rebate fund shall be invested in the same manner as amounts in the other funds and shall be held in trust for rebate to the United States at the times required by Section 148 of the United States Internal Revenue Code and regulations adopted thereunder.

Section 5.6 RETURN OF UNCLAIMED FUNDS. Other provisions of this resolution to the contrary notwithstanding, the Bank shall return to the City any funds held by it hereunder not later than thirty (30) days before those funds would escheat to the State of California under any law now or hereafter enacted.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 6. PAYMENT ON BONDS. The principal and interest on the bonds shall be payable at the office of Bank of America National Trust and Savings Association, Corporate Agency, 701 S. Western Avenue, Glendale, California 91201. Principal and interest shall be paid by check mailed to the registered owner of each bond at the owner's address appearing on the register maintained by the Bank on the 15th day of the month preceding the date of interest payment or maturity of each bond.

Upon the payment and cancellation of any bond, the bond shall be destroyed and the Bank shall furnish the City a certificate of destruction.

Section 7. REREGISTRATION. Any bond may be registered to a new owner by completing the assignment certificate on the reverse of the bond and delivering the bond to the Bank. Upon reregistration, any bond may be replaced by one or more bonds of the same maturity and aggregate amount in denominations of \$5000 or any integral multiple thereof.

Section 8. COVENANTS. In the event of a default in the payment of any bond or any installment of interest thereon, bondowners shall have the remedies set forth in the Act. In addition, the City Council makes the following covenants, which shall constitute a contract with the bondowners:

Section 8.1. FORECLOSURE OF LIENS. Not later than October 1 in any year, the City shall file an action in the Superior Court to foreclose the lien of each delinquent reassessment if the sum of uncured reassessment delinquencies for the preceding fiscal year exceeds five percent (5%) of the reassessment installments posted to the tax roll for that fiscal year, and if the amount of the special reserve fund is less than the Reserve Requirement.

Section 8.2. ARBITRAGE. During the term of the bonds, the City will make no use of bond proceeds which, if such use had been reasonably expected at the date the bonds are issued, could have caused the bonds to be "arbitrage bonds" within the meaning of Section 148 of the United States Internal Revenue Code of 1986, and regulations of the Internal Revenue Service adopted thereunder, and further shall rebate to the United States any amounts actually earned as arbitrage in accordance with the provisions of that Code and those regulations.

FOR CITY CLERK USE ONLY

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24

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 8.3. MAINTENANCE OF TAX EXEMPTION. The City will take all reasonable actions required to maintain the status of the bonds as bonds exempt from federal income taxes and State of California personal income taxes.

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*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of December, 1993.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

6

RESOLUTION NO.: _____

DATE ADOPTED: _____

25

United States of America
State of California
County of Sacramento

REGISTERED

REGISTERED

Number

\$

LIMITED OBLIGATION REFUNDING BOND
CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

INTEREST RATE

MATURITY DATE

BOND DATE

CUSIP NUMBER

REGISTERED OWNER:

PRINCIPAL SUM:

Under and by virtue of the Refunding Act of 1984 for 1915 Improvement Act Bonds, Division 11.5 of the Streets and Highways Code, (the "Act"), the City of Sacramento, County of Sacramento, State of California, (the "City"), will, out of the redemption fund for the payment of the bonds issued upon the reassessments made for the refunding of a portion of the outstanding bonds in Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District more fully described in the Resolution of Intention adopted by the City Council of the City of Sacramento on the 7th day of December, 1993, pay to the registered owner stated above or registered assigns, on the maturity date stated above, the principal sum stated above, in lawful money of the United States of America and in like manner will pay interest from the interest payment date next preceding the date on which this Bond is authenticated, unless this Bond is authenticated and registered as of an interest payment date, in which event it shall bear interest from such interest payment date, or unless this Bond is authenticated and registered prior to March 2, 1995, in which event it shall bear interest from its date, until payment of such principal sum shall have been discharged, at the rate per annum stated above, payable semiannually on March 2 and September 2 in each year commencing on March 2, 1995. Both the principal hereof and redemption premium hereon are payable at the principal corporate trust office of Bank of America National Trust and Savings Association-Corporate Agency Division, or its successor, as

as Paying Agent, Registrar and Transfer Agent, in Glendale, California (the "Bank"), and the interest hereon is payable by check mailed, by first-class mail, postage prepaid, to the owner hereof at the owner's address as it appears on the registration books of the Bank, or at such address as may have been filed with the Bank for that purpose, as of the fifteenth day of the month preceding each interest payment date.

REFERENCE IS MADE TO THE FURTHER PROVISIONS OF THIS BOND SET FORTH IN THE REVERSE SIDE HEREOF WHICH SHALL FOR ALL PURPOSES HAVE THE SAME EFFECT AS THOUGH FULLY SET FORTH HEREIN.

This Bond will continue to bear interest after maturity at the rate above stated, provided, it is presented at maturity and payment thereof is refused upon the sole ground that there are not sufficient moneys in said redemption fund with which to pay same. If it is not presented at maturity, interest thereon will run until maturity.

This Bond shall not be entitled to any benefit under the Act or the Resolution Authorizing Issuance of Refunding Bonds (the "Resolution of Issuance"), or become valid or obligatory for any purpose, until the certificate of authentication and registration hereon endorsed shall have been dated and signed by the Bank.

IN WITNESS WHEREOF, said City of Sacramento has caused this Bond to be signed in facsimile by the City Treasurer of said City and by its Clerk, and has caused its corporate seal to be reproduced in facsimile hereon all as of the ____ day of _____, 1993.

CITY OF SACRAMENTO

Clerk

City Treasurer

(SEAL)

Certificate of Authentication and Registration

This is one of the Bonds described in the within mentioned Resolution of Issuance, which has been authenticated and registered on

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION
as paying agent, registrar and transfer agent

By _____
Authorized Officer

(REVERSE OF BOND)
LIMITED OBLIGATION REFUNDING BOND
CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS
ADDITIONAL PROVISIONS OF THE BOND

Except for the term bond maturing in the year 2018 this Bond is one of several annual series of bonds of like date, tenor and effect, but differing in amounts, maturities and interest rates, issued by the City of Sacramento under the Act and the Resolution of Issuance, for the purpose of refunding bonds described in said proceedings, and is secured by the moneys in said redemption fund and by the reassessments made for said purpose, and, including principal and interest, is payable exclusively out of said fund.

This Bond is transferable by the registered owner hereof, in person or by the owner's attorney duly authorized in writing, at said office of the Bank, subject to the terms and conditions provided in the Resolution of Issuance, including the payment of certain charges, if any, upon surrender and cancellation of this Bond. Upon such transfer, a new registered Bond or Bonds, of any authorized denomination or denominations, of the same maturity, for the same aggregate principal amount, will be issued to the transferee in exchange therefor.

Bonds shall be registered only in the name of an individual (including joint owners), a corporation, a partnership or a trust.

Neither the City nor the Bank shall be required to make such exchange or registration of transfer of bonds during the period commencing with the fifteenth day of the month preceding any interest payment date and ending on said interest payment date.

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

The City and the Bank may treat the registered owner hereof as the absolute owner for all purposes, and the City and the Bank shall not be affected by any notice to the contrary.

This Bond or any portion of it in the amount of \$5,000 or any integral multiple thereof, may be redeemed and paid in advance of maturity upon the second day of March or September in any year by giving at least 30 days' notice by registered or certified mail, or by personal service to the registered owner hereof at such owner's address as it appears on the registration books of the Bank and by paying principal and accrued interest

together with a premium equal to three percentum of the principal.

The term bond maturing in the year 2018 is subject to mandatory advance redemption, by lot, without premium, on September 2 in accordance with the following schedule:

<u>Year</u>	<u>Amount to be Redeemed</u>	<u>Year</u>	<u>Amount to be Redeemed</u>
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I hereby certify that the following is a correct copy of the signed legal opinion of STURGIS, NESS, BRUNSELL & ASSAF a professional corporation, Emeryville, California, on file in my office.

City Clerk

RESOLUTION NO. 93-685

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION ORDERING SALE OF REFUNDING BONDS

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

APPROVED
BY THE CITY COUNCIL
DEC 7 1993

OFFICE OF THE
CLERK

The City Council of the City of Sacramento resolves:

The City Council approves the form of Purchase Contract of Stone & Youngberg (attached to this resolution and by reference incorporated in it) to purchase all of the refunding bonds to be issued in Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California.

The City Council directs the sale and delivery of the refunding bonds to the offeror in accordance with the terms and conditions stated in the Purchase Contract. The City Treasurer of the City of Sacramento is authorized to execute the Bond Purchase Contract in substantially the form as attached and to approve the maturity schedule, interest rates, bond date and closing date for the delivery of the bonds, provided that the amount of the bond issue does not exceed \$1,665,000.00, the average interest rate does not exceed 7.35%, the bond discount does not exceed 1.50% and the term of the bonds does not exceed twenty-four (24) years.

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*

*

This Resolution was passed and adopted by the City Council of the City of Sacramento, County of Sacramento, State of California, this 7th day of December, 1993.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 30

DATE ADOPTED: _____

RESOLUTION NO.

93-686

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
DEC 7 1993
OFFICE OF THE
CITY CLERK

**RESOLUTION AMENDING THE CITY CAPITAL IMPROVEMENT PROGRAM BY
ESTABLISHING THE REASSESSMENT DISTRICT #93-05 (FLORIN DEPOT AND OATES
INDUSTRIAL PARKS), ESTABLISHING THE REVENUE AND EXPENDITURE BUDGET
IN THE AMOUNT OF \$173,862**

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

1. The City Capital Improvement Program is hereby amended by establishing the project entitled "Reassessment District No. 93-05 (33AD)".
2. The following appropriation increase will be supported by revenue that is forthcoming from the sale of bonds to be issued on all unpaid assessments. The Reassessment District Revenue Budget is established as follows:

\$171,928
1,934
\$173,862

232-ASD-33AD-3712
232-ASD-33AD-3713

From A.D. Bond Proceeds
Interest Earned

(\$1,665,000, the total assessed to property owners, minus \$24,975 for the bond discount minus \$1,468,097 for payments to the Bond Holders and plus \$1,934 interest earned).

3. The City Capital Improvement Program Budget is hereby amended by appropriating \$173,862 to the newly established project as follows:

\$8,500
8,000
3,000
4,000

232-ASD-33AD-4813
232-ASD-33AD-4802
232-ASD-33AD-4213
232-ASD-33AD-4321

Official Statement
Official Statement Appraisal
Bond Printing
CPA Verification & Escrow Agent

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

22,025	232-ASD-33AD-4321	Bond Administration
24,975	232-ASD-33AD-4802	Bond Counsel
83,250	232-ASD-33AD-4852	Reserve Account
14,000	232-ASD-33AD-4880	Special Districts
5,945	232-ASD-33AD-4414	Contingency
<u>167</u>	232-ASD-33AD-4802	CDAC
\$173,862		

These appropriations will provide sufficient funds to pay all incidental expenses associated with said Reassessment District.

4. The Director of Finance is hereby authorized and directed to expend the total sum of \$173,862 for incidental expenses charged to Reassessment District No. 93-05.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDED THE CITY CAPITAL IMPROVEMENT PROGRAM BY ESTABLISHING THE REASSESSMENT DISTRICT #93-05 (FLORIN DEPOT AND OATES INDUSTRIAL PARKS), ESTABLISHING THE REVENUE AND EXPENDITURE BUDGET IN THE AMOUNT OF \$173,862

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

1. The City Capital Improvement Program is hereby amended by establishing the project entitled "Reassessment District No. 93-05 (33AD)".
2. The following appropriation increase will be supported by revenue that is forthcoming from the sale of bonds to be issued on all unpaid assessments. The Reassessment District Revenue Budget is established as follows:

\$171,928	232-ASD-33AD-3712	From A.D. Bond Proceeds
<u>1,934</u>	232-ASD-33AD-3713	Interest Earned
\$173,862		

(\$1,665,000, the total assessed to property owners, minus \$24,975 for the bond discount minus \$1,468,097 for payments to the Bond Holders and plus \$1,934 interest earned).

3. The City Capital Improvement Program Budget is hereby amended by appropriating \$173,862 to the newly established project as follows:

\$8,500	232-ASD-33AD-4813	Official Statement
8,000	232-ASD-33AD-4802	Official Statement Appraisal
3,000	232-ASD-33AD-4213	Bond Printing
4,000	232-ASD-33AD-4321	CPA Verification & Escrow Agent

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

22,025	232-ASD-33AD-4321	Bond Administration
24,975	232-ASD-33AD-4802	Bond Counsel
83,250	232-ASD-33AD-4852	Reserve Account
14,000	232-ASD-33AD-4880	Special Districts
5,945	232-ASD-33AD-4414	Contingency
<u>167</u>	232-ASD-33AD-4802	CDAC
\$173,862		

These appropriations will provide sufficient funds to pay all incidental expenses associated with said Reassessment District.

4. The Director of Finance is hereby authorized and directed to expend the total sum of \$173,862 for incidental expenses charged to Reassessment District No. 93-05.

ATTEST:

CITY CLERK

MAYOR

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING ISSUANCE OF REFUNDING BONDS

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The City Council of the City of Sacramento resolves:

Section 1. RECITALS. On December 7, 1993, the City Council of the City of Sacramento adopted its resolution of intention to conduct reassessment proceedings and issue refunding bonds in Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California, under the provisions of the Refunding Act of 1984 for 1915 Improvement Act Bonds (the "Act"). Proceedings taken under the Act led to the levy of reassessments by the City Council against parcels of land within the reassessment district in the total amount of \$1,665,000.00.

These reassessments will be recorded in the office of the County Recorder of Sacramento, and thereupon will become a lien on each of the reassessment parcels. The refunding bonds are being issued in the amount of the total reassessment.

Section 2. ISSUANCE OF BONDS. The City Council hereby authorizes the issuance of refunding bonds under the provisions of the Act to be secured by the reassessments. Each bond shall be designated, "Limited Obligation Refunding Bond, City of Sacramento, Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks". In all respects not specified in this resolution, the bonds shall be issued in the manner prescribed by the Act. Bonds shall be dated approximately the date of delivery and issued in denominations of \$5000 or integral multiples thereof and may be issued as serial bonds, term bonds, or any combination thereof. Bonds shall mature and bear interest as set forth in the bond purchase contract.

Section 2.1. COLLECTION OF ASSESSMENTS. Installments of principal of and interest on the reassessments shall be collected at the same time and in the same manner as property taxes, all as provided in the Improvement Bond Act of 1915, except that the first payment of interest on the Bonds, due and payable on September 2,

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____

1994 to owners of the Bonds, shall be separately billed by the City Treasurer to the owners of reassessed property no later than June 1, 1994 and shall be due and payable to the City Treasurer not later than the close of business on August 1, 1994.

Section 3. APPOINTMENT OF PAYING AGENT, REGISTRAR AND TRANSFER AGENT. The City Council hereby appoints Bank of America National Trust and Savings Association (the "Bank") as paying agent, registrar and transfer agent for the bonds in accordance with an agreement between the City and Bank of America.

Section 4. FORM AND EXECUTION. Bonds shall be issued as fully registered bonds substantially in the form set forth as Exhibit A to this resolution. The bonds shall be signed by the City Clerk and the City Treasurer and the seal of the City shall be affixed. Both signatures and seal may be reproduced on the bonds by facsimile, but upon its registration or reregistration each bond shall be authenticated by the manual signature of the Bank.

The Bank shall assign to each bond authenticated and registered by it a distinctive letter, or number, or letter and number, and shall maintain a record thereof which shall be available to the City for inspection.

Section 5. ESTABLISHMENT OF SPECIAL FUNDS. For administering the proceeds of the sale of bonds and payment of interest and principal on the bonds, there are hereby established five funds to be known as the refunding fund, the redemption fund, the special reserve fund, the investment earnings fund, and the arbitrage rebate fund, respectively, for Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks.

Section 5.1. REFUNDING FUND. Except as provided in Section 5.3, proceeds of sale of the bonds, together with the redemption fund for the outstanding bonds for Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District shall be deposited in the refunding fund to be maintained by the City Treasurer. Disbursements from the refunding fund shall be made by the City Treasurer in accordance with the budget of estimated costs and expenses set forth in the reassessment report heretofore approved by the City Council, which report and budget are subject to modification by the City Council from time to time as prescribed by the Act. Any surplus remaining in the refunding fund after the retirement of the selected bonds of the refunded issue shall be transferred to the special reserve fund.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

United States of America
State of California
County of Sacramento

REGISTERED

REGISTERED

Number

\$

LIMITED OBLIGATION REFUNDING BOND
CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

INTEREST RATE

MATURITY DATE

BOND DATE

CUSIP NUMBER

REGISTERED OWNER:

PRINCIPAL SUM:

Under and by virtue of the Refunding Act of 1984 for 1915 Improvement Act Bonds, Division 11.5 of the Streets and Highways Code, (the "Act"), the City of Sacramento, County of Sacramento, State of California, (the "City"), will, out of the redemption fund for the payment of the bonds issued upon the reassessments made for the refunding of a portion of the outstanding bonds in Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District more fully described in the Resolution of Intention adopted by the City Council of the City of Sacramento on the 7th day of December, 1993, pay to the registered owner stated above or registered assigns, on the maturity date stated above, the principal sum stated above, in lawful money of the United States of America and in like manner will pay interest from the interest payment date next preceding the date on which this Bond is authenticated, unless this Bond is authenticated and registered as of an interest payment date, in which event it shall bear interest from such interest payment date, or unless this Bond is authenticated and registered prior to September 2, 1994, in which event it shall bear interest from its date, until payment of such principal sum shall have been discharged, at the rate per annum stated above, payable semiannually on March 2 and September 2 in each year commencing on September 2, 1994. Both the principal hereof and redemption premium hereon are payable at the principal corporate trust office of Bank of America National Trust and Savings Association-Corporate Agency Division, or its successor,

Section 5.2. REDEMPTION FUND. The redemption fund shall be maintained by the City Treasurer. All payments of principal and interest installments on the reassessments, together with penalties, if any, shall be deposited in the redemption fund, which shall be a trust fund for the benefit of the bondowners. Payment of the bonds at maturity, or at redemption before maturity, and all interest on the bonds shall be made from the redemption fund. The City Treasurer shall deposit into the redemption fund, from the proceeds of the sale of the bonds, the amount of \$85,324.31, which shall be applied to payment of the first payable interest on the bonds until fully expended.

Section 5.3. SPECIAL RESERVE FUND. The special reserve fund shall be maintained by the City Treasurer. There shall be deposited into the special reserve fund the amount of \$83,250.00 (the "Reserve Requirement") from the proceeds of the sale of bonds. The special reserve fund shall be administered as follows:

A. During the term of the bonds, the amount in the special reserve fund shall be available for transfer into the redemption fund in accordance with Section 9620 of the Streets and Highways Code, to the extent of delinquencies in the payment of reassessments (or delinquencies, if any, in the assessments replaced by the reassessments). The amount so advanced shall be reimbursed to the special reserve fund from the proceeds of redemption or sale of the parcel for which payment of delinquent reassessment installments was made from the special reserve fund.

B. If any reassessment is prepaid before final maturity of the bonds, the amount of principal which the assessee is required to prepay shall be reduced by an amount which is in the same ratio to the original amount of the special reserve fund as the original amount of the prepaid reassessment bears to the total amount of reassessments originally levied in Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks. This reduction in the amount of principal prepaid shall be balanced by a transfer from the special reserve fund to the redemption fund in the same amount.

C. The amounts deposited in the reserve fund will never exceed 10% of the proceeds of the bond issue. Proceeds of investment of the special reserve fund shall be deposited in the investment earnings fund.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

United States of America
State of California
County of Sacramento

REGISTERED

REGISTERED

Number

\$

LIMITED OBLIGATION REFUNDING BOND
CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

INTEREST RATE

MATURITY DATE

BOND DATE

CUSIP NUMBER

REGISTERED OWNER:

PRINCIPAL SUM:

Under and by virtue of the Refunding Act of 1984 for 1915 Improvement Act Bonds, Division 11.5 of the Streets and Highways Code, (the "Act"), the City of Sacramento, County of Sacramento, State of California, (the "City"), will, out of the redemption fund for the payment of the bonds issued upon the reassessments made for the refunding of a portion of the outstanding bonds in Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District more fully described in the Resolution of Intention adopted by the City Council of the City of Sacramento on the 7th day of December, 1993, pay to the registered owner stated above or registered assigns, on the maturity date stated above, the principal sum stated above, in lawful money of the United States of America and in like manner will pay interest from the interest payment date next preceding the date on which this Bond is authenticated, unless this Bond is authenticated and registered as of an interest payment date, in which event it shall bear interest from such interest payment date, or unless this Bond is authenticated and registered prior to March 2, 1995, in which event it shall bear interest from its date, until payment of such principal sum shall have been discharged, at the rate per annum stated above, payable semiannually on March 2 and September 2 in each year commencing on March 2, 1995. Both the principal hereof and redemption premium hereon are payable at the principal corporate trust office of Bank of America National Trust and Savings Association-Corporate Agency Division, or its successor, as

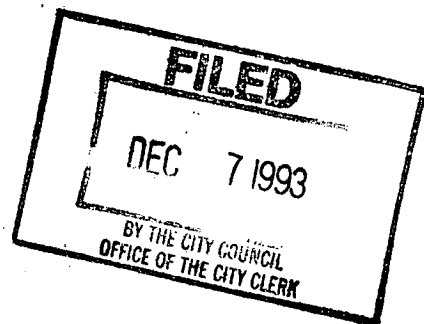
CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described as Assessor's Parcel Number 064-0010-065, which land is subject to a special assessment in Oates Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessment on Assessor's Parcel No. 064-0010-065 does not exceed \$31,615.90 and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/10/, 1993

William C. McAlpine, Partner
Charles W. Harnden, Partner
HARMAC DEVELOPMENT



REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

Dated 11/02/93, 1993

OATES

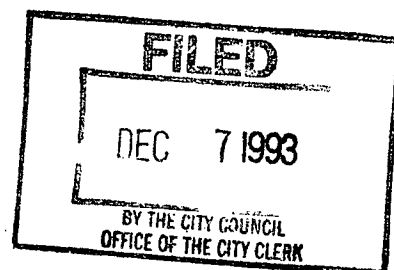


EXHIBIT A

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

Assessor's Parcel No.

Proposed Amount of Reassessment

064-0010-080

~~064-0010-085~~

064-0010-060

064-0010-061

\$ 161,725.67

~~25,722.59~~

66,210.28

159,888.05

FILED

DEC 7 1993

BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described on the attached Exhibit A, which land is subject to a special assessment in Oates Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessments on the assessor's parcel numbers listed on the attached Exhibit A do not exceed the amount stated and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/02/93, 1993



MASSIE & COMPANY

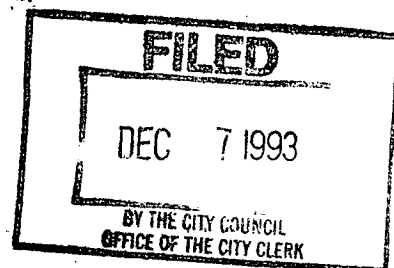


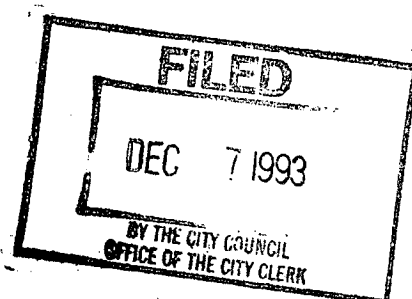
EXHIBIT A

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

Assessor's Parcel No.

Proposed Amount of Reassessment

064-0010-060	\$ 66,210.28
064-0010-061 <i>ym</i>	159,885.03 <i>ym</i>
064-0010-098	32,601.62
064-0010-100	7,214.34
064-0010-101	6,252.35
064-0010-102	6,252.35
064-0010-103 <i>ym</i>	6,252.35 <i>ym</i>
064-0010-104 <i>ym</i>	7,801.10 <i>ym</i>
064-0010-105	4,693.97
064-0010-106	4,039.92
064-0010-107	4,039.92
064-0010-108	4,039.92
064-0010-085 <i>ym</i>	32,601.62 <i>ym</i>
064-0010-098 <i>ym</i>	32,601.62 <i>ym</i>



CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described on the attached Exhibit A, which land is subject to a special assessment in Florin Depot Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessments on the assessor's parcel numbers listed on the attached Exhibit A do not exceed the amount stated and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/9/93, 1993



BLUE SKY VENTURE

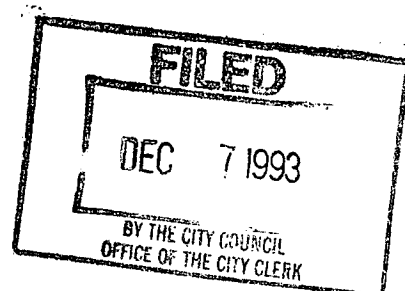


EXHIBIT A

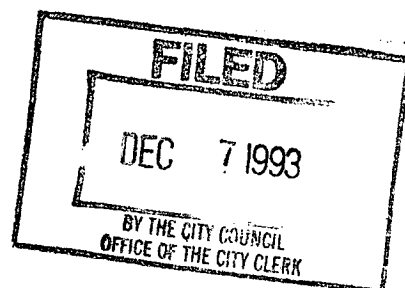
REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

Assessor's Parcel No.

Proposed Amount of Reassessment

~~062-0130-020~~
OK 062-0150-039
OK 062-0150-041

~~\$39,120.00~~
33,253.84 - 20 Bld Sky Ct
19,031.34 - 20 - Bld



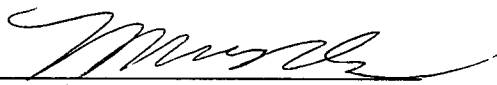
Okay

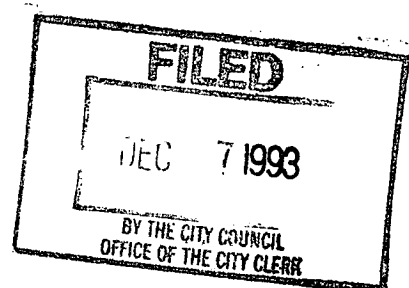
CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described as Assessor's Parcel Number 062-0140-003, which land is subject to a special assessment in Florin Depot Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessment on Assessor's Parcel No. 062-0140-003 does not exceed \$50,651.33 and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/9, 1993


O K/B




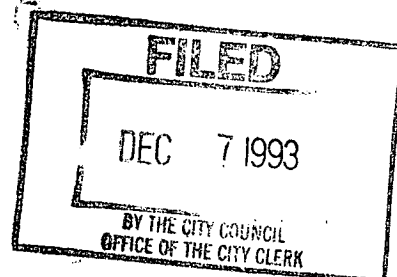
CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described as Assessor's Parcel Number 062-0130-016, which land is subject to a special assessment in Florin Depot Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessment on Assessor's Parcel No. 062-0130-016 does not exceed \$23,278.39 and the term of the bonds does not exceed twenty-five (25) years.

Dated Nov 9, 1993


HILLEGAST REVOCABLE TRUST



CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

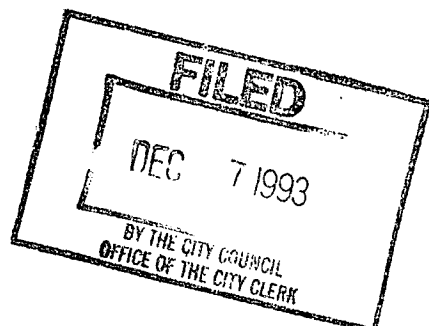
REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described as Assessor's Parcel Number 062-0150-013, which land is subject to a special assessment in Florin Depot Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessment on Assessor's Parcel No. 062-0150-013 does not exceed \$88,888.97 and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/9, 1993


~~_____~~ OATES

BRODOVSK



CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

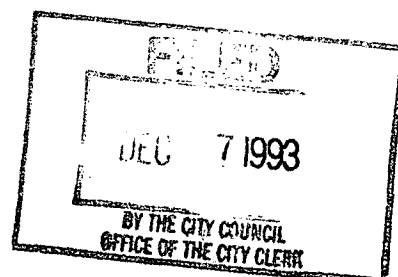
The undersigned is the owner of certain land described as Assessor's Parcel Number 062-0150-005, which land is subject to a special assessment in Florin Depot Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessment on Assessor's Parcel No. 062-0150-005 does not exceed \$105,663.40 and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/9, 1993



OATES / J. KASSIS

MOB BUILDING



CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

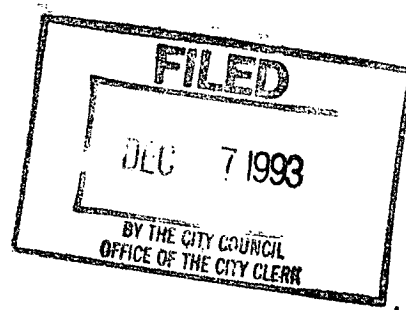
The undersigned is the owner of certain land described as Assessor's Parcel Number 064-0010-078, which land is subject to a special assessment in Oates Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessment on Assessor's Parcel No. 064-0010-078 does not exceed \$104,460.82 and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/9, 1993



~~WILLIAM CUMMINGS~~

OKB & MARVIN LOAFES

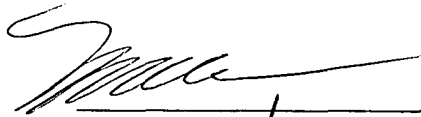


CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

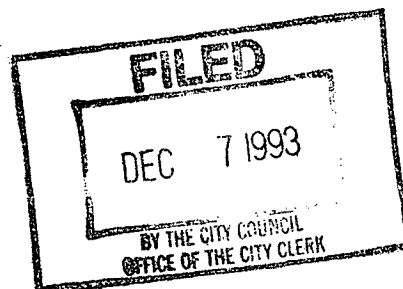
REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described as Assessor's Parcel Number 062-0130-021, which land is subject to a special assessment in Florin Depot Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessment on Assessor's Parcel No. 062-0130-021 does not exceed \$16,782.08 and the term of the bonds does not exceed twenty-five (25) years.

Dated Nov 9, 1993


BOETT / YITRUP

MARVIN L OATES
GEN PARTNER



CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described on the attached Exhibit A, which land is subject to a special assessment in Florin Depot Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically waives the right to further notice and hearing on the refunding of these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessments on the assessor's parcel numbers listed on the attached Exhibit A do not exceed the amount stated and the term of the bonds does not exceed twenty-five (25) years.

Dated Nov 9, 1993



MARVIN OATES

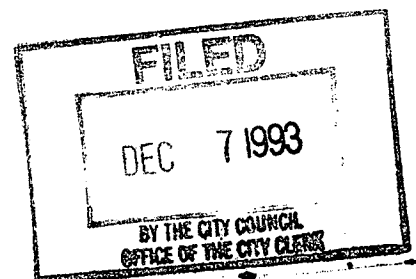
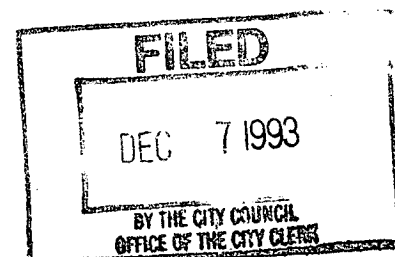


EXHIBIT A

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

<u>Assessor's Parcel No.</u>	<u>Proposed Amount of Reassessment</u>
062-0130-007	\$ 51,822.95
062-0130-008	51,928.56
062-0140-004	82,347.66
062-0140-005	49,600.96
062-0140-006	49,631.09
062-0140-007	49,631.09
062-0120-022	49,600.85
062-0130-012	67,587.32
062-0130-017	35,522.40



CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described on the attached Exhibit A, which land is subject to a special assessment in Oates Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessments on the assessor's parcel numbers listed on the attached Exhibit A do not exceed the amount stated and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/9, 1993



NORTHGATE PARTNERSHIP

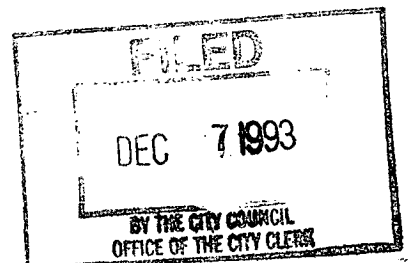
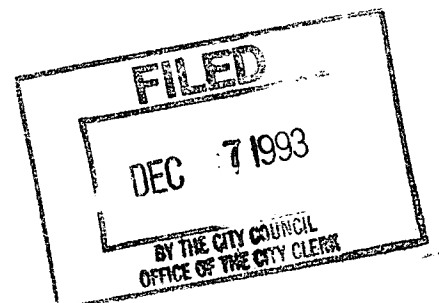


EXHIBIT A

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

<u>Assessor's Parcel No.</u>	<u>Proposed Amount of Reassessment</u>
064-0010-070	\$ 89,298.71
064-0010-073	46,924.79
064-0010-110	60,808.56
064-0010-111	65,126.08



REASSESSMENT REPORT

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

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

DATED: December 7, 1993

JOHN E. MEDINA, Director of Public
Works, Engineer of Work

By 

I HEREBY CERTIFY that the enclosed Reassessment Report, together with Reassessment and Reassessment Diagram thereto attached, was filed with me on the 7th day of December, 1993.

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

By 

I HEREBY CERTIFY that the enclosed Reassessment Report, together with Reassessment and Reassessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, Sacramento County, California, on the 7th day of December, 1993.

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

By 

I HEREBY CERTIFY that the enclosed Reassessment Report, together with Reassessment and Reassessment Diagram thereto attached, was recorded in my office on the 10th day of December, 1993.

JOHN E. MEDINA, Director of Public
Works, City of Sacramento, Sacramento
County, California

By 

REASSESSMENT REPORT

REASSESSMENT DISTRICT NO. 93-05 FLORIN DEPOT AND OATES INDUSTRIAL PARKS

JOHN E. MEDINA, Director of Public Works, as Engineer of Work for Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks, City of Sacramento, Sacramento County, California, makes this report, as directed by the City Council, pursuant to Section 9523 of the Streets and Highways Code (Refunding Act of 1984 for 1915 Improvement Act Bonds).

Bonds representing reassessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, shall be issued in the manner provided by Division 11.5 of the Streets and Highways Code, the Refunding Act of 1984 for 1915 Improvement Act Bonds, and the last installment of the bonds shall mature twenty-three (23) years from the second day of September next succeeding twelve (12) months from their date.

This report includes the following attached exhibits:

EXHIBIT A - Refunding Bonds Debt Service Schedule

EXHIBIT B - Schedule of Reassessment Costs

EXHIBIT C - Bond Registers

A portion of Florin Depot Industrial Park Assessment District and a portion of Oates Industrial Park Assessment District

EXHIBIT D - The reassessment roll, showing the amount proposed to be specifically reassessed against each parcel of real property within Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks. Each parcel is described by County Assessor's number or other designation, and each parcel is also assigned a separate "reassessment number" for the purpose of this proceeding.

EXHIBIT E - Proposed Auditor's Record

EXHIBIT F - A reassessment diagram showing all of the parcels of real property within Reassessment District No. 93-05, Florin Depot and Oates Industrial Parks. The reassessment diagram is keyed to Exhibit D by reassessment number.

EXHIBIT G - Rules for Determination of Reassessments.

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

Respectfully submitted,

JOHN E. MEDINA, Director of Public Works,
as Engineer of Work

EXHIBIT A

REFUNDING BONDS DEBT SERVICE SCHEDULE

11/23/93

DEBT SERVICE SCHEDULE

SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

YR	PRINCIPAL	RATE*	INTEREST	DEBT SERVICE	OUTSTANDING	EFF%*
95	0.00	7.350	207,701.81	207,701.81	1,665,000.00	7.350
96	0.00	7.350	122,377.50	122,377.50	1,665,000.00	7.350
97	0.00	7.350	122,377.50	122,377.50	1,665,000.00	7.350
98	0.00	7.350	122,377.50	122,377.50	1,665,000.00	7.350
99	40,000.00	7.350	122,377.50	162,377.50	1,665,000.00	7.350
00	40,000.00	7.350	119,437.50	159,437.50	1,625,000.00	7.350
01	45,000.00	7.350	116,497.50	161,497.50	1,585,000.00	7.350
02	50,000.00	7.350	113,190.00	163,190.00	1,540,000.00	7.350
03	50,000.00	7.350	109,515.00	159,515.00	1,490,000.00	7.350
04	55,000.00	7.350	105,840.00	160,840.00	1,440,000.00	7.350
05	60,000.00	7.350	101,797.50	161,797.50	1,385,000.00	7.350
06	65,000.00	7.350	97,387.50	162,387.50	1,325,000.00	7.350
07	70,000.00	7.350	92,610.00	162,610.00	1,260,000.00	7.350
08	75,000.00	7.350	87,465.00	162,465.00	1,190,000.00	7.350
09	80,000.00	7.350	81,952.50	161,952.50	1,115,000.00	7.350
10	85,000.00	7.350	76,072.50	161,072.50	1,035,000.00	7.350
11	90,000.00	7.350	69,825.00	159,825.00	950,000.00	7.350
12	100,000.00	7.350	63,210.00	163,210.00	860,000.00	7.350
13	105,000.00	7.350	55,860.00	160,860.00	760,000.00	7.350
14	115,000.00	7.350	48,142.50	163,142.50	655,000.00	7.350
15	120,000.00	7.350	39,690.00	159,690.00	540,000.00	7.350
16	130,000.00	7.350	30,870.00	160,870.00	420,000.00	7.350
17	140,000.00	7.350	21,315.00	161,315.00	290,000.00	7.350
18	150,000.00	7.350	11,025.00	161,025.00	150,000.00	7.350

=====

1,665,000.00

=====

2,138,914.31

=====

3,803,914.31

* "Rate" Is on Bonds Maturing Each Year. "Eff%" Is on All Outstanding Bonds.

Bond Date: 12/21/93

Yield-to-Maturity: 7.346281%

Denomination: \$5,000 or Multiples

Net Rate (with Discount): 7.435822%

Bonds Mature on September 2

Average Interest Rate: 7.350000%

Weighted Average Maturity: 17.478 Years

Advance Redemption Premium: 3.000%

First Interest Payment on 09/02/94 Is \$85,324.31, Representing

251 Days or 0.69722 Years of Accrued Interest.

Capitalized interest of \$85,324.31 Has Been Budgeted.

EXHIBIT B

SCHEDULE OF REASSESSMENT COSTS

CITY OF SACRAMENTO 1911 ACT REFUNDINGS
FLORIN DEPOT AD
OATES INDUSTRIAL PARK AD

SOURCES OF FUNDS:

REFUNDING BOND ISSUE	\$1,665,000
REDEMPTION FUND BALANCES (1):	
FLORIN DEPOT AND OATES IND PK ADS:	<u>\$222,402</u>
TOTAL SOURCES OF FUNDS	\$1,887,402

USES OF FUNDS:

REFUNDING ESCROW (2)	\$1,688,565
RESERVE FUND (5%)	\$83,250
UNDERWRITING DISCOUNT (1.5%)	\$24,975
BOND COUNSEL	\$24,975
REASSESSMENT REPORT/CITY ADMIN	\$14,000
APPRAISAL	\$8,500
OFFICIAL STATEMENT	\$8,000
BOND PRINTING	\$3,000
BOND ADMINISTRATION	22,025
CPA VERIFICATION	\$2,000
ESCROW AGENT	\$2,000
CDAC	\$167
MISCELLANEOUS/CONTINGENCY	<u>\$5,945</u>
	\$1,887,402

(1) Redemption Fund balance reflects monies that have been collected from the participating property owners to pay the January 2, 1994 installments on the 1911 Act bonds to be refunded.

(2) Calculation of Escrow Fund deposit:

Principal to be called 1/2/94:	\$1,398,188
5% Prepayment Premium:	\$69,909
Principal due 1/2/94:	\$147,352
Interest due 1/2/94:	<u>\$75,050</u>
Total Amount Required on 1/2/94:	\$1,690,500

Present Value of Refunding Escrow on 12/15/93:	\$1,688,565
--	-------------

EXHIBIT C

BOND REGISTERS

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1233

REPORT NO BNR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1587-04

BOND NO - 045

74

ASSESSMENT NO - 0047

PARCEL NO - 062-0130-017-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 48,643.78

ROI - 5490

LEGAL DESCRIPTION - LOT 47 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - DATES MARVIN L

MAILING ADDRESS - 08615 ELDER CREEK RD 100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
					01	JUL 2 1988	3,323.99	05/31/88	07/02/88		
01	JAN 2 1989	3,243.04	11/30/88	01/02/89	02	JAN 2 1989	2,492.99	11/30/88	01/02/89		
					03	JUL 2 1989	2,326.79	05/26/89	07/02/89		
02	JAN 2 1990	3,242.91	11/30/89	01/02/90	04	JAN 2 1990	2,326.79	11/30/89	01/02/90		
					05	JUL 2 1990	2,160.59	05/29/90	07/02/90		
03	JAN 2 1991	3,242.91	11/30/90	01/02/91	06	JAN 2 1991	2,160.59	11/30/90	01/02/91		
					07	JUL 2 1991	1,994.39	05/30/91	07/02/91		
04	JAN 2 1992	3,242.91	11/27/91	01/02/92	08	JAN 2 1992	1,994.39	11/27/91	01/02/92		
					09	JUL 2 1992	1,828.19	05/29/92	07/02/92		
05	JAN 2 1993	3,242.91	11/30/92	01/02/93	10	JAN 2 1993	1,828.19	11/30/92	01/02/93		
					11	JUL 2 1993	1,661.99	05/31/93	07/02/93		
06	JAN 2 1994	3,242.91			12	JAN 2 1994	1,661.99				
					13	JUL 2 1994	1,495.79				
07	JAN 2 1995	3,242.91			14	JAN 2 1995	1,495.79				
					15	JUL 2 1995	1,329.60				
08	JAN 2 1996	3,242.91			16	JAN 2 1996	1,329.60				
					17	JUL 2 1996	1,163.40				
09	JAN 2 1997	3,242.91			18	JAN 2 1997	1,163.40				
					19	JUL 2 1997	997.20				
10	JAN 2 1998	3,242.91			20	JAN 2 1998	997.20				
					21	JUL 2 1998	831.00				
11	JAN 2 1999	3,242.91			22	JAN 2 1999	831.00				
					23	JUL 2 1999	664.80				
12	JAN 2 2000	3,242.91			24	JAN 2 2000	664.80				
					25	JUL 2 2000	498.60				
13	JAN 2 2001	3,242.91			26	JAN 2 2001	498.60				
					27	JUL 2 2001	332.40				
14	JAN 2 2002	3,242.91			28	JAN 2 2002	332.40				
					29	JUL 2 2002	166.20				
15	JAN 2 2003	3,242.91			30	JAN 2 2003	166.20				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NC 1232

REPORT NO BNCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1987-04

BOND NO - 045

(73)

ASSESSMENT NO - 0046

PARCEL NO - 062-0130-016-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 31,877.03

ROI - 5490

LEGAL DESCRIPTION - LOT 46 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - REVOCABLE TRUST HILLEGEIST

MAILING ADDRESS - 08615 ELDER CREEK RD#100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	2,125.21	11/30/88	01/02/89	01	JUL 2 1988	2,178.26	05/31/88	07/02/88		
02	JAN 2 1990	2,125.13	11/30/89	01/02/90	02	JAN 2 1989	1,633.70	11/30/88	01/02/89		
03	JAN 2 1991	2,125.13	11/30/90	01/02/91	03	JUL 2 1989	1,524.78	04/10/89	07/02/89		
04	JAN 2 1992	2,125.13	11/27/91	01/02/92	04	JAN 2 1990	1,524.78	11/30/89	01/02/90		
05	JAN 2 1993	2,125.13	11/30/92	01/02/93	05	JUL 2 1990	1,415.87	05/25/90	07/02/90		
06	JAN 2 1994	2,125.13			06	JAN 2 1991	1,415.87	11/30/90	01/02/91		
07	JAN 2 1995	2,125.13			07	JUL 2 1991	1,306.96	05/30/91	07/02/91		
08	JAN 2 1996	2,125.13			08	JAN 2 1992	1,306.96	11/27/91	01/02/92		
09	JAN 2 1997	2,125.13			09	JUL 2 1992	1,198.04	05/29/92	07/02/92		
10	JAN 2 1998	2,125.13			10	JAN 2 1993	1,198.04	11/30/92	01/02/93		
11	JAN 2 1999	2,125.13			11	JUL 2 1993	1,089.13	05/31/93	07/02/93		
12	JAN 2 2000	2,125.13			12	JAN 2 1994	1,089.13				
13	JAN 2 2001	2,125.13			13	JUL 2 1994	980.22				
14	JAN 2 2002	2,125.13			14	JAN 2 1995	980.22				
15	JAN 2 2003	2,125.13			15	JUL 2 1995	871.31				
					16	JAN 2 1996	871.31				
					17	JUL 2 1996	762.39				
					18	JAN 2 1997	762.39				
					19	JUL 2 1997	653.48				
					20	JAN 2 1998	653.48				
					21	JUL 2 1998	544.57				
					22	JAN 2 1999	544.57				
					23	JUL 2 1999	435.65				
					24	JAN 2 2000	435.65				
					25	JUL 2 2000	326.74				
					26	JAN 2 2001	326.74				
					27	JUL 2 2001	217.83				
					28	JAN 2 2002	217.83				
					29	JUL 2 2002	108.92				
					30	JAN 2 2003	108.92				

RUN DATE 06/30/93

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CITY OF SACRAMENTO

PAGE NC 1270

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1587-10

BOND NO - 001

ASSESSMENT NO - C001

PARCEL NO - 062-0130-021-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 18,384.89

RGI - 5490

LEGAL DESCRIPTION - PAR A OF P/M 123-6 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - WILLIAM H

YITRUP/ETAL

MAILING ADDRESS - 08615 ELDER CREEK RD 100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I

PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	1,532.12	11/27/91	01/02/92	01	JAN 2 1992	942.23	11/27/91	01/02/92		
02	JAN 2 1993	1,532.07	11/30/92	01/02/93	02	JUL 2 1992	863.71	05/29/92	07/02/92		
03	JAN 2 1994	1,532.07			03	JAN 2 1993	863.71	11/30/92	01/02/93		
04	JAN 2 1995	1,532.07			04	JUL 2 1993	785.19	05/31/93	07/02/93		
05	JAN 2 1996	1,532.07			05	JAN 2 1994	785.19				
06	JAN 2 1997	1,532.07			06	JUL 2 1994	706.67				
07	JAN 2 1998	1,532.07			07	JAN 2 1995	706.67				
08	JAN 2 1999	1,532.07			08	JUL 2 1995	628.15				
09	JAN 2 2000	1,532.07			09	JAN 2 1996	628.15				
10	JAN 2 2001	1,532.07			10	JUL 2 1996	549.63				
11	JAN 2 2002	1,532.07			11	JAN 2 1997	549.63				
12	JAN 2 2003	1,532.07			12	JUL 2 1997	471.11				
					13	JAN 2 1998	471.11				
					14	JUL 2 1998	392.60				
					15	JAN 2 1999	392.60				
					16	JUL 2 1999	314.08				
					17	JAN 2 2000	314.08				
					18	JUL 2 2000	235.56				
					19	JAN 2 2001	235.56				
					20	JUL 2 2001	157.04				
					21	JAN 2 2002	157.04				
					22	JUL 2 2002	78.52				
					23	JAN 2 2003	78.52				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1228

REPORT NO BDCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1987-04

BOND NO - 041

ASSESSMENT NO - 0042

PARCEL NO - 062-0130-012-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 92,552.79

ROI - 5490

LEGAL DESCRIPTION - LOT 42 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - GATES MARVIN L

MAILING ADDRESS - 08615 ELDER CREEK RD 100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	6,170.27	11/30/88	01/02/89	01	JUL 2 1988	0,324.44	05/31/88	07/02/88		
02	JAN 2 1990	6,170.18	11/30/89	01/02/90	02	JAN 2 1989	4,743.33	11/30/88	01/02/89		
03	JAN 2 1991	6,170.18	11/30/90	01/02/91	03	JUL 2 1989	4,427.11	05/26/89	07/02/89		
04	JAN 2 1992	6,170.18	11/27/91	01/02/92	04	JAN 2 1990	4,427.11	11/30/89	01/02/90		
05	JAN 2 1993	6,170.18	11/30/92	01/02/93	05	JUL 2 1990	4,110.88	05/29/90	07/02/90		
06	JAN 2 1994	6,170.18			06	JAN 2 1991	4,110.88	11/30/90	01/02/91		
07	JAN 2 1995	6,170.18			07	JUL 2 1991	3,794.66	05/30/91	07/02/91		
08	JAN 2 1996	6,170.18			08	JAN 2 1992	3,794.66	11/27/91	01/02/92		
09	JAN 2 1997	6,170.18			09	JUL 2 1992	3,478.44	05/29/92	07/02/92		
10	JAN 2 1998	6,170.18			10	JAN 2 1993	3,478.44	11/30/92	01/02/93		
11	JAN 2 1999	6,170.18			11	JUL 2 1993	3,162.22	05/31/93	07/02/93		
12	JAN 2 2000	6,170.18			12	JAN 2 1994	3,162.22				
13	JAN 2 2001	6,170.18			13	JUL 2 1994	2,846.00				
14	JAN 2 2002	6,170.18			14	JAN 2 1995	2,846.00				
15	JAN 2 2003	6,170.18			15	JUL 2 1995	2,529.78				
					16	JAN 2 1996	2,529.78				
					17	JUL 2 1996	2,213.55				
					18	JAN 2 1997	2,213.55				
					19	JUL 2 1997	1,897.33				
					20	JAN 2 1998	1,897.33				
					21	JUL 2 1998	1,581.11				
					22	JAN 2 1999	1,581.11				
					23	JUL 2 1999	1,264.89				
					24	JAN 2 2000	1,264.89				
					25	JUL 2 2000	948.67				
					26	JAN 2 2001	948.67				
					27	JUL 2 2001	632.45				
					28	JAN 2 2002	632.45				
					29	JUL 2 2002	316.22				
					30	JAN 2 2003	316.22				

RUN DATE 06/30/93

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1587-04

BOND NO - 035

ASSESSMENT NO - 0037

PARCEL NO - C62-0120-022-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 67,922.46

ROI - 5490

LEGAL DESCRIPTION - LOT 37 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MARVIN L/CORA B TAYL CATES

MAILING ADDRESS - 06615 ELDER CREEK RD 100 SACRAMENTO CA 95826

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	4,528.22	12/01/88	01/02/89	01	JUL 2 1988	4,641.37	05/31/88	07/02/88		
02	JAN 2 1990	4,528.16	01/29/93	02/09/93	02	JAN 2 1989	3,481.03	12/01/88	01/02/89	160.15	01/02/89
03	JAN 2 1991	4,528.16	01/29/93	02/09/93	03	JUL 2 1989	3,248.76	06/30/89	07/31/89	64.98	07/31/89
04	JAN 2 1992	4,528.16	01/29/93	02/09/93	04	JAN 2 1990	3,248.56	01/29/93	02/09/93	5,910.61	02/09/93
05	JAN 2 1993	4,528.16	01/29/93	02/09/93	05	JUL 2 1990	3,016.89	01/29/93	02/09/93	1,936.81	02/09/93
06	JAN 2 1994	4,528.16			06	JAN 2 1991	3,016.89	01/29/93	02/09/93	3,923.43	02/09/93
07	JAN 2 1995	4,528.16			07	JUL 2 1991	2,784.82	01/29/93	02/09/93	1,113.93	02/09/93
08	JAN 2 1996	4,528.16			08	JAN 2 1992	2,784.82	01/29/93	02/09/93	2,047.63	02/09/93
09	JAN 2 1997	4,528.16			09	JUL 2 1992	2,552.75	01/29/93	02/09/93	488.44	02/09/93
10	JAN 2 1998	4,528.16			10	JAN 2 1993	2,552.75	01/29/93	02/09/93	283.24	02/09/93
11	JAN 2 1999	4,528.16			11	JUL 2 1993	2,320.68	05/31/93	07/02/93		
12	JAN 2 2000	4,528.16			12	JAN 2 1994	2,320.68				
13	JAN 2 2001	4,528.16			13	JUL 2 1994	2,088.62				
14	JAN 2 2002	4,528.16			14	JAN 2 1995	2,088.62				
15	JAN 2 2003	4,528.16			15	JUL 2 1995	1,856.55				
					16	JAN 2 1996	1,856.55				
					17	JUL 2 1996	1,624.48				
					18	JAN 2 1997	1,624.48				
					19	JUL 2 1997	1,392.41				
					20	JAN 2 1998	1,392.41				
					21	JUL 2 1998	1,160.34				
					22	JAN 2 1999	1,160.34				
					23	JUL 2 1999	928.28				
					24	JAN 2 2000	928.28				
					25	JUL 2 2000	696.21				
					26	JAN 2 2001	696.21				
					27	JUL 2 2001	464.14				
					28	JAN 2 2002	464.14				
					29	JUL 2 2002	232.07				
					30	JAN 2 2003	232.07				

RUN DATE 06/30/93

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CITY OF SACRAMENTO

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

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SERIES - 1987-04

BOND NO - 035

108

ASSESSMENT NO - 0036

PARCEL NO - 062-0140-007-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 67,963.86

ROI - 5450

LEGAL DESCRIPTION - LOT 36 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MARVIN L/CORA B TAYL GATES

MAILING ADDRESS - 06615 ELDER CREEK RD 100 SACRAMENTO CA 95826

I----- PRINCIPAL COUPONS -----I I----- INTEREST COUPONS -----I PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
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01	JAN 2 1989	4,530.98	12/01/88	01/02/89	01	JUL 2 1988	4,644.20	05/31/88	07/02/88		
					02	JAN 2 1989	3,483.15	12/01/88	01/02/89	160.28	01/02/89
					03	JUL 2 1989	3,250.94	06/30/89	07/31/89	65.02	07/31/89
02	JAN 2 1990	4,530.92	01/27/93	02/09/93	04	JAN 2 1990	3,250.94	01/27/93	02/09/93	5,614.21	02/09/93
					05	JUL 2 1990	3,018.73	01/27/93	02/09/93	1,931.99	02/09/93
03	JAN 2 1991	4,530.92	01/27/93	02/09/93	06	JAN 2 1991	3,018.73	01/27/93	02/09/93	3,925.82	02/09/93
					07	JUL 2 1991	2,786.52	01/27/93	02/09/93	1,114.61	02/09/93
04	JAN 2 1992	4,530.92	01/27/93	02/09/93	08	JAN 2 1992	2,786.52	01/27/93	02/09/93	2,048.88	02/09/93
					09	JUL 2 1992	2,554.31	01/27/93	02/09/93	408.69	02/09/93
05	JAN 2 1993	4,530.92	01/27/93	02/09/93	10	JAN 2 1993	2,554.31	01/27/93	02/09/93	283.41	02/09/93
					11	JUL 2 1993	2,322.10	05/31/93	07/02/93		
06	JAN 2 1994	4,530.92			12	JAN 2 1994	2,322.10				
					13	JUL 2 1994	2,089.89				
07	JAN 2 1995	4,530.92			14	JAN 2 1995	2,089.89				
					15	JUL 2 1995	1,857.68				
08	JAN 2 1996	4,530.92			16	JAN 2 1996	1,857.68				
					17	JUL 2 1996	1,625.47				
09	JAN 2 1997	4,530.92			18	JAN 2 1997	1,625.47				
					19	JUL 2 1997	1,393.26				
10	JAN 2 1998	4,530.92			20	JAN 2 1998	1,393.26				
					21	JUL 2 1998	1,161.05				
11	JAN 2 1999	4,530.92			22	JAN 2 1999	1,161.05				
					23	JUL 2 1999	928.84				
12	JAN 2 2000	4,530.92			24	JAN 2 2000	928.84				
					25	JUL 2 2000	696.63				
13	JAN 2 2001	4,530.92			26	JAN 2 2001	696.63				
					27	JUL 2 2001	464.42				
14	JAN 2 2002	4,530.92			28	JAN 2 2002	464.42				
					29	JUL 2 2002	232.21				
15	JAN 2 2003	4,530.92			30	JAN 2 2003	232.21				

RUN DATE 06/30/93

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CITY OF SACRAMENTO

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1987-04

BOND NO - 034

107

ASSESSMENT NO - 0035

PARCEL NO - 062-0140-006-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 67,963.86

RGI - 5490

LEGAL DESCRIPTION - LOT 35 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MARVIN L/CORA & TAYL GATES

MAILING ADDRESS - 06615 ELDER CREEK RD 100 SACRAMENTO CA 95826

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	4,530.98	12/01/88	01/02/89	01	JUL 2 1988	4,644.20	05/31/88	07/02/88		
					02	JAN 2 1989	3,483.15	12/01/88	01/02/89	160.28	01/02/89
					03	JUL 2 1989	3,250.94	06/30/89	07/31/89	65.02	07/31/89
02	JAN 2 1990	4,530.92	01/27/93	02/09/93	04	JAN 2 1990	3,250.94	01/27/93	02/09/93	5,914.21	02/09/93
					05	JUL 2 1990	3,018.73	01/27/93	02/09/93	1,931.99	02/09/93
03	JAN 2 1991	4,530.92	01/27/93	02/09/93	06	JAN 2 1991	3,018.73	01/27/93	02/09/93	3,925.82	02/09/93
					07	JUL 2 1991	2,786.52	01/27/93	02/09/93	1,114.61	02/09/93
04	JAN 2 1992	4,530.92	01/27/93	02/09/93	08	JAN 2 1992	2,786.52	01/27/93	02/09/93	2,048.88	02/09/93
					09	JUL 2 1992	2,554.31	01/27/93	02/09/93	408.69	02/09/93
05	JAN 2 1993	4,530.92	01/27/93	02/09/93	10	JAN 2 1993	2,554.31	01/27/93	02/09/93	283.41	02/09/93
					11	JUL 2 1993	2,322.10	05/31/93	07/02/93		
06	JAN 2 1994	4,530.92			12	JAN 2 1994	2,322.10				
					13	JUL 2 1994	2,089.89				
07	JAN 2 1995	4,530.92			14	JAN 2 1995	2,089.89				
					15	JUL 2 1995	1,857.68				
08	JAN 2 1996	4,530.92			16	JAN 2 1996	1,857.68				
					17	JUL 2 1996	1,625.47				
09	JAN 2 1997	4,530.92			18	JAN 2 1997	1,625.47				
					19	JUL 2 1997	1,393.26				
10	JAN 2 1998	4,530.92			20	JAN 2 1998	1,393.26				
					21	JUL 2 1998	1,161.05				
11	JAN 2 1999	4,530.92			22	JAN 2 1999	1,161.05				
					23	JUL 2 1999	928.84				
12	JAN 2 2000	4,530.92			24	JAN 2 2000	928.84				
					25	JUL 2 2000	696.63				
13	JAN 2 2001	4,530.92			26	JAN 2 2001	696.63				
					27	JUL 2 2001	464.42				
14	JAN 2 2002	4,530.92			28	JAN 2 2002	464.42				
					29	JUL 2 2002	232.21				
15	JAN 2 2003	4,530.92			30	JAN 2 2003	232.21				

RUN DATE 06/30/93

REPORT NO BND8300-A

CITY OF SACRAMENTO
TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

PAGE NO 1220

SERIES - 1987-04

BOND NO - 035

106

ASSESSMENT NO - 0034

PARCEL NO - 062-0140-005-0000

DATE - 11/02/87

INTEREST .1025

ASSESSED AMOUNT - 67,922.87

RQI - 5450

LEGAL DESCRIPTION - LOT 34 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MARVIN L/CORA B TAYL CATES

MAILING ADDRESS - 08615 ELDER CREEK RD 100 SACRAMENTO CA 95826

I----- PRINCIPAL COUPONS ----- I					I----- INTEREST COUPONS ----- I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	4,528.19	12/01/88	01/02/89	01	JUL 2 1988	4,641.38	05/31/88	07/02/88		
					02	JAN 2 1989	3,481.03	12/01/88	01/02/89	160.18	01/02/89
					03	JUL 2 1989	3,248.96	06/30/89	07/31/89	64.98	07/31/89
02	JAN 2 1990	4,528.17	01/27/93	02/09/93	04	JAN 2 1990	3,248.96	01/27/93	02/09/93	5,910.62	02/09/93
					05	JUL 2 1990	3,016.90	01/27/93	02/09/93	1,930.82	02/09/93
03	JAN 2 1991	4,528.17	01/27/93	02/09/93	06	JAN 2 1991	3,016.90	01/27/93	02/09/93	3,923.44	02/09/93
					07	JUL 2 1991	2,784.83	01/27/93	02/09/93	1,113.93	02/09/93
04	JAN 2 1992	4,528.17	01/27/93	02/09/93	08	JAN 2 1992	2,784.83	01/27/93	02/09/93	2,047.64	02/09/93
					09	JUL 2 1992	2,552.76	01/27/93	02/09/93	408.44	02/09/93
05	JAN 2 1993	4,528.17	01/27/93	02/09/93	10	JAN 2 1993	2,552.76	01/27/93	02/09/93	283.24	02/09/93
					11	JUL 2 1993	2,320.69	05/31/93	07/02/93		
06	JAN 2 1994	4,528.17			12	JAN 2 1994	2,320.69				
					13	JUL 2 1994	2,088.62				
07	JAN 2 1995	4,528.17			14	JAN 2 1995	2,088.62				
					15	JUL 2 1995	1,856.55				
08	JAN 2 1996	4,528.17			16	JAN 2 1996	1,856.55				
					17	JUL 2 1996	1,624.48				
09	JAN 2 1997	4,528.17			18	JAN 2 1997	1,624.48				
					19	JUL 2 1997	1,392.41				
10	JAN 2 1998	4,528.17			20	JAN 2 1998	1,392.41				
					21	JUL 2 1998	1,160.35				
11	JAN 2 1999	4,528.17			22	JAN 2 1999	1,160.35				
					23	JUL 2 1999	928.28				
12	JAN 2 2000	4,528.17			24	JAN 2 2000	928.28				
					25	JUL 2 2000	696.21				
13	JAN 2 2001	4,528.17			26	JAN 2 2001	696.21				
					27	JUL 2 2001	464.14				
14	JAN 2 2002	4,528.17			28	JAN 2 2002	464.14				
					29	JUL 2 2002	232.07				
15	JAN 2 2003	4,528.17			30	JAN 2 2003	232.07				

RUN DATE 06/30/93

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CITY OF SACRAMENTO

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1987-04

BOND NO - 032

ASSESSMENT NO - 0033

PARCEL NO - 062-0140-004-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 112,765.24

ROI - 5490

LEGAL DESCRIPTION - LLT 33 FLGRIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MARVIN L/CORA B TAYL CATES

MAILING ADDRESS - 08615 ELDER CREEK RD 100 SACRAMENTO CA 95826

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	7,517.72	12/01/88	01/02/89	01	JUL 2 1988	7,705.62	05/31/88	07/02/88		
02	JAN 2 1990	7,517.68	01/29/93	02/09/93	02	JAN 2 1989	5,779.22	12/01/88	01/02/89	265.94	01/02/89
03	JAN 2 1991	7,517.68	01/29/93	02/09/93	03	JUL 2 1989	5,393.54	06/30/89	07/31/89	107.88	07/31/89
04	JAN 2 1992	7,517.68	01/27/93	02/09/93	04	JAN 2 1990	5,393.94	01/29/93	02/09/93	9,812.83	02/09/93
05	JAN 2 1993	7,517.68	01/29/93	02/09/93	05	JUL 2 1990	5,008.66	01/29/93	02/09/93	3,205.54	02/09/93
06	JAN 2 1994	7,517.68			06	JAN 2 1991	5,008.66	01/29/93	02/09/93	6,513.76	02/09/93
07	JAN 2 1995	7,517.68			07	JUL 2 1991	4,623.38	01/29/93	02/09/93	1,849.35	02/09/93
08	JAN 2 1996	7,517.68			08	JAN 2 1992	4,623.38	01/27/93	02/09/93	3,399.50	02/09/93
09	JAN 2 1997	7,517.68			09	JUL 2 1992	4,238.09	01/29/93	02/09/93	678.09	02/09/93
10	JAN 2 1998	7,517.68			10	JAN 2 1993	4,238.09	01/29/93	02/09/93	470.23	02/09/93
11	JAN 2 1999	7,517.68			11	JUL 2 1993	3,852.81	05/31/93	07/02/93		
12	JAN 2 2000	7,517.68			12	JAN 2 1994	3,852.81				
13	JAN 2 2001	7,517.68			13	JUL 2 1994	3,467.53				
14	JAN 2 2002	7,517.68			14	JAN 2 1995	3,467.53				
15	JAN 2 2003	7,517.68			15	JUL 2 1995	3,062.25				
					16	JAN 2 1996	3,062.25				
					17	JUL 2 1996	2,696.97				
					18	JAN 2 1997	2,696.97				
					19	JUL 2 1997	2,311.69				
					20	JAN 2 1998	2,311.69				
					21	JUL 2 1998	1,926.41				
					22	JAN 2 1999	1,926.41				
					23	JUL 2 1999	1,541.13				
					24	JAN 2 2000	1,541.13				
					25	JUL 2 2000	1,155.85				
					26	JAN 2 2001	1,155.85				
					27	JUL 2 2001	770.56				
					28	JAN 2 2002	770.56				
					29	JUL 2 2002	385.28				
					30	JAN 2 2003	385.28				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1218

REPORT NO BNCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1587-04

BOND NO - 031

ASSESSMENT NO - 0032

PARCEL NO - 062-0140-003-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 69,361.00

ROI - 5490

LEGAL DESCRIPTION - LOT 32 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - G K/B

MAILING ADDRESS - 00021

BLUE SKY CT

SACRAMENTO

CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	4,624.16	12/01/88	01/02/89	01	JUL 2 1988	4,739.67	05/31/88	07/02/88		
02	JAN 2 1990	4,624.06	04/23/90	07/02/89	02	JAN 2 1989	3,554.75	12/01/88	01/02/89	163.58	01/02/89
03	JAN 2 1991	4,624.06	12/12/90	01/02/91	03	JUL 2 1989	3,317.77	06/30/89	07/31/89	66.36	07/31/89
04	JAN 2 1992	4,624.06	11/30/91	01/02/92	04	JAN 2 1990	3,317.77	04/23/90	07/02/89	754.18	07/02/89
05	JAN 2 1993	4,624.06	11/30/92	02/03/93	05	JUL 2 1990	3,080.78	04/23/90	06/28/90		
06	JAN 2 1994	4,624.06			06	JAN 2 1991	3,080.78	12/12/90	01/02/91	154.10	01/02/91
07	JAN 2 1995	4,624.06			07	JUL 2 1991	2,843.80	05/30/91	07/02/91		
08	JAN 2 1996	4,624.06			08	JAN 2 1992	2,843.80	11/30/91	01/02/92		
09	JAN 2 1997	4,624.06			09	JUL 2 1992	2,606.82	05/29/92	07/02/92		
10	JAN 2 1998	4,624.06			10	JAN 2 1993	2,606.82	11/30/92	02/03/93	289.24	02/03/93
11	JAN 2 1999	4,624.06			11	JUL 2 1993	2,369.83	05/31/93	07/02/93		
12	JAN 2 2000	4,624.06			12	JAN 2 1994	2,369.83				
13	JAN 2 2001	4,624.06			13	JUL 2 1994	2,132.85				
14	JAN 2 2002	4,624.06			14	JAN 2 1995	2,132.85				
15	JAN 2 2003	4,624.06			15	JUL 2 1995	1,895.87				
					16	JAN 2 1996	1,895.87				
					17	JUL 2 1996	1,658.88				
					18	JAN 2 1997	1,658.88				
					19	JUL 2 1997	1,421.90				
					20	JAN 2 1998	1,421.90				
					21	JUL 2 1998	1,184.92				
					22	JAN 2 1999	1,184.92				
					23	JUL 2 1999	947.93				
					24	JAN 2 2000	947.93				
					25	JUL 2 2000	710.95				
					26	JAN 2 2001	710.95				
					27	JUL 2 2001	473.97				
					28	JAN 2 2002	473.97				
					29	JUL 2 2002	236.99				
					30	JAN 2 2003	236.99				

RUN DATE 06/30/93

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CITY OF SACRAMENTO

PAGE NO 1212

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1987-04

BOND NO - 025

ASSESSMENT NO - 0026

PARCEL NO - 062-0150-013-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 121,722.86

ROI - 5450

LEGAL DESCRIPTION - LOT 26 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MANZ OATES/BRODOVSKY

MAILING ADDRESS - 08615 ELDER CREEK RD LEO SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDCHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDCHOLDER PAID	AMOUNT RECVD	BONDCHOLDER PAID
01	JAN 2 1989	8,114.56	04/17/89	05/03/89	01	JUL 2 1988	8,317.73	04/17/89	05/03/89	1,829.50	05/03/89
02	JAN 2 1990	8,114.85	11/30/89	01/02/90	02	JAN 2 1989	6,238.30	04/17/89	05/03/89	1,435.33	05/03/89
03	JAN 2 1991	8,114.85	11/30/90	01/02/91	03	JUL 2 1989	5,822.41	04/17/89	07/02/89		
04	JAN 2 1992	8,114.85	11/27/91	01/02/92	04	JAN 2 1990	5,622.41	11/30/89	01/02/90		
05	JAN 2 1993	8,114.85	11/30/92	01/02/93				52	05/25/90	07/02/90	
06	JAN 2 1994	8,114.85						52	11/30/90	01/02/91	
07	JAN 2 1995	8,114.85						64	05/30/91	07/02/91	
08	JAN 2 1996	8,114.85						64	11/27/91	01/02/92	
09	JAN 2 1997	8,114.85						75	05/25/92	07/02/92	
10	JAN 2 1998	8,114.85						75	11/30/92	01/02/93	
11	JAN 2 1999	8,114.85						86	05/31/93	07/02/93	
12	JAN 2 2000	8,114.85						86			
13	JAN 2 2001	8,114.85									
14	JAN 2 2002	8,114.85									
15	JAN 2 2003	8,114.85									

FLORIN

RUN DATE 06/30/93

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1987-04

BOND NO - 013

137

ASSESSMENT NO - 0013

PARCEL NO - 062-0150-005-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 144,693.40

ROI - 5490

LEGAL DESCRIPTION - LOT 13 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - JOHN P/MARION C KASSIS

MAILING ADDRESS - 06615 ELDERCREEK RD #100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	9,646.32	03/31/89	05/03/89	01	JUL 2 1988	9,897.38	03/31/89	05/03/89	1,977.48	05/03/89
02	JAN 2 1990	9,646.22	11/30/89	01/02/90	02	JAN 2 1989	7,415.54	03/31/89	05/03/89	1,364.95	05/03/89
03	JAN 2 1991	9,646.22	11/30/90	01/02/91	03	JUL 2 1989	6,921.17	04/06/89	07/02/89		
04	JAN 2 1992	9,646.22	11/27/91	01/02/92	04	JAN 2 1990	6,921.17	11/30/89	01/02/90		
05	JAN 2 1993	9,646.22	11/30/92	01/02/93	05	JUL 2 1990	6,426.80	05/25/90	07/02/90		
06	JAN 2 1994	9,646.22			06	JAN 2 1991	6,426.80	11/30/90	01/02/91		
07	JAN 2 1995	9,646.22			07	JUL 2 1991	5,932.43	05/30/91	07/02/91		
08	JAN 2 1996	9,646.22			08	JAN 2 1992	5,932.43	11/27/91	01/02/92		
09	JAN 2 1997	9,646.22			09	JUL 2 1992	5,438.06	05/29/92	07/02/92		
10	JAN 2 1998	9,646.22			10	JAN 2 1993	5,438.06	11/30/92	01/02/93		
11	JAN 2 1999	9,646.22			11	JUL 2 1993	4,943.69	05/31/93	07/02/93		
12	JAN 2 2000	9,646.22			12	JAN 2 1994	4,943.69				
13	JAN 2 2001	9,646.22			13	JUL 2 1994	4,449.32				
14	JAN 2 2002	9,646.22			14	JAN 2 1995	4,449.32				
15	JAN 2 2003	9,646.22			15	JUL 2 1995	3,954.95				
					16	JAN 2 1996	3,954.95				
					17	JUL 2 1996	3,460.58				
					18	JAN 2 1997	3,460.58				
					19	JUL 2 1997	2,966.22				
					20	JAN 2 1998	2,966.22				
					21	JUL 2 1998	2,471.85				
					22	JAN 2 1999	2,471.85				
					23	JUL 2 1999	1,977.48				
					24	JAN 2 2000	1,977.48				
					25	JUL 2 2000	1,483.11				
					26	JAN 2 2001	1,483.11				
					27	JUL 2 2001	988.74				
					28	JAN 2 2002	988.74				
					29	JUL 2 2002	494.37				
					30	JAN 2 2003	494.37				

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1587-11

BOND NO - 003

ASSESSMENT NO - 0003

PARCEL NO - 062-0150-041-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 17,374.10

ROI - 5490

LEGAL DESCRIPTION - LOT 3 PM 132-3

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - BLUE SKY VENTURE

MAILING ADDRESS - 00021 BLUE SKY CT

SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I

PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1994	1,737.41			01	JAN 2 1994	890.42				
02	JAN 2 1995	1,737.41			02	JUL 2 1994	801.38				
03	JAN 2 1996	1,737.41			03	JAN 2 1995	801.38				
04	JAN 2 1997	1,737.41			04	JUL 2 1995	712.34				
05	JAN 2 1998	1,737.41			05	JAN 2 1996	712.34				
06	JAN 2 1999	1,737.41			06	JUL 2 1996	623.30				
07	JAN 2 2000	1,737.41			07	JAN 2 1997	623.30				
08	JAN 2 2001	1,737.41			08	JUL 2 1997	534.26				
09	JAN 2 2002	1,737.41			09	JAN 2 1998	534.26				
10	JAN 2 2003	1,737.41			10	JUL 2 1998	445.21				
					11	JAN 2 1999	445.21				
					12	JUL 2 1999	356.17				
					13	JAN 2 2000	356.17				
					14	JUL 2 2000	267.13				
					15	JAN 2 2001	267.13				
					16	JUL 2 2001	178.09				
					17	JAN 2 2002	178.09				
					18	JUL 2 2002	89.04				
					19	JAN 2 2003	89.04				

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1987-11

BOND NO - 001

171

ASSESSMENT NO - 0001

PARCEL NO - 062-0150-039-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 30,358.10

RGI - 5490

LEGAL DESCRIPTION - LGT 1 PM 132-3

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - BLUE SKY VENTURE

MAILING ADDRESS - 00021

BLUE SKY CT

SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1994	3,035.81			01	JAN 2 1994	1,555.85				
					02	JUL 2 1994	1,400.27				
02	JAN 2 1995	3,035.81			03	JAN 2 1995	1,400.27				
					04	JUL 2 1995	1,244.68				
03	JAN 2 1996	3,035.81			05	JAN 2 1996	1,244.68				
					06	JUL 2 1996	1,089.10				
04	JAN 2 1997	3,035.81			07	JAN 2 1997	1,089.10				
					08	JUL 2 1997	953.51				
05	JAN 2 1998	3,035.81			09	JAN 2 1998	933.51				
					10	JUL 2 1998	777.93				
06	JAN 2 1999	3,035.81			11	JAN 2 1999	777.93				
					12	JUL 2 1999	622.34				
07	JAN 2 2000	3,035.81			13	JAN 2 2000	622.34				
					14	JUL 2 2000	466.76				
08	JAN 2 2001	3,035.81			15	JAN 2 2001	466.76				
					16	JUL 2 2001	311.17				
09	JAN 2 2002	3,035.81			17	JAN 2 2002	311.17				
					18	JUL 2 2002	155.59				
10	JAN 2 2003	3,035.81			19	JAN 2 2003	155.59				

RUN DATE 06/30/93

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CITY OF SACRAMENTO

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1587-04

BOND NO - 488

ASSESSMENT NO - 0008

PARCEL NO - 062-0130-008-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 71,109.92

ROI - 5490

LEGAL DESCRIPTION - LOT 8 FLORIN DEPT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - CATES MARVIN L

MAILING ADDRESS - 08615 ELDER CREEK RD 100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	4,740.68	11/30/88	01/02/89	01	JUL 2 1988	4,859.18	05/31/88	07/02/88		
02	JAN 2 1990	4,740.66	11/30/89	01/02/90	02	JAN 2 1989	3,644.38	11/30/88	01/02/89		
03	JAN 2 1991	4,740.66	11/30/90	01/02/91	03	JUL 2 1989	3,401.43	05/26/89	07/02/89		
04	JAN 2 1992	4,740.66	11/27/91	01/02/92	04	JAN 2 1990	3,401.43	11/30/89	01/02/90		
05	JAN 2 1993	4,740.66	11/30/92	01/02/93	05	JUL 2 1990	3,158.47	05/25/90	07/02/90		
06	JAN 2 1994	4,740.66			06	JAN 2 1991	3,158.47	11/30/90	01/02/91		
07	JAN 2 1995	4,740.66			07	JUL 2 1991	2,915.51	05/30/91	07/02/91		
08	JAN 2 1996	4,740.66			08	JAN 2 1992	2,915.51	11/27/91	01/02/92		
09	JAN 2 1997	4,740.66			09	JUL 2 1992	2,672.55	05/25/92	07/02/92		
10	JAN 2 1998	4,740.66			10	JAN 2 1993	2,672.55	11/30/92	01/02/93		
11	JAN 2 1999	4,740.66			11	JUL 2 1993	2,429.59	05/31/93	07/02/93		
12	JAN 2 2000	4,740.66			12	JAN 2 1994	2,429.59				
13	JAN 2 2001	4,740.66			13	JUL 2 1994	2,186.63				
14	JAN 2 2002	4,740.66			14	JAN 2 1995	2,186.63				
15	JAN 2 2003	4,740.66			15	JUL 2 1995	1,943.67				
					16	JAN 2 1996	1,943.67				
					17	JUL 2 1996	1,700.71				
					18	JAN 2 1997	1,700.71				
					19	JUL 2 1997	1,457.76				
					20	JAN 2 1998	1,457.76				
					21	JUL 2 1998	1,214.80				
					22	JAN 2 1999	1,214.80				
					23	JUL 2 1999	971.84				
					24	JAN 2 2000	971.84				
					25	JUL 2 2000	728.88				
					26	JAN 2 2001	728.88				
					27	JUL 2 2001	485.92				
					28	JAN 2 2002	485.92				
					29	JUL 2 2002	242.96				
					30	JAN 2 2003	242.96				

REPORT NO BNR8300-A

TREASURER'S RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1587-C4

BOND NO - 007

ASSESSMENT NO - 0007

PARCEL NO - 062-0130-007-0000

DATE - 11/02/87

INTEREST .10250

ASSESSED AMOUNT - 70,965.37

ROI - 5450

LEGAL DESCRIPTION - LOLT 7 FLORIN DEPOT INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - GATES MARVIN L

MAILING ADDRESS - 08615 ELDER CREEK RD 100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS ----- I					I----- INTEREST COUPONS ----- I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1989	4,731.05	11/30/88	01/02/89	01	JUL 2 1988	4,849.30	05/31/88	07/02/88		
02	JAN 2 1990	4,731.02	11/30/89	01/02/90	02	JAN 2 1989	3,636.96	11/30/88	01/02/89		
03	JAN 2 1991	4,731.02	11/30/90	01/02/91	03	JUL 2 1989	3,394.51	05/26/89	07/02/89		
04	JAN 2 1992	4,731.02	11/27/91	01/02/92	04	JAN 2 1990	3,394.51	11/30/89	01/02/90		
05	JAN 2 1993	4,731.02	11/30/92	01/02/93	05	JUL 2 1990	3,152.04	05/29/90	07/02/90		
06	JAN 2 1994	4,731.02			06	JAN 2 1991	3,152.04	11/30/90	01/02/91		
07	JAN 2 1995	4,731.02			07	JUL 2 1991	2,909.58	05/30/91	07/02/91		
08	JAN 2 1996	4,731.02			08	JAN 2 1992	2,909.58	11/27/91	01/02/92		
09	JAN 2 1997	4,731.02			09	JUL 2 1992	2,667.12	05/29/92	07/02/92		
10	JAN 2 1998	4,731.02			10	JAN 2 1993	2,667.12	11/30/92	01/02/93		
11	JAN 2 1999	4,731.02			11	JUL 2 1993	2,424.65	05/31/93	07/02/93		
12	JAN 2 2000	4,731.02			12	JAN 2 1994	2,424.65				
13	JAN 2 2001	4,731.02			13	JUL 2 1994	2,182.19				
14	JAN 2 2002	4,731.02			14	JAN 2 1995	2,182.19				
15	JAN 2 2003	4,731.02			15	JUL 2 1995	1,939.72				
					16	JAN 2 1996	1,939.72				
					17	JUL 2 1996	1,697.26				
					18	JAN 2 1997	1,697.26				
					19	JUL 2 1997	1,454.79				
					20	JAN 2 1998	1,454.79				
					21	JUL 2 1998	1,212.33				
					22	JAN 2 1999	1,212.33				
					23	JUL 2 1999	969.86				
					24	JAN 2 2000	969.86				
					25	JUL 2 2000	727.40				
					26	JAN 2 2001	727.40				
					27	JUL 2 2001	484.93				
					28	JAN 2 2002	484.93				
					29	JUL 2 2002	242.47				
					30	JAN 2 2003	242.47				

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CITY OF SACRAMENTO

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REPORT NO BNCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1589-01

BOND NO - 001

ASSESSMENT NO - 0001

PARCEL NO - 064-0010-078-0000

DATE - 07/15/69

INTEREST .09200

ASSESSED AMOUNT - 128,741.99

ROI - 5551

LEGAL DESCRIPTION - LOT 1 DATES INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - CUMMINGS WILLIAM C

MAILING ADDRESS - 06615 ELDERCREEK RD #100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1990	8,582.93	11/30/89	01/02/90	01	JAN 2 1990	5,401.52	11/30/89	01/02/90		
02	JAN 2 1991	8,582.79	11/30/90	01/02/91	02	JUL 2 1990	5,527.32	05/25/90	07/02/90		
03	JAN 2 1992	8,582.79	11/27/91	01/02/92	03	JAN 2 1991	5,527.32	11/30/90	01/02/91		
04	JAN 2 1993	8,582.79	11/30/92	01/02/93	04	JUL 2 1991	5,132.51	05/30/91	07/02/91		
05	JAN 2 1994	8,582.79			05	JAN 2 1992	5,132.51	11/27/91	01/02/92		
06	JAN 2 1995	8,582.79			06	JUL 2 1992	4,737.70	05/29/92	07/02/92		
07	JAN 2 1996	8,582.79			07	JAN 2 1993	4,737.70	11/30/92	01/02/93		
08	JAN 2 1997	8,582.79			08	JUL 2 1993	4,342.89	05/31/93	07/02/93		
09	JAN 2 1998	8,582.79			09	JAN 2 1994	4,342.89				
10	JAN 2 1999	8,582.79			10	JUL 2 1994	3,948.09				
11	JAN 2 2000	8,582.79			11	JAN 2 1995	3,948.09				
12	JAN 2 2001	8,582.79			12	JUL 2 1995	3,553.28				
13	JAN 2 2002	8,582.79			13	JAN 2 1996	3,553.28				
14	JAN 2 2003	8,582.79			14	JUL 2 1996	3,158.47				
15	JAN 2 2004	8,582.79			15	JAN 2 1997	3,158.47				
					16	JUL 2 1997	2,763.66				
					17	JAN 2 1998	2,763.66				
					18	JUL 2 1998	2,368.85				
					19	JAN 2 1999	2,368.85				
					20	JUL 2 1999	1,974.04				
					21	JAN 2 2000	1,974.04				
					22	JUL 2 2000	1,579.24				
					23	JAN 2 2001	1,579.24				
					24	JUL 2 2001	1,184.43				
					25	JAN 2 2002	1,184.43				
					26	JUL 2 2002	789.62				
					27	JAN 2 2003	789.62				
					28	JUL 2 2003	394.81				
					29	JAN 2 2004	394.81				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1302

REPORT NO 8NCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1989-01

BOND NO - 002

ASSESSMENT NO - 0002

PARCEL NO - 064-0010-080-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 199,317.49

AGI - 5551

LEGAL DESCRIPTION - LOT 2 GATES INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MASSIE/DATES

MAILING ADDRESS - 08372 CARBIDE COURT #2 SACRAMENTO, CA 95827

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1990	13,287.87	11/30/89	01/02/90	01	JAN 2 1990	8,455.49	11/30/89	01/02/90		
					02	JUL 2 1990	8,557.37	05/31/90	07/02/90		
02	JAN 2 1991	13,287.83	11/30/90	01/02/91	03	JAN 2 1991	8,557.37	11/30/90	01/02/91		
					04	JUL 2 1991	7,946.12	05/31/91	07/02/91		
03	JAN 2 1992	13,287.83	11/30/91	01/02/92	05	JAN 2 1992	7,946.12	11/30/91	01/02/92		
					06	JUL 2 1992	7,334.88	05/25/92	07/02/92		
04	JAN 2 1993	13,287.83	11/18/92	01/02/93	07	JAN 2 1993	7,334.88	11/18/92	01/02/93		
					08	JUL 2 1993	6,723.64	05/26/93	07/02/93		
05	JAN 2 1994	13,287.83			09	JAN 2 1994	6,723.64				
					10	JUL 2 1994	6,112.40				
06	JAN 2 1995	13,287.83			11	JAN 2 1995	6,112.40				
					12	JUL 2 1995	5,501.16				
07	JAN 2 1996	13,287.83			13	JAN 2 1996	5,501.16				
					14	JUL 2 1996	4,889.92				
08	JAN 2 1997	13,287.83			15	JAN 2 1997	4,889.92				
					16	JUL 2 1997	4,278.68				
09	JAN 2 1998	13,287.83			17	JAN 2 1998	4,278.68				
					18	JUL 2 1998	3,667.44				
10	JAN 2 1999	13,287.83			19	JAN 2 1999	3,667.44				
					20	JUL 2 1999	3,056.20				
11	JAN 2 2000	13,287.83			21	JAN 2 2000	3,056.20				
					22	JUL 2 2000	2,444.96				
12	JAN 2 2001	13,287.83			23	JAN 2 2001	2,444.96				
					24	JUL 2 2001	1,833.72				
13	JAN 2 2002	13,287.83			25	JAN 2 2002	1,833.72				
					26	JUL 2 2002	1,222.48				
14	JAN 2 2003	13,287.83			27	JAN 2 2003	1,222.48				
					28	JUL 2 2003	611.24				
15	JAN 2 2004	13,287.83			29	JAN 2 2004	611.24				

RUN DATE 06/30/93

CITY OF SACRAMENTO

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REPORT NG BND8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1989-02

BOND NO - 003

ASSESSMENT NO - 0003

PARCEL NO - 064-0010-098-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 34,822.43

RGI - 5551

LEGAL DESCRIPTION - PARCEL 3 OF P/M 123-11

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - MASSIE & CO

MAILING ADDRESS - 08372 CARBIDE CT #2

SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	2,678.75	11/30/91	01/02/92	01	JAN 2 1992	1,601.83	11/30/91	01/02/92		
02	JAN 2 1993	2,678.64	11/18/92	01/02/93	02	JUL 2 1992	1,478.61	05/29/92	07/02/92		
03	JAN 2 1994	2,678.64			03	JAN 2 1993	1,478.61	11/18/92	01/02/93		
04	JAN 2 1995	2,678.64			04	JUL 2 1993	1,355.39	05/26/93	07/02/93		
05	JAN 2 1996	2,678.64			05	JAN 2 1994	1,355.39				
06	JAN 2 1997	2,678.64			06	JUL 2 1994	1,232.18				
07	JAN 2 1998	2,678.64			07	JAN 2 1995	1,232.18				
08	JAN 2 1999	2,678.64			08	JUL 2 1995	1,108.96				
09	JAN 2 2000	2,678.64			09	JAN 2 1996	1,108.96				
10	JAN 2 2001	2,678.64			10	JUL 2 1996	985.74				
11	JAN 2 2002	2,678.64			11	JAN 2 1997	985.74				
12	JAN 2 2003	2,678.64			12	JUL 2 1997	862.52				
13	JAN 2 2004	2,678.64			13	JAN 2 1998	862.52				
					14	JUL 2 1998	739.31				
					15	JAN 2 1999	739.31				
					16	JUL 2 1999	616.09				
					17	JAN 2 2000	616.09				
					18	JUL 2 2000	492.87				
					19	JAN 2 2001	492.87				
					20	JUL 2 2001	369.65				
					21	JAN 2 2002	369.65				
					22	JUL 2 2002	246.44				
					23	JAN 2 2003	246.44				
					24	JUL 2 2003	123.22				
					25	JAN 2 2004	123.22				

RUN DATE 06/30/93

CITY OF SACRAMENTO

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REPORT NO BDR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1585-03

BOND NO - 007

ASSESSMENT NO - 0007

PARCEL NO - 064-0010-106-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 4,315.12

ROI - 5551

LEGAL DESCRIPTION - PARCEL 7 OF P/M 124-2 GATES INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - MASSIE & COMPANY

MAILING ADDRESS - 08372 CARBIDE CT #2 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I

PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	331.56	11/30/91	01/02/92	01	JAN 2 1992	198.50	11/30/91	01/02/92		
02	JAN 2 1993	331.93	11/18/92	01/02/93	02	JUL 2 1992	183.23	05/29/92	07/02/92		
03	JAN 2 1994	331.93			03	JAN 2 1993	183.23	11/18/92	01/02/93		
04	JAN 2 1995	331.93			04	JUL 2 1993	167.96	05/26/93	07/02/93		
05	JAN 2 1996	331.93			05	JAN 2 1994	167.96				
06	JAN 2 1997	331.93			06	JUL 2 1994	152.69				
07	JAN 2 1998	331.93			07	JAN 2 1995	152.69				
08	JAN 2 1999	331.93			08	JUL 2 1995	137.42				
09	JAN 2 2000	331.93			09	JAN 2 1996	137.42				
10	JAN 2 2001	331.93			10	JUL 2 1996	122.15				
11	JAN 2 2002	331.93			11	JAN 2 1997	122.15				
12	JAN 2 2003	331.93			12	JUL 2 1997	106.88				
13	JAN 2 2004	331.93			13	JAN 2 1998	106.88				
					14	JUL 2 1998	91.62				
					15	JAN 2 1999	91.62				
					16	JUL 2 1999	76.35				
					17	JAN 2 2000	76.35				
					18	JUL 2 2000	61.08				
					19	JAN 2 2001	61.08				
					20	JUL 2 2001	45.81				
					21	JAN 2 2002	45.81				
					22	JUL 2 2002	30.54				
					23	JAN 2 2003	30.54				
					24	JUL 2 2003	15.27				
					25	JAN 2 2004	15.27				

RUN DATE 06/30/93

CITY OF SACRAMENTO

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REPORT NO BNCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1589-03

BOND NO - 0006

26

ASSESSMENT NO - 0006

PARCEL NO - 064-0010-105-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 5,013.80

ROI - 5551

LEGAL DESCRIPTION - PARCEL 6 OF P/M 124-2 GATES INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - MASSIE & COMPANY

MAILING ADDRESS - 08372 CARBIDE CT #2

SACRAMENTO, CA 95828

I-----PRINCIPAL COUPONS-----I

I-----INTEREST COUPONS-----I

PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	385.76	11/30/91	01/02/92	01	JAN 2 1992	230.63	11/30/91	01/02/92		
					02	JUL 2 1992	212.89	05/29/92	07/02/92		
02	JAN 2 1993	385.67	11/18/92	01/02/93	03	JAN 2 1993	212.89	11/18/92	01/02/93		
					04	JUL 2 1993	195.15	05/26/93	07/02/93		
03	JAN 2 1994	385.67			05	JAN 2 1994	195.15				
					06	JUL 2 1994	177.41				
04	JAN 2 1995	385.67			07	JAN 2 1995	177.41				
					08	JUL 2 1995	159.67				
05	JAN 2 1996	385.67			09	JAN 2 1996	159.67				
					10	JUL 2 1996	141.93				
06	JAN 2 1997	385.67			11	JAN 2 1997	141.93				
					12	JUL 2 1997	124.19				
07	JAN 2 1998	385.67			13	JAN 2 1998	124.19				
					14	JUL 2 1998	106.45				
08	JAN 2 1999	385.67			15	JAN 2 1999	106.45				
					16	JUL 2 1999	88.71				
09	JAN 2 2000	385.67			17	JAN 2 2000	88.71				
					18	JUL 2 2000	70.97				
10	JAN 2 2001	385.67			19	JAN 2 2001	70.97				
					20	JUL 2 2001	53.22				
11	JAN 2 2002	385.67			21	JAN 2 2002	53.22				
					22	JUL 2 2002	35.48				
12	JAN 2 2003	385.67			23	JAN 2 2003	35.48				
					24	JUL 2 2003	17.74				
13	JAN 2 2004	385.67			25	JAN 2 2004	17.74				

RUN DATE 06/30/93

CITY OF SACRAMENTO

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REPORT NC BNGR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1989-03

BOND NO - 001 (21)

ASSESSMENT NO - 0001

PARCEL NO - 064-0010-100-0000

DATE - 07/15/89

INTEREST - 09200

ASSESSED AMOUNT - 7,705.78

ROI - 5551

LEGAL DESCRIPTION - PARCEL 1 OF P/M 124-2 OATES INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - MASSIE & COMPANY

MAILING ADDRESS - 08372 CARBIDE CT #2 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	592.78	11/30/91	01/02/92	01	JAN 2 1992	354.47	11/30/91	01/02/92		
					02	JUL 2 1992	327.20	05/29/92	07/02/92		
02	JAN 2 1993	592.75	11/18/92	01/02/93	03	JAN 2 1993	327.20	11/18/92	01/02/93		
					04	JUL 2 1993	299.93	05/26/93	07/02/93		
03	JAN 2 1994	592.75			05	JAN 2 1994	299.93				
					06	JUL 2 1994	272.67				
04	JAN 2 1995	592.75			07	JAN 2 1995	272.67				
					08	JUL 2 1995	245.40				
05	JAN 2 1996	592.75			09	JAN 2 1996	245.40				
					10	JUL 2 1996	218.13				
06	JAN 2 1997	592.75			11	JAN 2 1997	218.13				
					12	JUL 2 1997	190.87				
07	JAN 2 1998	592.75			13	JAN 2 1998	190.87				
					14	JUL 2 1998	163.60				
08	JAN 2 1999	592.75			15	JAN 2 1999	163.60				
					16	JUL 2 1999	136.34				
09	JAN 2 2000	592.75			17	JAN 2 2000	136.34				
					18	JUL 2 2000	109.07				
10	JAN 2 2001	592.75			19	JAN 2 2001	109.07				
					20	JUL 2 2001	81.80				
11	JAN 2 2002	592.75			21	JAN 2 2002	81.80				
					22	JUL 2 2002	54.54				
12	JAN 2 2003	592.75			23	JAN 2 2003	54.54				
					24	JUL 2 2003	27.27				
13	JAN 2 2004	592.75			25	JAN 2 2004	27.27				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1322

REPORT NC BNCB300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1585-03

BOND NO - 002 22

ASSESSMENT NO - 0002

PARCEL NO - 064-0010-101-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 6,678.32

ROI - 5551

LEGAL DESCRIPTION - PARCEL 2 OF P/M 124-2 GATES INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - MASSIE & COMPANY

MAILING ADDRESS - 08372 CARBIDE CT #2 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	513.80	11/30/91	01/02/92	01	JAN 2 1992	307.20	11/30/91	01/02/92		
02	JAN 2 1993	513.71	11/18/92	01/02/93	02	JUL 2 1992	283.57	05/29/92	07/02/92		
03	JAN 2 1994	513.71			03	JAN 2 1993	283.57	11/18/92	01/02/93		
04	JAN 2 1995	513.71			04	JUL 2 1993	259.94	05/26/93	07/02/93		
05	JAN 2 1996	513.71			05	JAN 2 1994	259.94				
06	JAN 2 1997	513.71			06	JUL 2 1994	236.31				
07	JAN 2 1998	513.71			07	JAN 2 1995	236.31				
08	JAN 2 1999	513.71			08	JUL 2 1995	212.68				
09	JAN 2 2000	513.71			09	JAN 2 1996	212.68				
10	JAN 2 2001	513.71			10	JUL 2 1996	189.05				
11	JAN 2 2002	513.71			11	JAN 2 1997	189.05				
12	JAN 2 2003	513.71			12	JUL 2 1997	165.42				
13	JAN 2 2004	513.71			13	JAN 2 1998	165.42				
					14	JUL 2 1998	141.79				
					15	JAN 2 1999	141.79				
					16	JUL 2 1999	118.16				
					17	JAN 2 2000	118.16				
					18	JUL 2 2000	94.53				
					19	JAN 2 2001	94.53				
					20	JUL 2 2001	70.89				
					21	JAN 2 2002	70.89				
					22	JUL 2 2002	47.26				
					23	JAN 2 2003	47.26				
					24	JUL 2 2003	23.63				
					25	JAN 2 2004	23.63				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NC 1323

REPORT NO 8NDR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1589-03

BOND NO - 003

ASSESSMENT NO - 0003

PARCEL NO - 064-0010-102-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 6,678.32

ROI - 5551

LEGAL DESCRIPTION - PARCEL 3 OF P/M 124-2 OATES INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - MASSIE & COMPANY

MAILING ADDRESS - 08372 CARBIDE CT #2 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	513.80	11/30/91	01/02/92	01	JAN 2 1992	307.20	11/30/91	01/02/92		
					02	JUL 2 1992	283.57	05/29/92	07/02/92		
02	JAN 2 1993	513.71	11/18/92	01/02/93	03	JAN 2 1993	263.57	11/18/92	01/02/93		
					04	JUL 2 1993	259.94	05/26/93	07/02/93		
03	JAN 2 1994	513.71			05	JAN 2 1994	259.94				
					06	JUL 2 1994	236.31				
04	JAN 2 1995	513.71			07	JAN 2 1995	236.31				
					08	JUL 2 1995	212.68				
05	JAN 2 1996	513.71			09	JAN 2 1996	212.68				
					10	JUL 2 1996	189.05				
06	JAN 2 1997	513.71			11	JAN 2 1997	189.05				
					12	JUL 2 1997	165.42				
07	JAN 2 1998	513.71			13	JAN 2 1998	165.42				
					14	JUL 2 1998	141.79				
08	JAN 2 1999	513.71			15	JAN 2 1999	141.79				
					16	JUL 2 1999	118.16				
09	JAN 2 2000	513.71			17	JAN 2 2000	118.16				
					18	JUL 2 2000	94.53				
10	JAN 2 2001	513.71			19	JAN 2 2001	94.53				
					20	JUL 2 2001	70.89				
11	JAN 2 2002	513.71			21	JAN 2 2002	70.89				
					22	JUL 2 2002	47.26				
12	JAN 2 2003	513.71			23	JAN 2 2003	47.26				
					24	JUL 2 2003	23.63				
13	JAN 2 2004	513.71			25	JAN 2 2004	23.63				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1306

REPORT NO ENCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1585-01

BOND NO - 006

ASSESSMENT NO - 0006

PARCEL NO - 064-0010-060-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 81,600.42

RCI - 5551

LEGAL DESCRIPTION - LOT 6 OATES INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MASSIE & COMPANY

MAILING ADDRESS - 08372 CARBIDE COURT #2 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1990	5,440.14	11/30/89	01/02/90	01	JAN 2 1990	3,461.67	11/30/89	01/02/90		
02	JAN 2 1991	5,440.02	11/30/90	01/02/91	02	JUL 2 1990	3,503.38	05/31/90	07/02/90		
03	JAN 2 1992	5,440.02	11/30/91	01/02/92	03	JAN 2 1991	3,503.38	11/30/90	01/02/91		
04	JAN 2 1993	5,440.02	11/18/92	01/02/93	04	JUL 2 1991	3,253.13	05/31/91	07/02/91		
05	JAN 2 1994	5,440.02			05	JAN 2 1992	3,253.13	11/30/91	01/02/92		
06	JAN 2 1995	5,440.02			06	JUL 2 1992	3,002.89	05/29/92	07/02/92		
07	JAN 2 1996	5,440.02			07	JAN 2 1993	3,002.89	11/18/92	01/02/93		
08	JAN 2 1997	5,440.02			08	JUL 2 1993	2,752.65	05/26/93	07/02/93		
09	JAN 2 1998	5,440.02			09	JAN 2 1994	2,752.65				
10	JAN 2 1999	5,440.02			10	JUL 2 1994	2,502.41				
11	JAN 2 2000	5,440.02			11	JAN 2 1995	2,502.41				
12	JAN 2 2001	5,440.02			12	JUL 2 1995	2,252.17				
13	JAN 2 2002	5,440.02			13	JAN 2 1996	2,252.17				
14	JAN 2 2003	5,440.02			14	JUL 2 1996	2,001.93				
15	JAN 2 2004	5,440.02			15	JAN 2 1997	2,001.93				
					16	JUL 2 1997	1,751.69				
					17	JAN 2 1998	1,751.69				
					18	JUL 2 1998	1,501.45				
					19	JAN 2 1999	1,501.45				
					20	JUL 2 1999	1,251.21				
					21	JAN 2 2000	1,251.21				
					22	JUL 2 2000	1,000.97				
					23	JAN 2 2001	1,000.97				
					24	JUL 2 2001	750.73				
					25	JAN 2 2002	750.73				
					26	JUL 2 2002	500.48				
					27	JAN 2 2003	500.48				
					28	JUL 2 2003	250.24				
					29	JAN 2 2004	250.24				

RUN DATE 06/30/93

CITY OF SACRAMENTO

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REPORT NG BNR8300-4

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1585-01

BOND NO - 007

ASSESSMENT NO - 0007

PARCEL NO - 064-0010-061-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 197,049.04

ROI - 5551

LEGAL DESCRIPTION - LGT 7 GATES INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - MASSIE & COMPANY

MAILING ADDRESS - 06372 CARBIDE CT., STE 2 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1990	13,136.64	11/30/89	01/02/90	01	JAN 2 1990	8,359.26	11/30/89	01/02/90		
02	JAN 2 1991	13,136.60	11/30/90	01/02/91	02	JUL 2 1990	8,459.97	05/31/90	07/02/90		
03	JAN 2 1992	13,136.60	11/30/91	01/02/92	03	JAN 2 1991	8,459.97	11/30/90	01/02/91		
04	JAN 2 1993	13,136.60	11/18/92	01/02/93	04	JUL 2 1991	7,855.69	05/31/91	07/02/91		
05	JAN 2 1994	13,136.60			05	JAN 2 1992	7,855.69	11/30/91	01/02/92		
06	JAN 2 1995	13,136.60			06	JUL 2 1992	7,251.41	05/29/92	07/02/92		
07	JAN 2 1996	13,136.60			07	JAN 2 1993	7,251.41	11/18/92	01/02/93		
08	JAN 2 1997	13,136.60			08	JUL 2 1993	6,647.12	05/26/93	07/02/93		
09	JAN 2 1998	13,136.60			09	JAN 2 1994	6,647.12				
10	JAN 2 1999	13,136.60			10	JUL 2 1994	6,042.84				
11	JAN 2 2000	13,136.60			11	JAN 2 1995	6,042.84				
12	JAN 2 2001	13,136.60			12	JUL 2 1995	5,438.55				
13	JAN 2 2002	13,136.60			13	JAN 2 1996	5,438.55				
14	JAN 2 2003	13,136.60			14	JUL 2 1996	4,834.27				
15	JAN 2 2004	13,136.60			15	JAN 2 1997	4,834.27				
					16	JUL 2 1997	4,229.99				
					17	JAN 2 1998	4,229.99				
					18	JUL 2 1998	3,625.70				
					19	JAN 2 1999	3,625.70				
					20	JUL 2 1999	3,021.42				
					21	JAN 2 2000	3,021.42				
					22	JUL 2 2000	2,417.14				
					23	JAN 2 2001	2,417.14				
					24	JUL 2 2001	1,812.85				
					25	JAN 2 2002	1,812.85				
					26	JUL 2 2002	1,208.57				
					27	JAN 2 2003	1,208.57				
					28	JUL 2 2003	604.29				
					29	JAN 2 2004	604.29				

RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1314

REPORT NC BNOR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1589-01

BOND NO - 014

ASSESSMENT NO - 0014

PARCEL NO - 064-0010-070-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 110,055.55

ROI - 5551

LEGAL DESCRIPTION - S/4 POR OF LOT 14 GATES INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - NORTHGATE PARTNERSHIP

MAILING ADDRESS - 08615 ELDERCREEK RD #100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1990	7,337.13	11/30/89	01/02/90	01	JAN 2 1990	4,668.80	11/30/89	01/02/90		
					02	JUL 2 1990	4,725.05	05/29/90	07/02/90		
02	JAN 2 1991	7,337.03	11/30/90	01/02/91	03	JAN 2 1991	4,725.05	11/30/90	01/02/91		
					04	JUL 2 1991	4,387.55	05/30/91	07/02/91		
03	JAN 2 1992	7,337.03	11/27/91	01/02/92	05	JAN 2 1992	4,387.55	11/27/91	01/02/92		
					06	JUL 2 1992	4,050.04	05/29/92	07/02/92		
04	JAN 2 1993	7,337.03	11/30/92	01/02/93	07	JAN 2 1993	4,050.04	11/30/92	01/02/93		
					08	JUL 2 1993	3,712.54	05/31/93	07/02/93		
05	JAN 2 1994	7,337.03			09	JAN 2 1994	3,712.54				
					10	JUL 2 1994	3,375.04				
06	JAN 2 1995	7,337.03			11	JAN 2 1995	3,375.04				
					12	JUL 2 1995	3,037.53				
07	JAN 2 1996	7,337.03			13	JAN 2 1996	3,037.53				
					14	JUL 2 1996	2,700.03				
08	JAN 2 1997	7,337.03			15	JAN 2 1997	2,700.03				
					16	JUL 2 1997	2,362.53				
09	JAN 2 1998	7,337.03			17	JAN 2 1998	2,362.53				
					18	JUL 2 1998	2,025.02				
10	JAN 2 1999	7,337.03			19	JAN 2 1999	2,025.02				
					20	JUL 2 1999	1,687.52				
11	JAN 2 2000	7,337.03			21	JAN 2 2000	1,687.52				
					22	JUL 2 2000	1,350.02				
12	JAN 2 2001	7,337.03			23	JAN 2 2001	1,350.02				
					24	JUL 2 2001	1,012.51				
13	JAN 2 2002	7,337.03			25	JAN 2 2002	1,012.51				
					26	JUL 2 2002	675.01				
14	JAN 2 2003	7,337.03			27	JAN 2 2003	675.01				
					28	JUL 2 2003	337.51				
15	JAN 2 2004	7,337.03			29	JAN 2 2004	337.51				

REPRT NO BNCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1585-01

BOND NO - 016

ASSESSMENT NO - 0016

PARCEL NO - 064-0010-C73-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 57,832.08

ROI - 5551

LEGAL DESCRIPTION - LGT 16 GATES INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - NORTHGATE PARTNERSHIP

MAILING ADDRESS - 06615 ELDERCREEK RD #100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS ----- I					I----- INTEREST COUPONS ----- I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1990	3,855.50	11/30/89	01/02/90	01	JAN 2 1990	2,453.37	11/30/89	01/02/90		
					02	JUL 2 1990	2,482.93	05/29/90	07/02/90		
02	JAN 2 1991	3,855.47	11/30/90	01/02/91	03	JAN 2 1991	2,482.93	11/30/90	01/02/91		
					04	JUL 2 1991	2,305.57	05/30/91	07/02/91		
03	JAN 2 1992	3,855.47	11/27/91	01/02/92	05	JAN 2 1992	2,305.57	11/27/91	01/02/92		
					06	JUL 2 1992	2,128.22	05/29/92	07/02/92		
04	JAN 2 1993	3,855.47	11/30/92	01/02/93	07	JAN 2 1993	2,128.22	11/30/92	01/02/93		
					08	JUL 2 1993	1,950.87	05/31/93	07/02/93		
05	JAN 2 1994	3,855.47			09	JAN 2 1994	1,950.87				
					10	JUL 2 1994	1,773.52				
06	JAN 2 1995	3,855.47			11	JAN 2 1995	1,773.52				
					12	JUL 2 1995	1,596.17				
07	JAN 2 1996	3,855.47			13	JAN 2 1996	1,596.17				
					14	JUL 2 1996	1,418.82				
08	JAN 2 1997	3,855.47			15	JAN 2 1997	1,418.82				
					16	JUL 2 1997	1,241.46				
09	JAN 2 1998	3,855.47			17	JAN 2 1998	1,241.46				
					18	JUL 2 1998	1,064.11				
10	JAN 2 1999	3,855.47			19	JAN 2 1999	1,064.11				
					20	JUL 2 1999	886.76				
11	JAN 2 2000	3,855.47			21	JAN 2 2000	886.76				
					22	JUL 2 2000	709.41				
12	JAN 2 2001	3,855.47			23	JAN 2 2001	709.41				
					24	JUL 2 2001	532.06				
13	JAN 2 2002	3,855.47			25	JAN 2 2002	532.06				
					26	JUL 2 2002	354.71				
14	JAN 2 2003	3,855.47			27	JAN 2 2003	354.71				
					28	JUL 2 2003	177.35				
15	JAN 2 2004	3,855.47			29	JAN 2 2004	177.35				

RUN DATE 06/30/93

CITY OF SACRAMENTO

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TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1589-05

BOND NO - 003

(36)

ASSESSMENT NO - 0003

PARCEL NO - 064-0010-110-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 64,950.65

AGI - 5551

LEGAL DESCRIPTION - LOT 9 DATES INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - NORTHGATE PRTN

MAILING ADDRESS - 08615 ELDER CREEK #100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I

PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE REC'D	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE REC'D	BONDHOLDER PAID	AMOUNT REC'D	BONDHOLDER PAID
01	JAN 2 1992	4,996.25	11/27/91	01/02/92	01	JAN 2 1992	2,987.73	11/27/91	01/02/92		
02	JAN 2 1993	4,996.20	11/30/92	01/02/93	02	JUL 2 1992	2,757.90	05/29/92	07/02/92		
03	JAN 2 1994	4,996.20	6/25/93		03	JAN 2 1993	2,757.90	11/30/92	01/02/93		
04	JAN 2 1995	4,996.20			04	JUL 2 1993	2,528.08	05/31/93	07/02/93		
05	JAN 2 1996	4,996.20			05	JAN 2 1994	2,528.08	6/25/93			
06	JAN 2 1997	4,996.20			06	JUL 2 1994	2,298.25				
07	JAN 2 1998	4,996.20			07	JAN 2 1995	2,298.25				
08	JAN 2 1999	4,996.20			08	JUL 2 1995	2,068.43				
09	JAN 2 2000	4,996.20			09	JAN 2 1996	2,068.43				
10	JAN 2 2001	4,996.20			10	JUL 2 1996	1,838.60				
11	JAN 2 2002	4,996.20			11	JAN 2 1997	1,838.60				
12	JAN 2 2003	4,996.20			12	JUL 2 1997	1,608.78				
13	JAN 2 2004	4,996.20			13	JAN 2 1998	1,608.78				
					14	JUL 2 1998	1,378.95				
					15	JAN 2 1999	1,378.95				
					16	JUL 2 1999	1,149.13				
					17	JAN 2 2000	1,149.13				
					18	JUL 2 2000	919.30				
					19	JAN 2 2001	919.30				
					20	JUL 2 2001	689.48				
					21	JAN 2 2002	689.48				
					22	JUL 2 2002	459.65				
					23	JAN 2 2003	459.65				
					24	JUL 2 2003	229.83				
					25	JAN 2 2004	229.83				

RUN DATE 06/30/93

REPORT NO BNDRE300-A

CITY OF SACRAMENTO

PAGE NO 1336

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1589-05

BOND NO - 004

ASSESSMENT NO - 0004

PARCEL NO - 064-0010-111-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 69,562.26

ROI - 5551

LEGAL DESCRIPTION - LOT 12 CATES INDUSTRIAL PARK

STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - NORTHGATE PRIN

MAILING ADDRESS - 08615 ELDER CREEK #100 SACRAMENTO, CA 95828

I----- PRINCIPAL COUPONS -----I					I----- INTEREST COUPONS -----I					PENALTIES RECEIVED	
NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1992	5,350.98	11/27/91	01/02/92	01	JAN 2 1992	3,199.86	11/27/91	01/02/92		
02	JAN 2 1993	5,350.94	11/30/92	01/02/93	02	JUL 2 1992	2,953.72	05/29/92	07/02/92		
03	JAN 2 1994	5,350.94	6/25/93		03	JAN 2 1993	2,953.72	11/30/92	01/02/93		
04	JAN 2 1995	5,350.94			04	JUL 2 1993	2,707.58	05/31/93	07/02/93		
05	JAN 2 1996	5,350.94			05	JAN 2 1994	2,707.58	6/25/93			
06	JAN 2 1997	5,350.94			06	JUL 2 1994	2,461.43				
07	JAN 2 1998	5,350.94			07	JAN 2 1995	2,461.43				
08	JAN 2 1999	5,350.94			08	JUL 2 1995	2,215.29				
09	JAN 2 2000	5,350.94			09	JAN 2 1996	2,215.29				
10	JAN 2 2001	5,350.94			10	JUL 2 1996	1,969.15				
11	JAN 2 2002	5,350.94			11	JAN 2 1997	1,969.15				
12	JAN 2 2003	5,350.94			12	JUL 2 1997	1,723.01				
13	JAN 2 2004	5,350.94			13	JAN 2 1998	1,723.01				
					14	JUL 2 1998	1,476.86				
					15	JAN 2 1999	1,476.86				
					16	JUL 2 1999	1,230.72				
					17	JAN 2 2000	1,230.72				
					18	JUL 2 2000	984.58				
					19	JAN 2 2001	984.58				
					20	JUL 2 2001	738.43				
					21	JAN 2 2002	738.43				
					22	JUL 2 2002	492.29				
					23	JAN 2 2003	492.29				
					24	JUL 2 2003	246.15				
					25	JAN 2 2004	246.15				

RUN DATE 10/29/93

REPORT NO BNDR8300-A

CITY OF SACRAMENTO
TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

PAGE NO 1337

SERIES - 1989-06 BOND NO - 001 ASSESSMENT NO - 0001 PARCEL NO - 064-CC10-112-0000
DATE - 07/15/89 INTEREST .09200 ASSESSED AMOUNT - 26,567.39 ROI - 5551

LEGAL DESCRIPTION - LOT 1 PM 133-1 STREET IMPROVEMENT REASSESSMENT

LEGAL OWNER - BYRON W DAVIS

MAILING ADDRESS - 03408 BUCCANEER CR SACRAMENTO, CA 95826

I----- PRINCIPAL COUPONS -----I I----- INTEREST COUPONS -----I PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
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01	JAN 2 1994	2,415.29	11/12/93		01	JAN 2 1994	1,222.10	11/12/93			
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02	JAN 2 1995	2,415.21			03	JAN 2 1995	1,111.00				
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03	JAN 2 1996	2,415.21			04	JUL 2 1995	999.90				
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04	JAN 2 1997	2,415.21			05	JAN 2 1996	999.90				
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05	JAN 2 1998	2,415.21			06	JUL 2 1996	888.80				
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06	JAN 2 1999	2,415.21			07	JAN 2 1997	888.80				
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07	JAN 2 2000	2,415.21			08	JUL 2 1997	777.70				
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08	JAN 2 2001	2,415.21			09	JAN 2 1998	777.70				
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09	JAN 2 2002	2,415.21			10	JUL 2 1998	666.60				
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10	JAN 2 2003	2,415.21			11	JAN 2 1999	666.60				
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11	JAN 2 2004	2,415.21			12	JUL 2 1999	555.50				
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					13	JAN 2 2000	555.50				
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					14	JUL 2 2000	444.40				
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					15	JAN 2 2001	444.40				
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					16	JUL 2 2001	333.30				
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					17	JAN 2 2002	333.30				
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					18	JUL 2 2002	222.20				
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RUN DATE 06/30/93

CITY OF SACRAMENTO

PAGE NO 1311

REPORT NO BNCR8300-A

TREASURERS RECORD OF IMPROVEMENT BONDS
(IMPROVEMENT ACT OF 1911)

SERIES - 1989-01

BOND NO - 011

ASSESSMENT NO - 0011

PARCEL NO - 064-0010-065-0000

DATE - 07/15/89

INTEREST .09200

ASSESSED AMOUNT - 38,964.83

ROI - 5551

LEGAL DESCRIPTION - LGT 11 CATES INDUSTRIAL PARK

STREET IMPROVEMENT

LEGAL OWNER - HARMAC DEVELOPMENT

MAILING ADDRESS - PO BOX 2225

PCMPANO BEACH FL 33061

I----- PRINCIPAL COUPONS -----I

I----- INTEREST COUPONS -----I

PENALTIES RECEIVED

NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	NO	DUE	AMOUNT	DATE RECVD	BONDHOLDER PAID	AMOUNT RECVD	BONDHOLDER PAID
01	JAN 2 1990	2,597.73	11/30/89	01/02/90	01	JAN 2 1990	1,652.98	11/30/89	01/02/90		
02	JAN 2 1991	2,597.65	11/30/90	01/02/91	02	JUL 2 1990	1,672.89	05/25/90	07/02/90		
03	JAN 2 1992	2,597.65	11/27/91	01/02/92	03	JAN 2 1991	1,672.89	11/30/90	01/02/91		
04	JAN 2 1993	2,597.65	12/04/92	01/02/93	04	JUL 2 1991	1,553.40	05/30/91	07/02/91		
05	JAN 2 1994	2,597.65			05	JAN 2 1992	1,553.40	11/27/91	01/02/92		
06	JAN 2 1995	2,597.65			06	JUL 2 1992	1,433.91	05/29/92	07/02/92		
07	JAN 2 1996	2,597.65			07	JAN 2 1993	1,433.91	12/04/92	01/02/93	80.63	01/02/93
08	JAN 2 1997	2,597.65			08	JUL 2 1993	1,314.41	04/13/93	07/02/93		
09	JAN 2 1998	2,597.65			09	JAN 2 1994	1,314.41				
10	JAN 2 1999	2,597.65			10	JUL 2 1994	1,194.92				
11	JAN 2 2000	2,597.65			11	JAN 2 1995	1,194.92				
12	JAN 2 2001	2,597.65			12	JUL 2 1995	1,075.43				
13	JAN 2 2002	2,597.65			13	JAN 2 1996	1,075.43				
14	JAN 2 2003	2,597.65			14	JUL 2 1996	955.94				
15	JAN 2 2004	2,597.65			15	JAN 2 1997	955.94				
					16	JUL 2 1997	836.45				
					17	JAN 2 1998	836.45				
					18	JUL 2 1998	716.95				
					19	JAN 2 1999	716.95				
					20	JUL 2 1999	597.46				
					21	JAN 2 2000	597.46				
					22	JUL 2 2000	477.97				
					23	JAN 2 2001	477.97				
					24	JUL 2 2001	358.48				
					25	JAN 2 2002	358.48				
					26	JUL 2 2002	238.59				
					27	JAN 2 2003	238.99				
					28	JUL 2 2003	119.49				
					29	JAN 2 2004	119.49				

EXHIBIT D

REASSESSMENT ROLL

REASSESSMENT ROLL

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

Assessment Number	Assessment Amount	Parcel Description
1	\$ 34,755.75	062-0130-017
2	22,775.96	062-0130-016
3	16,419.87	062-0130-021
4	66,128.56	062-0130-012
5	48,530.30	062-0120-022
6	48,559.88	062-0140-007
7	48,559.88	062-0140-006
8	48,530.41	062-0140-005
9	80,570.32	062-0140-004
10	49,558.10	062-0140-003
11	86,970.45	062-0150-013
12	103,382.82	062-0150-005
13	18,620.59	062-0150-041
14	32,536.12	062-0150-039
15	50,807.76	062-0130-008
16	50,704.44	062-0130-007
17	102,206.19	064-0010-078
18	158,235.08	064-0010-080
19	31,897.97	064-0010-098
20	3,952.71	064-0010-106
21	4,592.66	064-0010-105
22	7,058.63	064-0010-100
23	6,117.40	064-0010-101
24	6,117.40	064-0010-102
25	64,781.23	064-0010-060
26	156,434.20	064-0010-061
27	87,371.34	064-0010-070
28	45,911.98	064-0010-073
29	123,216.55	064-0010-114
30	28,761.93	064-0010-112
31	30,933.52	064-0010-065

TOTAL: \$ 1,665,000.00		

EXHIBIT E

PROPOSED AUDITOR'S RECORD

11/23/93

AMORTIZATION SCHEDULES FOR PAYMENT OF
ASSESSMENT NUMBERS 1 TO 31, INCLUSIVE

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

PLEASE NOTE:

- * Annual Totals for Each Assessment Have Been Rounded Up to Even Cents and Balanced in the Interest Column
 - * The Sum of Annual Principal Installments Is Balanced to the Assessment Amount in the Final Annual Payment
 - * Capitalized Interest (\$85,324.31 on All Bonds) Has Been Applied to Interest in the First Year(s)
 - * 'Admin' Includes Statutory Fee, Plus These Special Fees:
\$2,000.00 Total for All Parcels
-

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 1
COUNTY ASSESSOR PARCEL NUMBER: 062-0130-017

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	2,554.55	57.75	2,612.30
1995-96	0.00	2,554.55	57.75	2,612.30
1996-97	0.00	2,554.55	57.75	2,612.30
1997-98	0.00	2,554.55	57.75	2,612.30
1998-99	834.97	2,554.56	57.75	3,447.28
1999-00	834.97	2,493.18	57.75	3,385.90
2000-01	939.34	2,431.81	57.75	3,428.90
2001-02	1,043.72	2,362.77	57.75	3,464.24
2002-03	1,043.72	2,286.05	57.75	3,387.52
2003-04	1,148.09	2,209.34	57.75	3,415.18
2004-05	1,252.46	2,124.95	57.75	3,435.16
2005-06	1,356.83	2,032.90	57.75	3,447.48
2006-07	1,461.20	1,933.17	57.75	3,452.12
2007-08	1,565.57	1,825.78	57.75	3,449.10
2008-09	1,669.95	1,710.70	57.75	3,438.40
2009-10	1,774.32	1,587.97	57.75	3,420.04
2010-11	1,878.69	1,457.56	57.75	3,394.00
2011-12	2,087.43	1,319.48	57.75	3,464.66
2012-13	2,191.80	1,166.05	57.75	3,415.60
2013-14	2,400.55	1,004.94	57.75	3,463.24
2014-15	2,504.92	828.51	57.75	3,391.18
2015-16	2,713.66	644.39	57.75	3,415.80
2016-17	2,922.41	444.94	57.75	3,425.10
2017-18	3,131.15	230.14	57.75	3,419.04
	=====	=====	=====	=====
	34,755.75	42,867.39	1386.00	79,009.14

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 2
COUNTY ASSESSOR PARCEL NUMBER: 062-0130-016

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	1,674.04	43.36	1,717.40
1995-96	0.00	1,674.04	43.36	1,717.40
1996-97	0.00	1,674.04	43.36	1,717.40
1997-98	0.00	1,674.04	43.36	1,717.40
1998-99	547.17	1,674.03	43.36	2,264.56
1999-00	547.17	1,633.83	43.36	2,224.36
2000-01	615.57	1,593.61	43.36	2,252.54
2001-02	683.96	1,548.36	43.36	2,275.68
2002-03	683.96	1,498.08	43.36	2,225.40
2003-04	752.36	1,447.82	43.36	2,243.54
2004-05	820.76	1,392.52	43.36	2,256.64
2005-06	889.15	1,332.19	43.36	2,264.70
2006-07	957.55	1,266.85	43.36	2,267.76
2007-08	1,025.94	1,196.46	43.36	2,265.76
2008-09	1,094.34	1,121.06	43.36	2,258.76
2009-10	1,162.74	1,040.62	43.36	2,246.72
2010-11	1,231.13	955.15	43.36	2,229.64
2011-12	1,367.93	864.67	43.36	2,275.96
2012-13	1,436.32	764.12	43.36	2,243.80
2013-14	1,573.11	658.55	43.36	2,275.02
2014-15	1,641.51	542.93	43.36	2,227.80
2015-16	1,778.30	422.28	43.36	2,243.94
2016-17	1,915.10	291.58	43.36	2,250.04
2017-18	2,051.89	150.81	43.36	2,246.06
	=====	=====	=====	=====
	22,775.96	28,091.68	1040.64	51,908.28

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 3
COUNTY ASSESSOR PARCEL NUMBER: 062-0130-021

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	1,206.86	35.72	1,242.58
1995-96	0.00	1,206.86	35.72	1,242.58
1996-97	0.00	1,206.86	35.72	1,242.58
1997-98	0.00	1,206.86	35.72	1,242.58
1998-99	394.47	1,206.87	35.72	1,637.06
1999-00	394.47	1,177.87	35.72	1,608.06
2000-01	443.78	1,148.88	35.72	1,628.38
2001-02	493.09	1,116.27	35.72	1,645.08
2002-03	493.09	1,080.01	35.72	1,608.82
2003-04	542.40	1,043.78	35.72	1,621.90
2004-05	591.71	1,003.91	35.72	1,631.34
2005-06	641.02	960.42	35.72	1,637.16
2006-07	690.32	913.30	35.72	1,639.34
2007-08	739.63	862.57	35.72	1,637.92
2008-09	788.94	808.20	35.72	1,632.86
2009-10	838.25	750.21	35.72	1,624.18
2010-11	887.56	688.60	35.72	1,611.88
2011-12	986.18	623.36	35.72	1,645.26
2012-13	1,035.49	550.89	35.72	1,622.10
2013-14	1,134.11	474.77	35.72	1,644.60
2014-15	1,183.41	391.41	35.72	1,610.54
2015-16	1,282.03	304.43	35.72	1,622.18
2016-17	1,380.65	210.21	35.72	1,626.58
2017-18	1,479.27	108.73	35.72	1,623.72
	=====	=====	=====	=====
	16,419.87	20,252.13	857.28	37,529.28

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 4
COUNTY ASSESSOR PARCEL NUMBER: 062-0130-012

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	4,860.45	95.43	4,955.88
1995-96	0.00	4,860.45	95.43	4,955.88
1996-97	0.00	4,860.45	95.43	4,955.88
1997-98	0.00	4,860.45	95.43	4,955.88
1998-99	1,588.67	4,860.46	95.43	6,544.56
1999-00	1,588.67	4,743.68	95.43	6,427.78
2000-01	1,787.26	4,626.91	95.43	6,509.60
2001-02	1,985.84	4,495.55	95.43	6,576.82
2002-03	1,985.84	4,349.59	95.43	6,430.86
2003-04	2,184.43	4,203.64	95.43	6,483.50
2004-05	2,383.01	4,043.08	95.43	6,521.52
2005-06	2,581.60	3,867.93	95.43	6,544.96
2006-07	2,780.18	3,678.19	95.43	6,553.80
2007-08	2,978.76	3,473.83	95.43	6,548.02
2008-09	3,177.35	3,254.90	95.43	6,527.68
2009-10	3,375.93	3,021.36	95.43	6,492.72
2010-11	3,574.52	2,773.23	95.43	6,443.18
2011-12	3,971.69	2,510.50	95.43	6,577.62
2012-13	4,170.27	2,218.58	95.43	6,484.28
2013-14	4,567.44	1,912.07	95.43	6,574.94
2014-15	4,766.02	1,576.37	95.43	6,437.82
2015-16	5,163.19	1,226.06	95.43	6,484.68
2016-17	5,560.36	846.57	95.43	6,502.36
2017-18	5,957.53	437.88	95.43	6,490.84
	=====	=====	=====	=====
	66,128.56	81,562.18	2290.32	149,981.06

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 5
COUNTY ASSESSOR PARCEL NUMBER: 062-0120-022

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,566.99	74.29	3,641.28
1995-96	0.00	3,566.99	74.29	3,641.28
1996-97	0.00	3,566.99	74.29	3,641.28
1997-98	0.00	3,566.99	74.29	3,641.28
1998-99	1,165.89	3,566.98	74.29	4,807.16
1999-00	1,165.89	3,481.28	74.29	4,721.46
2000-01	1,311.63	3,395.60	74.29	4,781.52
2001-02	1,457.37	3,299.18	74.29	4,830.84
2002-03	1,457.37	3,192.08	74.29	4,723.74
2003-04	1,603.10	3,084.95	74.29	4,762.34
2004-05	1,748.84	2,967.13	74.29	4,790.26
2005-06	1,894.58	2,838.59	74.29	4,807.46
2006-07	2,040.31	2,699.32	74.29	4,813.92
2007-08	2,186.05	2,549.38	74.29	4,809.72
2008-09	2,331.79	2,388.70	74.29	4,794.78
2009-10	2,477.52	2,217.31	74.29	4,769.12
2010-11	2,623.26	2,035.21	74.29	4,732.76
2011-12	2,914.73	1,842.40	74.29	4,831.42
2012-13	3,060.47	1,628.16	74.29	4,762.92
2013-14	3,351.94	1,403.23	74.29	4,829.46
2014-15	3,497.68	1,156.87	74.29	4,728.84
2015-16	3,789.15	899.78	74.29	4,763.22
2016-17	4,080.63	621.28	74.29	4,776.20
2017-18	4,372.10	321.35	74.29	4,767.74
	=====	=====	=====	=====
	48,530.30	59,856.74	1782.96	110,170.00

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 6

COUNTY ASSESSOR PARCEL NUMBER: 062-0140-007

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,569.15	74.33	3,643.48
1995-96	0.00	3,569.15	74.33	3,643.48
1996-97	0.00	3,569.15	74.33	3,643.48
1997-98	0.00	3,569.15	74.33	3,643.48
1998-99	1,166.60	3,569.15	74.33	4,810.08
1999-00	1,166.60	3,483.41	74.33	4,724.34
2000-01	1,312.43	3,397.66	74.33	4,784.42
2001-02	1,458.25	3,301.20	74.33	4,833.78
2002-03	1,458.25	3,194.02	74.33	4,726.60
2003-04	1,604.08	3,086.83	74.33	4,765.24
2004-05	1,749.91	2,968.94	74.33	4,793.18
2005-06	1,895.73	2,840.32	74.33	4,810.38
2006-07	2,041.56	2,700.99	74.33	4,816.88
2007-08	2,187.38	2,550.93	74.33	4,812.64
2008-09	2,333.21	2,390.16	74.33	4,797.70
2009-10	2,479.03	2,218.66	74.33	4,772.02
2010-11	2,624.86	2,036.45	74.33	4,735.64
2011-12	2,916.51	1,843.54	74.33	4,834.38
2012-13	3,062.33	1,629.16	74.33	4,765.82
2013-14	3,353.99	1,404.08	74.33	4,832.40
2014-15	3,499.81	1,157.56	74.33	4,731.70
2015-16	3,791.46	900.33	74.33	4,766.12
2016-17	4,083.11	621.66	74.33	4,779.10
2017-18	4,374.78	321.55	74.33	4,770.66
	=====	=====	=====	=====
	48,559.88	59,893.20	1783.92	110,237.00

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 7
COUNTY ASSESSOR PARCEL NUMBER: 062-0140-006

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,569.15	74.33	3,643.48
1995-96	0.00	3,569.15	74.33	3,643.48
1996-97	0.00	3,569.15	74.33	3,643.48
1997-98	0.00	3,569.15	74.33	3,643.48
1998-99	1,166.60	3,569.15	74.33	4,810.08
1999-00	1,166.60	3,483.41	74.33	4,724.34
2000-01	1,312.43	3,397.66	74.33	4,784.42
2001-02	1,458.25	3,301.20	74.33	4,833.78
2002-03	1,458.25	3,194.02	74.33	4,726.60
2003-04	1,604.08	3,086.83	74.33	4,765.24
2004-05	1,749.91	2,968.94	74.33	4,793.18
2005-06	1,895.73	2,840.32	74.33	4,810.38
2006-07	2,041.56	2,700.99	74.33	4,816.88
2007-08	2,187.38	2,550.93	74.33	4,812.64
2008-09	2,333.21	2,390.16	74.33	4,797.70
2009-10	2,479.03	2,218.66	74.33	4,772.02
2010-11	2,624.86	2,036.45	74.33	4,735.64
2011-12	2,916.51	1,843.54	74.33	4,834.38
2012-13	3,062.33	1,629.16	74.33	4,765.82
2013-14	3,353.99	1,404.08	74.33	4,832.40
2014-15	3,499.81	1,157.56	74.33	4,731.70
2015-16	3,791.46	900.33	74.33	4,766.12
2016-17	4,083.11	621.66	74.33	4,779.10
2017-18	4,374.78	321.55	74.33	4,770.66
	=====	=====	=====	=====
	48,559.88	59,893.20	1783.92	110,237.00

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 8

COUNTY ASSESSOR PARCEL NUMBER: 062-0140-005

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,566.99	74.29	3,641.28
1995-96	0.00	3,566.99	74.29	3,641.28
1996-97	0.00	3,566.99	74.29	3,641.28
1997-98	0.00	3,566.99	74.29	3,641.28
1998-99	1,165.90	3,566.99	74.29	4,807.18
1999-00	1,165.90	3,481.29	74.29	4,721.48
2000-01	1,311.63	3,395.60	74.29	4,781.52
2001-02	1,457.37	3,299.18	74.29	4,830.84
2002-03	1,457.37	3,192.08	74.29	4,723.74
2003-04	1,603.11	3,084.96	74.29	4,762.36
2004-05	1,748.84	2,967.13	74.29	4,790.26
2005-06	1,894.58	2,838.59	74.29	4,807.46
2006-07	2,040.32	2,699.35	74.29	4,813.96
2007-08	2,186.05	2,549.38	74.29	4,809.72
2008-09	2,331.79	2,388.70	74.29	4,794.78
2009-10	2,477.53	2,217.32	74.29	4,769.14
2010-11	2,623.27	2,035.22	74.29	4,732.78
2011-12	2,914.74	1,842.41	74.29	4,831.44
2012-13	3,060.48	1,628.17	74.29	4,762.94
2013-14	3,351.95	1,403.24	74.29	4,829.48
2014-15	3,497.69	1,156.86	74.29	4,728.84
2015-16	3,789.16	899.79	74.29	4,763.24
2016-17	4,080.64	621.29	74.29	4,776.22
2017-18	4,372.09	321.34	74.29	4,767.72
	=====	=====	=====	=====
	48,530.41	59,856.85	1782.96	110,170.22

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 9

COUNTY ASSESSOR PARCEL NUMBER: 062-0140-004

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	5,921.92	112.78	6,034.70
1995-96	0.00	5,921.92	112.78	6,034.70
1996-97	0.00	5,921.92	112.78	6,034.70
1997-98	0.00	5,921.92	112.78	6,034.70
1998-99	1,935.62	5,921.92	112.78	7,970.32
1999-00	1,935.62	5,779.66	112.78	7,828.06
2000-01	2,177.58	5,637.38	112.78	7,927.74
2001-02	2,419.53	5,477.33	112.78	8,009.64
2002-03	2,419.53	5,299.49	112.78	7,831.80
2003-04	2,661.48	5,121.66	112.78	7,895.92
2004-05	2,903.43	4,926.03	112.78	7,942.24
2005-06	3,145.39	4,712.65	112.78	7,970.82
2006-07	3,387.34	4,481.46	112.78	7,981.58
2007-08	3,629.29	4,232.49	112.78	7,974.56
2008-09	3,871.25	3,965.73	112.78	7,949.76
2009-10	4,113.20	3,681.18	112.78	7,907.16
2010-11	4,355.15	3,378.87	112.78	7,846.80
2011-12	4,839.06	3,058.78	112.78	8,010.62
2012-13	5,081.01	2,703.11	112.78	7,896.90
2013-14	5,564.92	2,329.64	112.78	8,007.34
2014-15	5,806.87	1,920.63	112.78	7,840.28
2015-16	6,290.78	1,493.82	112.78	7,897.38
2016-17	6,774.68	1,031.46	112.78	7,918.92
2017-18	7,258.59	533.51	112.78	7,904.88
=====	=====	=====	=====	=====
	80,570.32	99,374.48	2706.72	182,651.52

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 10

COUNTY ASSESSOR PARCEL NUMBER: 062-0140-003

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,642.53	75.53	3,718.06
1995-96	0.00	3,642.53	75.53	3,718.06
1996-97	0.00	3,642.53	75.53	3,718.06
1997-98	0.00	3,642.53	75.53	3,718.06
1998-99	1,190.58	3,642.53	75.53	4,908.64
1999-00	1,190.58	3,555.01	75.53	4,821.12
2000-01	1,339.41	3,467.50	75.53	4,882.44
2001-02	1,488.23	3,369.06	75.53	4,932.82
2002-03	1,488.23	3,259.66	75.53	4,823.42
2003-04	1,637.05	3,150.30	75.53	4,862.88
2004-05	1,785.88	3,029.97	75.53	4,891.38
2005-06	1,934.70	2,898.69	75.53	4,908.92
2006-07	2,083.52	2,756.51	75.53	4,915.56
2007-08	2,232.35	2,603.36	75.53	4,911.24
2008-09	2,381.17	2,439.30	75.53	4,896.00
2009-10	2,529.99	2,264.28	75.53	4,869.80
2010-11	2,678.82	2,078.31	75.53	4,832.66
2011-12	2,976.46	1,881.43	75.53	4,933.42
2012-13	3,125.29	1,662.66	75.53	4,863.48
2013-14	3,422.93	1,432.94	75.53	4,931.40
2014-15	3,571.75	1,181.36	75.53	4,828.64
2015-16	3,869.40	918.83	75.53	4,863.76
2016-17	4,167.05	634.44	75.53	4,877.02
2017-18	4,464.71	328.14	75.53	4,868.38
	=====	=====	=====	=====
	49,558.10	61,124.40	1812.72	112,495.22

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 11
COUNTY ASSESSOR PARCEL NUMBER: 062-0150-013

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	6,392.33	120.47	6,512.80
1995-96	0.00	6,392.33	120.47	6,512.80
1996-97	0.00	6,392.33	120.47	6,512.80
1997-98	0.00	6,392.33	120.47	6,512.80
1998-99	2,089.38	6,392.33	120.47	8,602.18
1999-00	2,089.38	6,238.75	120.47	8,448.60
2000-01	2,350.55	6,085.18	120.47	8,556.20
2001-02	2,611.73	5,912.42	120.47	8,644.62
2002-03	2,611.73	5,720.46	120.47	8,452.66
2003-04	2,872.90	5,528.49	120.47	8,521.86
2004-05	3,134.07	5,317.34	120.47	8,571.88
2005-06	3,395.24	5,086.99	120.47	8,602.70
2006-07	3,656.42	4,837.45	120.47	8,614.34
2007-08	3,917.59	4,568.68	120.47	8,606.74
2008-09	4,178.76	4,280.75	120.47	8,579.98
2009-10	4,439.93	3,973.62	120.47	8,534.02
2010-11	4,701.11	3,647.26	120.47	8,468.84
2011-12	5,223.45	3,301.74	120.47	8,645.66
2012-13	5,484.62	2,917.83	120.47	8,522.92
2013-14	6,006.97	2,514.70	120.47	8,642.14
2014-15	6,268.14	2,073.19	120.47	8,461.80
2015-16	6,790.49	1,612.48	120.47	8,523.44
2016-17	7,312.83	1,113.38	120.47	8,546.68
2017-18	7,835.16	575.89	120.47	8,531.52
	=====	=====	=====	=====
	86,970.45	107,268.25	2891.28	197,129.98

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 12

COUNTY ASSESSOR PARCEL NUMBER: 062-0150-005

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	7,598.64	140.18	7,738.82
1995-96	0.00	7,598.64	140.18	7,738.82
1996-97	0.00	7,598.64	140.18	7,738.82
1997-98	0.00	7,598.64	140.18	7,738.82
1998-99	2,483.67	7,598.65	140.18	10,222.50
1999-00	2,483.67	7,416.09	140.18	10,039.94
2000-01	2,794.13	7,233.55	140.18	10,167.86
2001-02	3,104.59	7,028.17	140.18	10,272.94
2002-03	3,104.59	6,799.99	140.18	10,044.76
2003-04	3,415.05	6,571.79	140.18	10,127.02
2004-05	3,725.51	6,320.79	140.18	10,186.48
2005-06	4,035.97	6,046.97	140.18	10,223.12
2006-07	4,346.42	5,750.32	140.18	10,236.92
2007-08	4,656.88	5,430.86	140.18	10,227.92
2008-09	4,967.34	5,088.58	140.18	10,196.10
2009-10	5,277.80	4,723.48	140.18	10,141.46
2010-11	5,588.26	4,335.56	140.18	10,064.00
2011-12	6,209.18	3,924.82	140.18	10,274.18
2012-13	6,519.64	3,468.46	140.18	10,128.28
2013-14	7,140.56	2,989.26	140.18	10,270.00
2014-15	7,451.01	2,464.43	140.18	10,055.62
2015-16	8,071.93	1,916.77	140.18	10,128.88
2016-17	8,692.85	1,323.49	140.18	10,156.52
2017-18	9,313.77	684.57	140.18	10,138.52
	=====	=====	=====	=====
	103,382.82	127,511.16	3364.32	234,258.30

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 13

COUNTY ASSESSOR PARCEL NUMBER: 062-0150-041

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	1,368.61	38.37	1,406.98
1995-96	0.00	1,368.61	38.37	1,406.98
1996-97	0.00	1,368.61	38.37	1,406.98
1997-98	0.00	1,368.61	38.37	1,406.98
1998-99	447.34	1,368.61	38.37	1,854.32
1999-00	447.34	1,335.73	38.37	1,821.44
2000-01	503.26	1,302.85	38.37	1,844.48
2001-02	559.18	1,265.85	38.37	1,863.40
2002-03	559.18	1,224.77	38.37	1,822.32
2003-04	615.09	1,183.68	38.37	1,837.14
2004-05	671.01	1,138.46	38.37	1,847.84
2005-06	726.93	1,089.14	38.37	1,854.44
2006-07	782.85	1,035.70	38.37	1,856.92
2007-08	838.77	978.18	38.37	1,855.32
2008-09	894.68	916.51	38.37	1,849.56
2009-10	950.60	850.77	38.37	1,839.74
2010-11	1,006.52	780.89	38.37	1,825.78
2011-12	1,118.35	706.90	38.37	1,863.62
2012-13	1,174.27	624.72	38.37	1,837.36
2013-14	1,286.11	538.40	38.37	1,862.88
2014-15	1,342.02	443.87	38.37	1,824.26
2015-16	1,453.86	345.23	38.37	1,837.46
2016-17	1,565.70	238.37	38.37	1,842.44
2017-18	1,677.53	123.30	38.37	1,839.20
	=====	=====	=====	=====
	18,620.59	22,966.37	920.88	42,507.84

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 14

COUNTY ASSESSOR PARCEL NUMBER: 062-0150-039

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	2,391.40	55.08	2,446.48
1995-96	0.00	2,391.40	55.08	2,446.48
1996-97	0.00	2,391.40	55.08	2,446.48
1997-98	0.00	2,391.40	55.08	2,446.48
1998-99	781.65	2,391.41	55.08	3,228.14
1999-00	781.65	2,333.95	55.08	3,170.68
2000-01	879.35	2,276.51	55.08	3,210.94
2001-02	977.06	2,211.88	55.08	3,244.02
2002-03	977.06	2,140.06	55.08	3,172.20
2003-04	1,074.77	2,068.25	55.08	3,198.10
2004-05	1,172.47	1,989.25	55.08	3,216.80
2005-06	1,270.18	1,903.08	55.08	3,228.34
2006-07	1,367.88	1,809.72	55.08	3,232.68
2007-08	1,465.59	1,709.17	55.08	3,229.84
2008-09	1,563.30	1,601.46	55.08	3,219.84
2009-10	1,661.00	1,486.56	55.08	3,202.64
2010-11	1,758.71	1,364.47	55.08	3,178.26
2011-12	1,954.12	1,235.20	55.08	3,244.40
2012-13	2,051.83	1,091.57	55.08	3,198.48
2013-14	2,247.24	940.76	55.08	3,243.08
2014-15	2,344.95	775.59	55.08	3,175.62
2015-16	2,540.36	603.24	55.08	3,198.68
2016-17	2,735.77	416.53	55.08	3,207.38
2017-18	2,931.18	215.44	55.08	3,201.70
	=====	=====	=====	=====
	32,536.12	40,129.70	1321.92	73,987.74

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 15
COUNTY ASSESSOR PARCEL NUMBER: 062-0130-008

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,734.37	77.03	3,811.40
1995-96	0.00	3,734.37	77.03	3,811.40
1996-97	0.00	3,734.37	77.03	3,811.40
1997-98	0.00	3,734.37	77.03	3,811.40
1998-99	1,220.61	3,734.36	77.03	5,032.00
1999-00	1,220.61	3,644.66	77.03	4,942.30
2000-01	1,373.18	3,554.95	77.03	5,005.16
2001-02	1,525.76	3,454.01	77.03	5,056.80
2002-03	1,525.76	3,341.87	77.03	4,944.66
2003-04	1,678.33	3,229.72	77.03	4,985.08
2004-05	1,830.91	3,106.38	77.03	5,014.32
2005-06	1,983.49	2,971.80	77.03	5,032.32
2006-07	2,136.06	2,826.01	77.03	5,039.10
2007-08	2,288.64	2,669.01	77.03	5,034.68
2008-09	2,441.21	2,500.80	77.03	5,019.04
2009-10	2,593.79	2,321.38	77.03	4,992.20
2010-11	2,746.37	2,130.72	77.03	4,954.12
2011-12	3,051.52	1,928.87	77.03	5,057.42
2012-13	3,204.09	1,704.58	77.03	4,985.70
2013-14	3,509.24	1,469.07	77.03	5,055.34
2014-15	3,661.82	1,211.15	77.03	4,950.00
2015-16	3,966.97	942.00	77.03	4,986.00
2016-17	4,272.12	650.43	77.03	4,999.58
2017-18	4,577.28	336.43	77.03	4,990.74
	=====	=====	=====	=====
	50,807.76	62,665.68	1848.72	115,322.16

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 16
COUNTY ASSESSOR PARCEL NUMBER: 062-0130-007

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,726.79	76.91	3,803.70
1995-96	0.00	3,726.79	76.91	3,803.70
1996-97	0.00	3,726.79	76.91	3,803.70
1997-98	0.00	3,726.79	76.91	3,803.70
1998-99	1,218.12	3,726.79	76.91	5,021.82
1999-00	1,218.12	3,637.25	76.91	4,932.28
2000-01	1,370.39	3,547.72	76.91	4,995.02
2001-02	1,522.66	3,446.99	76.91	5,046.56
2002-03	1,522.66	3,335.07	76.91	4,934.64
2003-04	1,674.92	3,223.17	76.91	4,975.00
2004-05	1,827.19	3,100.06	76.91	5,004.16
2005-06	1,979.45	2,965.76	76.91	5,022.12
2006-07	2,131.72	2,820.25	76.91	5,028.88
2007-08	2,283.98	2,663.57	76.91	5,024.46
2008-09	2,436.25	2,495.72	76.91	5,008.88
2009-10	2,588.51	2,316.64	76.91	4,982.06
2010-11	2,740.78	2,126.39	76.91	4,944.08
2011-12	3,045.31	1,924.94	76.91	5,047.16
2012-13	3,197.58	1,701.11	76.91	4,975.60
2013-14	3,502.11	1,466.10	76.91	5,045.12
2014-15	3,654.37	1,208.68	76.91	4,939.96
2015-16	3,958.91	940.10	76.91	4,975.92
2016-17	4,263.44	649.11	76.91	4,989.46
2017-18	4,567.97	335.76	76.91	4,980.64
	=====	=====	=====	=====
	50,704.44	62,538.34	1845.84	115,088.62

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 17
COUNTY ASSESSOR PARCEL NUMBER: 064-0010-078

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	7,512.15	138.77	7,650.92
1995-96	0.00	7,512.15	138.77	7,650.92
1996-97	0.00	7,512.15	138.77	7,650.92
1997-98	0.00	7,512.15	138.77	7,650.92
1998-99	2,455.40	7,512.15	138.77	10,106.32
1999-00	2,455.40	7,331.69	138.77	9,925.86
2000-01	2,762.33	7,151.22	138.77	10,052.32
2001-02	3,069.25	6,948.18	138.77	10,156.20
2002-03	3,069.25	6,722.60	138.77	9,930.62
2003-04	3,376.18	6,497.01	138.77	10,011.96
2004-05	3,683.11	6,248.86	138.77	10,070.74
2005-06	3,990.03	5,978.14	138.77	10,106.94
2006-07	4,296.96	5,684.87	138.77	10,120.60
2007-08	4,603.88	5,369.05	138.77	10,111.70
2008-09	4,910.81	5,030.66	138.77	10,080.24
2009-10	5,217.73	4,669.72	138.77	10,026.22
2010-11	5,524.66	4,286.21	138.77	9,949.64
2011-12	6,138.51	3,880.16	138.77	10,157.44
2012-13	6,445.44	3,428.97	138.77	10,013.18
2013-14	7,059.29	2,955.24	138.77	10,153.30
2014-15	7,366.21	2,436.38	138.77	9,941.36
2015-16	7,980.06	1,894.97	138.77	10,013.80
2016-17	8,593.91	1,308.42	138.77	10,041.10
2017-18	9,207.78	676.77	138.77	10,023.32
	=====	=====	=====	=====
	102,206.19	126,059.87	3330.48	231,596.54

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 18
COUNTY ASSESSOR PARCEL NUMBER: 064-0010-080

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	11,630.29	206.07	11,836.36
1995-96	0.00	11,630.29	206.07	11,836.36
1996-97	0.00	11,630.29	206.07	11,836.36
1997-98	0.00	11,630.29	206.07	11,836.36
1998-99	3,801.44	11,630.29	206.07	15,637.80
1999-00	3,801.44	11,350.87	206.07	15,358.38
2000-01	4,276.62	11,071.47	206.07	15,554.16
2001-02	4,751.80	10,757.13	206.07	15,715.00
2002-03	4,751.80	10,407.89	206.07	15,365.76
2003-04	5,226.98	10,058.63	206.07	15,491.68
2004-05	5,702.17	9,674.44	206.07	15,582.68
2005-06	6,177.35	9,255.34	206.07	15,638.76
2006-07	6,652.53	8,801.30	206.07	15,659.90
2007-08	7,127.71	8,312.34	206.07	15,646.12
2008-09	7,602.89	7,788.44	206.07	15,597.40
2009-10	8,078.07	7,229.64	206.07	15,513.78
2010-11	8,553.25	6,635.90	206.07	15,395.22
2011-12	9,503.61	6,007.24	206.07	15,716.92
2012-13	9,978.79	5,308.72	206.07	15,493.58
2013-14	10,929.15	4,575.28	206.07	15,710.50
2014-15	11,404.33	3,771.98	206.07	15,382.38
2015-16	12,354.69	2,933.76	206.07	15,494.52
2016-17	13,305.05	2,025.70	206.07	15,536.82
2017-18	14,255.41	1,047.78	206.07	15,509.26
	=====	=====	=====	=====
	158,235.08	195,165.30	4945.68	358,346.06

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 19

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-098

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	2,344.50	54.32	2,398.82
1995-96	0.00	2,344.50	54.32	2,398.82
1996-97	0.00	2,344.50	54.32	2,398.82
1997-98	0.00	2,344.50	54.32	2,398.82
1998-99	766.32	2,344.50	54.32	3,165.14
1999-00	766.32	2,288.18	54.32	3,108.82
2000-01	862.11	2,231.85	54.32	3,148.28
2001-02	957.90	2,168.50	54.32	3,180.72
2002-03	957.90	2,098.08	54.32	3,110.30
2003-04	1,053.69	2,027.69	54.32	3,135.70
2004-05	1,149.48	1,950.24	54.32	3,154.04
2005-06	1,245.27	1,865.75	54.32	3,165.34
2006-07	1,341.06	1,774.22	54.32	3,169.60
2007-08	1,436.85	1,675.65	54.32	3,166.82
2008-09	1,532.64	1,570.04	54.32	3,157.00
2009-10	1,628.42	1,457.40	54.32	3,140.14
2010-11	1,724.21	1,337.71	54.32	3,116.24
2011-12	1,915.79	1,210.97	54.32	3,181.08
2012-13	2,011.58	1,070.16	54.32	3,136.06
2013-14	2,203.16	922.32	54.32	3,179.80
2014-15	2,298.95	760.39	54.32	3,113.66
2015-16	2,490.53	591.41	54.32	3,136.26
2016-17	2,682.11	408.35	54.32	3,144.78
2017-18	2,873.68	211.22	54.32	3,139.22
	=====	=====	=====	=====
	31,897.97	39,342.63	1303.68	72,544.28

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 20
COUNTY ASSESSOR PARCEL NUMBER: 064-0010-106

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	290.52	19.28	309.80
1995-96	0.00	290.52	19.28	309.80
1996-97	0.00	290.52	19.28	309.80
1997-98	0.00	290.52	19.28	309.80
1998-99	94.96	290.51	20.75	406.22
1999-00	94.96	283.55	20.75	399.26
2000-01	106.83	276.58	20.75	404.16
2001-02	118.70	268.71	20.75	408.16
2002-03	118.70	259.99	20.75	399.44
2003-04	130.57	251.26	20.75	402.58
2004-05	142.44	241.67	20.75	404.86
2005-06	154.31	231.20	20.75	406.26
2006-07	166.18	219.87	20.75	406.80
2007-08	178.05	207.64	20.75	406.44
2008-09	189.92	194.57	20.75	405.24
2009-10	201.79	180.60	20.75	403.14
2010-11	213.66	165.75	20.75	400.16
2011-12	237.40	150.07	20.75	408.22
2012-13	249.27	132.62	20.75	402.64
2013-14	273.01	114.30	20.75	408.06
2014-15	284.88	94.23	20.75	399.86
2015-16	308.62	73.29	20.75	402.66
2016-17	332.36	50.61	20.75	403.72
2017-18	356.10	26.17	20.75	403.02
	=====	=====	=====	=====
	3,952.71	4,875.27	492.12	9,320.10

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 21

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-105

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	337.56	21.52	359.08
1995-96	0.00	337.56	21.52	359.08
1996-97	0.00	337.56	21.52	359.08
1997-98	0.00	337.56	21.52	359.08
1998-99	110.33	337.55	21.52	469.40
1999-00	110.33	329.45	21.52	461.30
2000-01	124.13	321.33	21.52	466.98
2001-02	137.92	312.22	21.52	471.66
2002-03	137.92	302.08	21.52	461.52
2003-04	151.71	291.93	21.52	465.16
2004-05	165.50	280.80	21.52	467.82
2005-06	179.29	268.63	21.52	469.44
2006-07	193.08	255.44	21.52	470.04
2007-08	206.88	241.26	21.52	469.66
2008-09	220.67	226.05	21.52	468.24
2009-10	234.46	209.84	21.52	465.82
2010-11	248.25	192.61	21.52	462.38
2011-12	275.84	174.36	21.52	471.72
2012-13	289.63	154.09	21.52	465.24
2013-14	317.21	132.79	21.52	471.52
2014-15	331.00	109.48	21.52	462.00
2015-16	358.59	85.15	21.52	465.26
2016-17	386.17	58.79	21.52	466.48
2017-18	413.75	30.41	21.52	465.68
	=====	=====	=====	=====
	4,592.66	5,664.50	516.48	10,773.64

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 22
COUNTY ASSESSOR PARCEL NUMBER: 064-0010-100

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	518.80	24.48	543.28
1995-96	0.00	518.80	24.48	543.28
1996-97	0.00	518.80	24.48	543.28
1997-98	0.00	518.80	24.48	543.28
1998-99	169.58	518.82	24.48	712.88
1999-00	169.58	506.36	24.48	700.42
2000-01	190.77	493.89	24.48	709.14
2001-02	211.97	479.87	24.48	716.32
2002-03	211.97	464.29	24.48	700.74
2003-04	233.17	448.71	24.48	706.36
2004-05	254.37	431.57	24.48	710.42
2005-06	275.56	412.88	24.48	712.92
2006-07	296.76	392.62	24.48	713.86
2007-08	317.96	370.80	24.48	713.24
2008-09	339.15	347.43	24.48	711.06
2009-10	360.35	322.51	24.48	707.34
2010-11	381.55	296.03	24.48	702.06
2011-12	423.94	267.98	24.48	716.40
2012-13	445.14	236.82	24.48	706.44
2013-14	487.53	204.11	24.48	716.12
2014-15	508.73	168.27	24.48	701.48
2015-16	551.12	130.88	24.48	706.48
2016-17	593.52	90.36	24.48	708.36
2017-18	635.91	46.75	24.48	707.14
	=====	=====	=====	=====
	7,058.63	8,706.15	587.52	16,352.30

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 23
COUNTY ASSESSOR PARCEL NUMBER: 064-0010-101

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	449.63	23.35	472.98
1995-96	0.00	449.63	23.35	472.98
1996-97	0.00	449.63	23.35	472.98
1997-98	0.00	449.63	23.35	472.98
1998-99	146.96	449.63	23.35	619.94
1999-00	146.96	438.83	23.35	609.14
2000-01	165.34	428.03	23.35	616.72
2001-02	183.71	415.88	23.35	622.94
2002-03	183.71	402.38	23.35	609.44
2003-04	202.08	388.87	23.35	614.30
2004-05	220.45	374.02	23.35	617.82
2005-06	238.82	357.81	23.35	619.98
2006-07	257.19	340.26	23.35	620.80
2007-08	275.56	321.37	23.35	620.28
2008-09	293.93	301.10	23.35	618.38
2009-10	312.30	279.51	23.35	615.16
2010-11	330.67	256.56	23.35	610.58
2011-12	367.41	232.24	23.35	623.00
2012-13	385.78	205.25	23.35	614.38
2013-14	422.52	176.89	23.35	622.76
2014-15	440.89	145.84	23.35	610.08
2015-16	477.63	113.42	23.35	614.40
2016-17	514.38	78.31	23.35	616.04
2017-18	551.11	40.50	23.35	614.96
	=====	=====	=====	=====
	6,117.40	7,545.22	560.40	14,223.02

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 24

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-102

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	449.63	23.35	472.98
1995-96	0.00	449.63	23.35	472.98
1996-97	0.00	449.63	23.35	472.98
1997-98	0.00	449.63	23.35	472.98
1998-99	146.96	449.63	23.35	619.94
1999-00	146.96	438.83	23.35	609.14
2000-01	165.34	428.03	23.35	616.72
2001-02	183.71	415.88	23.35	622.94
2002-03	183.71	402.38	23.35	609.44
2003-04	202.08	388.87	23.35	614.30
2004-05	220.45	374.02	23.35	617.82
2005-06	238.82	357.81	23.35	619.98
2006-07	257.19	340.26	23.35	620.80
2007-08	275.56	321.37	23.35	620.28
2008-09	293.93	301.10	23.35	618.38
2009-10	312.30	279.51	23.35	615.16
2010-11	330.67	256.56	23.35	610.58
2011-12	367.41	232.24	23.35	623.00
2012-13	385.78	205.25	23.35	614.38
2013-14	422.52	176.89	23.35	622.76
2014-15	440.89	145.84	23.35	610.08
2015-16	477.63	113.42	23.35	614.40
2016-17	514.38	78.31	23.35	616.04
2017-18	551.11	40.50	23.35	614.96
	=====	=====	=====	=====
	6,117.40	7,545.22	560.40	14,223.02

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 25

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-060

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	4,761.42	93.82	4,855.24
1995-96	0.00	4,761.42	93.82	4,855.24
1996-97	0.00	4,761.42	93.82	4,855.24
1997-98	0.00	4,761.42	93.82	4,855.24
1998-99	1,556.31	4,761.43	93.82	6,411.56
1999-00	1,556.31	4,647.03	93.82	6,297.16
2000-01	1,750.84	4,532.64	93.82	6,377.30
2001-02	1,945.38	4,403.96	93.82	6,443.16
2002-03	1,945.38	4,260.98	93.82	6,300.18
2003-04	2,139.92	4,118.00	93.82	6,351.74
2004-05	2,334.46	3,960.70	93.82	6,388.98
2005-06	2,529.00	3,789.12	93.82	6,411.94
2006-07	2,723.54	3,603.24	93.82	6,420.60
2007-08	2,918.07	3,403.07	93.82	6,414.96
2008-09	3,112.61	3,188.59	93.82	6,395.02
2009-10	3,307.15	2,959.81	93.82	6,360.78
2010-11	3,501.69	2,716.73	93.82	6,312.24
2011-12	3,890.76	2,459.36	93.82	6,443.94
2012-13	4,085.30	2,173.38	93.82	6,352.50
2013-14	4,474.38	1,873.12	93.82	6,441.32
2014-15	4,668.92	1,544.24	93.82	6,306.98
2015-16	5,057.99	1,201.09	93.82	6,352.90
2016-17	5,447.07	829.31	93.82	6,370.20
2017-18	5,836.15	428.97	93.82	6,358.94
	=====	=====	=====	=====
	64,781.23	79,900.45	2251.68	146,933.36

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 26

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-061

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	11,497.91	203.91	11,701.82
1995-96	0.00	11,497.91	203.91	11,701.82
1996-97	0.00	11,497.91	203.91	11,701.82
1997-98	0.00	11,497.91	203.91	11,701.82
1998-99	3,758.18	11,497.91	203.91	15,460.00
1999-00	3,758.18	11,221.69	203.91	15,183.78
2000-01	4,227.95	10,945.46	203.91	15,377.32
2001-02	4,697.72	10,634.71	203.91	15,536.34
2002-03	4,697.72	10,289.43	203.91	15,191.06
2003-04	5,167.50	9,944.15	203.91	15,315.56
2004-05	5,637.27	9,564.34	203.91	15,405.52
2005-06	6,107.04	9,149.99	203.91	15,460.94
2006-07	6,576.81	8,701.12	203.91	15,481.84
2007-08	7,046.59	8,217.74	203.91	15,468.24
2008-09	7,516.36	7,699.81	203.91	15,420.08
2009-10	7,986.13	7,147.36	203.91	15,337.40
2010-11	8,455.90	6,560.37	203.91	15,220.18
2011-12	9,395.45	5,938.86	203.91	15,538.22
2012-13	9,865.22	5,248.31	203.91	15,317.44
2013-14	10,804.76	4,523.21	203.91	15,531.88
2014-15	11,274.54	3,729.05	203.91	15,207.50
2015-16	12,214.08	2,900.37	203.91	15,318.36
2016-17	13,153.63	2,002.64	203.91	15,360.18
2017-18	14,093.17	1,035.86	203.91	15,332.94
	=====	=====	=====	=====
	156,434.20	192,944.02	4893.84	354,272.06

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 27

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-070

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	6,421.79	120.95	6,542.74
1995-96	0.00	6,421.79	120.95	6,542.74
1996-97	0.00	6,421.79	120.95	6,542.74
1997-98	0.00	6,421.79	120.95	6,542.74
1998-99	2,099.01	6,421.80	120.95	8,641.76
1999-00	2,099.01	6,267.52	120.95	8,487.48
2000-01	2,361.39	6,113.24	120.95	8,595.58
2001-02	2,623.76	5,939.69	120.95	8,684.40
2002-03	2,623.76	5,746.83	120.95	8,491.54
2003-04	2,886.14	5,553.99	120.95	8,561.08
2004-05	3,148.52	5,341.85	120.95	8,611.32
2005-06	3,410.89	5,110.44	120.95	8,642.28
2006-07	3,673.27	4,859.74	120.95	8,653.96
2007-08	3,935.65	4,589.76	120.95	8,646.36
2008-09	4,198.02	4,300.49	120.95	8,619.46
2009-10	4,460.40	3,991.93	120.95	8,573.28
2010-11	4,722.78	3,664.09	120.95	8,507.82
2011-12	5,247.53	3,316.96	120.95	8,685.44
2012-13	5,509.90	2,931.27	120.95	8,562.12
2013-14	6,034.66	2,526.29	120.95	8,681.90
2014-15	6,297.03	2,082.74	120.95	8,500.72
2015-16	6,821.79	1,619.92	120.95	8,562.66
2016-17	7,346.54	1,118.51	120.95	8,586.00
2017-18	7,871.29	578.54	120.95	8,570.78
	=====	=====	=====	=====
	87,371.34	107,762.76	2902.80	198,036.90

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 28

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-073

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	3,374.53	71.15	3,445.68
1995-96	0.00	3,374.53	71.15	3,445.68
1996-97	0.00	3,374.53	71.15	3,445.68
1997-98	0.00	3,374.53	71.15	3,445.68
1998-99	1,102.99	3,374.54	71.15	4,548.68
1999-00	1,102.99	3,293.46	71.15	4,467.60
2000-01	1,240.86	3,212.39	71.15	4,524.40
2001-02	1,378.74	3,121.19	71.15	4,571.08
2002-03	1,378.74	3,019.85	71.15	4,469.74
2003-04	1,516.61	2,918.52	71.15	4,506.28
2004-05	1,654.49	2,807.04	71.15	4,532.68
2005-06	1,792.36	2,685.45	71.15	4,548.96
2006-07	1,930.23	2,553.70	71.15	4,555.08
2007-08	2,068.11	2,411.84	71.15	4,551.10
2008-09	2,205.98	2,259.83	71.15	4,536.96
2009-10	2,343.85	2,097.68	71.15	4,512.68
2010-11	2,481.73	1,925.42	71.15	4,478.30
2011-12	2,757.48	1,742.99	71.15	4,571.62
2012-13	2,895.35	1,540.34	71.15	4,506.84
2013-14	3,171.10	1,327.53	71.15	4,569.78
2014-15	3,308.97	1,094.44	71.15	4,474.56
2015-16	3,584.72	851.23	71.15	4,507.10
2016-17	3,860.47	587.76	71.15	4,519.38
2017-18	4,136.21	304.02	71.15	4,511.38
	=====	=====	=====	=====
	45,911.98	56,627.34	1707.60	104,246.92

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 29
COUNTY ASSESSOR PARCEL NUMBER: 064-0010-114

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	9,056.43	164.01	9,220.44
1995-96	0.00	9,056.43	164.01	9,220.44
1996-97	0.00	9,056.43	164.01	9,220.44
1997-98	0.00	9,056.43	164.01	9,220.44
1998-99	2,960.16	9,056.43	164.01	12,180.60
1999-00	2,960.16	8,838.85	164.01	11,963.02
2000-01	3,330.18	8,621.27	164.01	12,115.46
2001-02	3,700.20	8,376.51	164.01	12,240.72
2002-03	3,700.20	8,104.55	164.01	11,968.76
2003-04	4,070.22	7,832.59	164.01	12,066.82
2004-05	4,440.24	7,533.43	164.01	12,137.68
2005-06	4,810.26	7,207.07	164.01	12,181.34
2006-07	5,180.28	6,853.51	164.01	12,197.80
2007-08	5,550.30	6,472.75	164.01	12,187.06
2008-09	5,920.31	6,064.82	164.01	12,149.14
2009-10	6,290.33	5,629.66	164.01	12,084.00
2010-11	6,660.35	5,167.32	164.01	11,991.68
2011-12	7,400.39	4,677.80	164.01	12,242.20
2012-13	7,770.41	4,133.86	164.01	12,068.28
2013-14	8,510.45	3,562.74	164.01	12,237.20
2014-15	8,880.47	2,937.22	164.01	11,981.70
2015-16	9,620.51	2,284.50	164.01	12,069.02
2016-17	10,360.55	1,577.40	164.01	12,101.96
2017-18	11,100.58	815.89	164.01	12,080.48
	=====	=====	=====	=====
	123,216.55	151,973.89	3936.24	279,126.68

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CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 30

COUNTY ASSESSOR PARCEL NUMBER: 064-0010-112

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	2,114.01	50.55	2,164.56
1995-96	0.00	2,114.01	50.55	2,164.56
1996-97	0.00	2,114.01	50.55	2,164.56
1997-98	0.00	2,114.01	50.55	2,164.56
1998-99	690.98	2,114.01	50.55	2,855.54
1999-00	690.98	2,063.23	50.55	2,804.76
2000-01	777.35	2,012.44	50.55	2,840.34
2001-02	863.72	1,955.29	50.55	2,869.56
2002-03	863.72	1,891.81	50.55	2,806.08
2003-04	950.09	1,828.34	50.55	2,828.98
2004-05	1,036.47	1,758.50	50.55	2,845.52
2005-06	1,122.84	1,682.31	50.55	2,855.70
2006-07	1,209.21	1,599.80	50.55	2,859.56
2007-08	1,295.58	1,510.91	50.55	2,857.04
2008-09	1,381.95	1,415.68	50.55	2,848.18
2009-10	1,468.33	1,314.12	50.55	2,833.00
2010-11	1,554.70	1,206.19	50.55	2,811.44
2011-12	1,727.44	1,091.93	50.55	2,869.92
2012-13	1,813.82	964.95	50.55	2,829.32
2013-14	1,986.56	831.63	50.55	2,868.74
2014-15	2,072.93	685.62	50.55	2,809.10
2015-16	2,245.68	533.27	50.55	2,829.50
2016-17	2,418.42	368.21	50.55	2,837.18
2017-18	2,591.16	190.45	50.55	2,832.16
	=====	=====	=====	=====
	28,761.93	35,474.73	1213.20	65,449.86

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

ASSESSMENT AND DIAGRAM NUMBER: 31
COUNTY ASSESSOR PARCEL NUMBER: 064-0010-065

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	2,273.62	53.16	2,326.78
1995-96	0.00	2,273.62	53.16	2,326.78
1996-97	0.00	2,273.62	53.16	2,326.78
1997-98	0.00	2,273.62	53.16	2,326.78
1998-99	743.15	2,273.61	53.16	3,069.92
1999-00	743.15	2,218.99	53.16	3,015.30
2000-01	836.04	2,164.38	53.16	3,053.58
2001-02	928.93	2,102.93	53.16	3,085.02
2002-03	928.93	2,034.65	53.16	3,016.74
2003-04	1,021.83	1,966.37	53.16	3,041.36
2004-05	1,114.72	1,891.26	53.16	3,059.14
2005-06	1,207.61	1,809.33	53.16	3,070.10
2006-07	1,300.51	1,720.57	53.16	3,074.24
2007-08	1,393.40	1,625.00	53.16	3,071.56
2008-09	1,486.30	1,522.58	53.16	3,062.04
2009-10	1,579.19	1,413.33	53.16	3,045.68
2010-11	1,672.08	1,297.26	53.16	3,022.50
2011-12	1,857.87	1,174.35	53.16	3,085.38
2012-13	1,950.76	1,037.82	53.16	3,041.74
2013-14	2,136.55	894.43	53.16	3,084.14
2014-15	2,229.44	737.40	53.16	3,020.00
2015-16	2,415.23	573.53	53.16	3,041.92
2016-17	2,601.02	396.00	53.16	3,050.18
2017-18	2,786.81	204.83	53.16	3,044.80
	=====	=====	=====	=====
	30,933.52	38,153.10	1275.84	70,362.46

11/23/93

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

TOTALS FOR AMORTIZATION SCHEDULES:
ASSESSMENT NUMBERS 1 THROUGH 31

YEAR	PRINCIPAL	INTEREST	ADMIN	TOTAL
1994-95	0.00	122,377.56	2,494.54	124,872.10
1995-96	0.00	122,377.56	2,494.54	124,872.10
1996-97	0.00	122,377.56	2,494.54	124,872.10
1997-98	0.00	122,377.56	2,494.54	124,872.10
1998-99	39,999.97	122,377.60	2,496.01	164,873.58
1999-00	39,999.97	119,437.58	2,496.01	161,933.56
2000-01	45,000.00	116,497.59	2,496.01	163,993.60
2001-02	50,000.00	113,190.07	2,496.01	165,686.08
2002-03	50,000.00	109,515.09	2,496.01	162,011.10
2003-04	55,000.01	105,840.14	2,496.01	163,336.16
2004-05	60,000.05	101,797.62	2,496.01	164,293.68
2005-06	65,000.02	97,387.61	2,496.01	164,883.64
2006-07	70,000.01	92,610.10	2,496.01	165,106.12
2007-08	75,000.00	87,465.13	2,496.01	164,961.14
2008-09	80,000.01	81,952.62	2,496.01	164,448.64
2009-10	84,999.97	76,072.64	2,496.01	163,568.62
2010-11	90,000.02	69,825.05	2,496.01	162,321.08
2011-12	100,000.00	63,210.09	2,496.01	165,706.10
2012-13	104,999.99	55,860.14	2,496.01	163,356.14
2013-14	115,000.01	48,142.60	2,496.01	165,638.62
2014-15	119,999.96	39,690.09	2,496.01	162,186.06
2015-16	129,999.98	30,870.07	2,496.01	163,366.06
2016-17	140,000.03	21,315.08	2,496.01	163,811.12
2017-18	150,000.00	11,025.05	2,496.01	163,521.06
	=====	=====	=====	=====
	1,665,000.00	2,053,592.20	59,898.36	3,778,490.56

NOTE: Interest Is Net of Capitalized Interest of \$85,324.31

EXHIBIT F

REASSESSMENT DIAGRAM

REASSESSMENT DIAGRAM REASSESSMENT DISTRICT No. 93-05 FLORIN DEPOT & OATES INDUSTRIAL PARKS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA DECEMBER, 1993 SCALE: 1" = 200'

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
____ 1993

VALERIE BURROWS, CITY CLERK
CITY OF SACRAMENTO

CLERK'S MAP CERTIFICATE

A REASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ON THE PARCELS OF LAND SHOWN ON THE REASSESSMENT DIAGRAM. SAID REASSESSMENT WAS LEVIED ON THIS ____ DAY OF ____ 1993. SAID REASSESSMENT DIAGRAM AND THE REASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SACRAMENTO ON THE ____ DAY OF ____ 1993. REFERENCE IS MADE TO THE REASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH REASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS REASSESSMENT DIAGRAM.

VALERIE BURROWS, 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 ____ 1993

SUPERINTENDENT OF STREETS
CITY OF SACRAMENTO

NOTE:

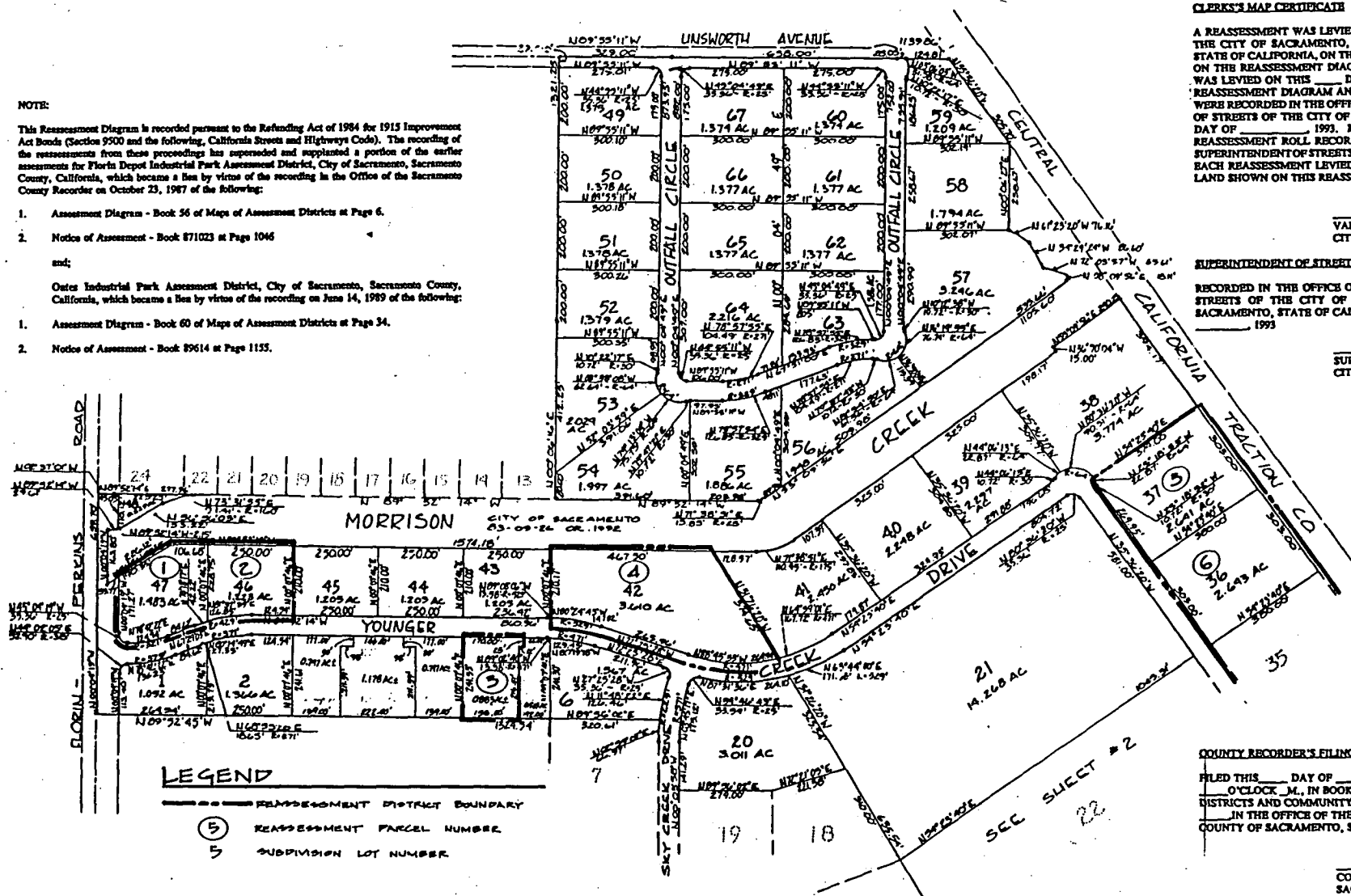
This Reassessment Diagram is recorded pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds (Section 9500 and the following, California Streets and Highways Code). The recording of the reassessments from these proceedings has superseded and supplanted a portion of the earlier assessments for Florin Depot Industrial Park Assessment District, City of Sacramento, Sacramento County, California, which became a lien by virtue of the recording in the Office of the Sacramento County Recorder on October 23, 1987 of the following:

1. Assessment Diagram - Book 56 of Maps of Assessment Districts at Page 6.
2. Notice of Assessment - Book 671023 at Page 1046

and;

Oates Industrial Park Assessment District, City of Sacramento, Sacramento County, California, which became a lien by virtue of the recording on June 14, 1989 of the following:

1. Assessment Diagram - Book 60 of Maps of Assessment Districts at Page 34.
2. Notice of Assessment - Book 69614 at Page 1135.

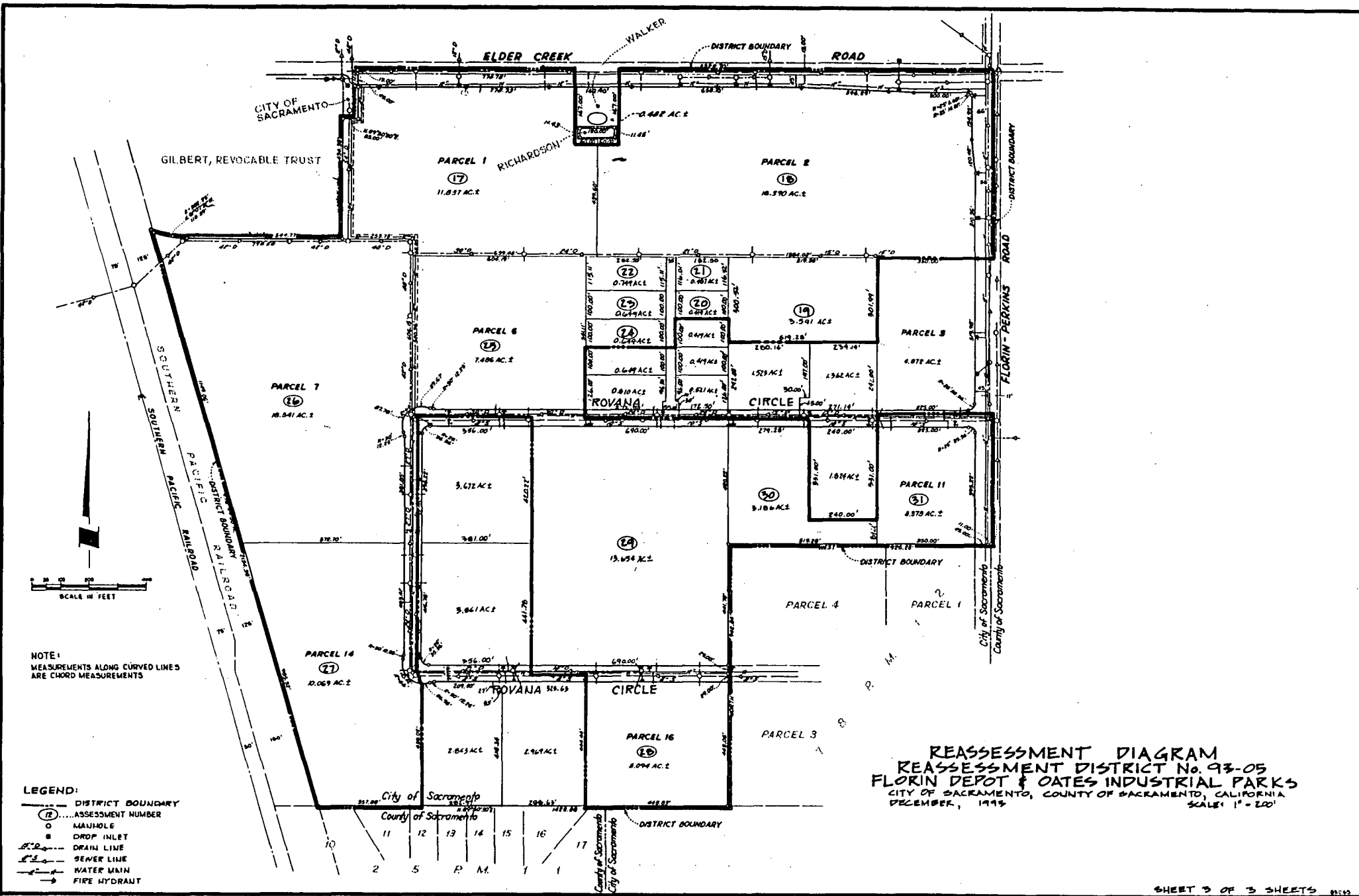


COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF ____ 1993 AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF REASSESSMENT 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

SHEET 1 OF 3 SHEETS



REASSESSMENT DIAGRAM
 REASSESSMENT DISTRICT No. 93-05
 FLORIN DEPOT & OATES INDUSTRIAL PARKS
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 DECEMBER, 1993 SCALE: 1" = 200'

LEGEND

- REASSESSMENT DISTRICT BOUNDARY
- ⑤ REASSESSMENT PARCEL NUMBER
- 5 SUBDIVISION LOT NUMBER

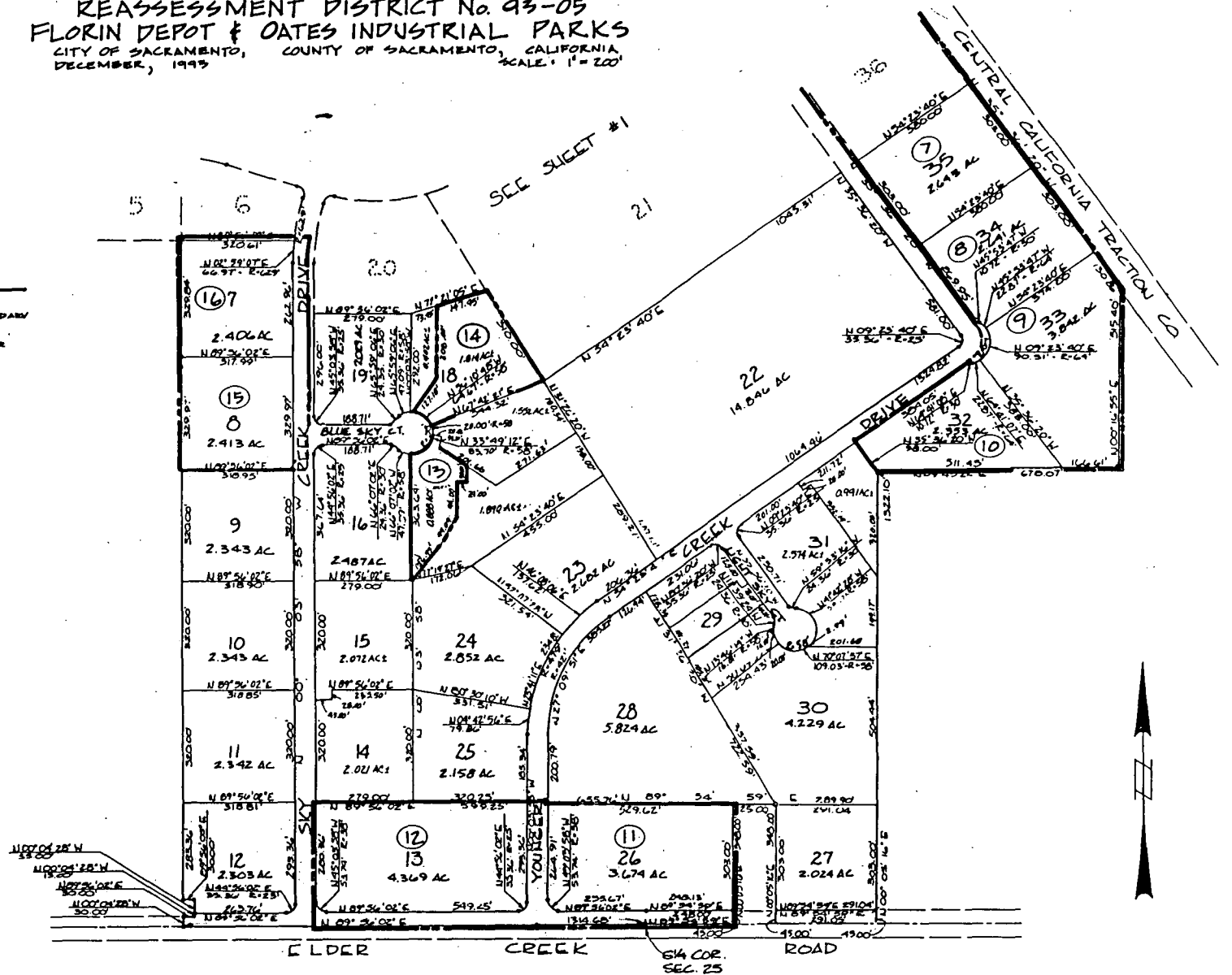


EXHIBIT G

RULES FOR DETERMINATION OF REASSESSMENTS

EXHIBIT G

RULES FOR DETERMINATION OF REASSESSMENTS

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

The amount of each reassessment is computed by prorating each original assessment within the refunding district.

EXHIBIT H

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

EXHIBIT H

PROPOSED MAXIMUM ANNUAL ASSESSMENT PER PARCEL FOR
CURRENT COSTS AND EXPENSES

REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS

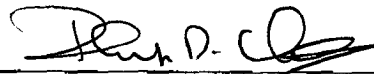
In the event that the amount provided for in these proceedings is insufficient to pay various costs and expenses incurred from time to time by the City and not otherwise reimbursed to the City which result from the administration and collection of assessment installments or from the administration or registration of the refunding bonds and the various funds and accounts pertaining thereto, this Council intends, pursuant to Section 8682.1 of the California Streets and Highways Code, to provide for an annual assessment upon each of the parcels of land in the proposed refunding district to provide therefor. The maximum amount of such annual assessment for the entire refunding district shall be \$2,000.00, levied on each reassessment parcel pro rata to its original reassessment.

CONSENT AND WAIVER TO REFUNDING OF SPECIAL ASSESSMENTS

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

The undersigned is the owner of certain land described on the attached Exhibit A, which land is subject to a special assessment in Oates Industrial Park Assessment District. The undersigned hereby consents to the refunding of said special assessments pursuant to the Refunding Act of 1984 for 1915 Improvement Act Bonds of the State of California. The undersigned specifically these assessments, and waives any error or informality in the refunding proceedings, provided that the total amount of the reassessments on the assessor's parcel numbers listed on the attached Exhibit A do not exceed the amount stated and the term of the bonds does not exceed twenty-five (25) years.

Dated 11/13, 1993


Philip D. Oates
For OK+B and Marvin Oates

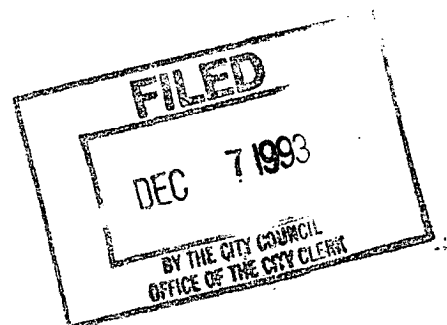


EXHIBIT A

REASSESSMENT DISTRICT NO. 1993-1,
FLORIN DEPOT AND OATES INDUSTRIAL PARK
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

Assessor's Parcel No.

Proposed Amount of Reassessment

064-0010-112

\$ 29,396.40

~~064-0010-113~~

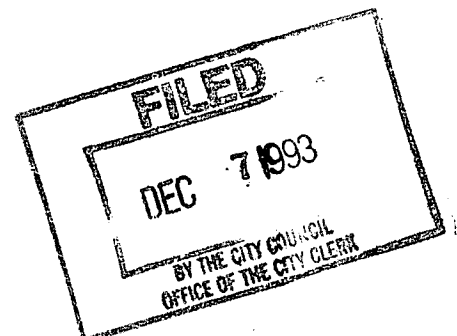
~~16,634.27~~

064-0010-113

ROM

PAID - BUT DON'T
REFINANCE

NOT OKTB &
Marvin L Oates.



OFFICIAL STATEMENT

In the opinion of Bond Counsel, under existing laws, regulations, rulings and judicial decisions, and assuming among other things, compliance with certain covenants, the interest on the Bonds is excludable from gross income for federal income tax purposes and exempt from State of California personal income taxes. In the opinion of Bond Counsel, such interest is not a specific preference item for purposes of the federal individual or corporate alternative minimum taxes, although for purposes of computing federal alternative minimum tax imposed on certain corporations, such interest is taken into account in determining certain income and earnings. See "TAX EXEMPTION" herein.

\$1,665,000

**LIMITED OBLIGATION REFUNDING BONDS
CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05
FLORIN DEPOT AND OATES INDUSTRIAL PARKS
SACRAMENTO COUNTY, CALIFORNIA**

Dated: Date of Delivery

Due: September 2, as shown below

The Bonds are being issued pursuant to the provisions of the Refunding Act of 1984 for 1915 Improvement Act Bonds (Division 11.5 of the California Streets and Highways Code) to provide for the refunding of portions of the City of Sacramento Improvement Bonds, Florin Depot Industrial Park Assessment District dated November 2, 1987, and portions of the City of Sacramento Improvement Bonds, Oates Industrial Park Assessment District dated July 15, 1989. All of the Bonds being refunded shall be referred to herein as the "Prior Bonds". The Prior Bonds shall be redeemed on the next available principal payment date which is January 2, 1994. All of the improvements originally financed were undertaken as provided by the Municipal Improvement Act of 1913 (Division 12 of the California Streets and Highways Code) and the Improvement Act of 1911 (Division 7 of the California Streets and Highways Code).

The Bonds are issued as fully registered Bonds in the denomination of \$5,000 or any integral multiple thereof. Interest is payable on March 2, 1995, and semiannually thereafter on September 2 and March 2 of each year. Principal of and premium, if any, on the Bonds will be payable at the principal corporate trust office of the Bank of America National Trust and Savings Association, Glendale, California, Paying Agent, Registrar and Transfer Agent (the "Bank"). Interest on the Bonds is payable by check or draft mailed by first class mail to the registered owners as shown on the Registrar's books as of the fifteenth day of the month immediately preceding each interest payment date.

The Bonds are subject to redemption on any March 2 or September 2 prior to maturity upon 30 days' prior notice and upon payment of the principal and interest accrued thereon to the date of redemption or date of payment if surrendered earlier, plus a redemption premium of three percent (3%) of the principal amount of the Bonds to be redeemed.

Under the provisions of the Refunding Act of 1984 for 1915 Improvement Act Bonds, installments of principal and interest sufficient to meet annual Bond debt service will be billed by the County of Sacramento (the "County") to owners of property within the District against which there are unpaid reassessments. Upon receipt by the City of Sacramento (the "City") from the County, these annual installments are to be paid into the Redemption Fund to be held by the City and used to pay debt service on the Bonds as it becomes due.

Unpaid reassessments constitute fixed liens on the lots and parcels assessed within the District and do not constitute a personal indebtedness of the respective owners of such lots and parcels. Accordingly, in the event of delinquency, proceedings may be had only against the real property securing the delinquent reassessment. Thus, the value of land within the District is a critical factor in determining the investment quality of the Bonds. See "THE DISTRICT" herein for a discussion of appraised values and County assessed valuations of the parcels within the District.

The City will establish a Reserve Fund and deposit therein Bond proceeds in the amount of five percent (5%) of the principal amount of the Bonds to provide for payment of the Bonds and the interest thereon as a result of any delinquent installments of reassessments. The City's obligation to advance funds to the Redemption Fund in the event of delinquent installments is limited to the balance in the Special Reserve Fund. Additionally, the City has covenanted to initiate judicial foreclosure in the event of a delinquency, as further described herein. See "SECURITY FOR THE BONDS".

Neither the faith and credit nor the taxing power of the City, the State of California or any political subdivision thereof is pledged to the payment of the Bonds.

The information set forth in this Official Statement, including information under the heading "BONDOWNERS' RISKS" should be read in its entirety.

MATURITY SCHEDULE

Due September 2	Principal	Interest Rate	Price	Due September 2	Principal	Interest Rate	Price
1999	\$45,000	5.00%	100	2004	\$60,000	5.90%	100
2000	50,000	5.25%	100	2005	65,000	6.00%	100
2001	50,000	5.40%	100	2006	65,000	6.10%	100
2002	55,000	5.60%	100	2007	70,000	6.20%	100
2003	55,000	5.75%	100	2008	75,000	6.25%	100

\$1,075,000 6.50% Term Bonds due September 2, 2018, Price 100%

The Bonds are offered when, as and if issued and delivered to the Underwriter subject to the approval of Sturgis, Ness, Brunsell & Assaf, a professional corporation, Emeryville, California, Bond Counsel. It is expected that the Bonds in definitive form will be available for delivery on or about December 28, 1993.

Stone & Youngberg

December 15, 1993

CITY OF SACRAMENTO

MAYOR AND CITY COUNCIL

Joe Serna, Jr., Mayor
Heather Fargo, Councilmember District 1
Rob Kerth, Councilmember District 2
Josh Pane, Councilmember District 3
Jimmie Yee, Councilmember District 4
Deborah Ortiz, Councilmember District 5
Darrell Steinberg, Councilmember District 6
Terry Kastanis, Councilmember District 7
Samuel Pannell, Councilmember District 8

CITY STAFF

William H. Edgar, City Manager
Thomas P. Friery, City Treasurer
Sharon Siedorf Cardenas, City Attorney
John E. Medina, Director of Public Works
Valerie A. Burrowes, City Clerk

BOND COUNSEL

Sturgis, Ness, Brunsell & Assaf
a professional corporation
Emeryville, California

REASSESSMENT ENGINEER

Department of Public Works/Special Districts
City of Sacramento
Sacramento, California

BANK, PAYING AGENT, REGISTRAR AND TRANSFER AGENT

Bank of America National Trust and Savings Association
Glendale, California

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IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITER MAY OFFER AND SELL THE BONDS TO CERTAIN DEALERS AND DEALER BANKS AND BANKS ACTING AS AGENTS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED ON THE COVER PAGE HEREOF AND SAID PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

The City covenants with the owners of the Bonds that, in the event any reassessment or installment thereof, including any interest thereon, is not paid when due, that, not later than October 1 in any year, the City shall file an action in the Superior Court to foreclose the lien of each delinquent reassessment if the sum of uncured reassessment delinquencies for the preceding fiscal year exceeds five percent (5%) of the reassessment installments posted to the tax roll for that fiscal year, and if the amount of the Reserve Fund is less than the Reserve Requirement.

The Reserve Requirement is defined in the Resolution Authorizing Issuance of Bonds (the "Resolution") as five percent (5%) of the original proceeds of the Bonds. Delinquency in payment of reassessment installments does not result in an acceleration of the entire amount of the reassessment; therefore, property may be sold at foreclosure sale for only the amount of delinquent installments. The City is not required to bid at the foreclosure sale.

For a more complete description of the security for the Bonds, see the section herein entitled "**SECURITY FOR THE BONDS**" herein.

Redemption - Any Bond may be called for redemption prior to maturity on any March 2 or September 2 upon payment of 103% percent of par value, plus accrued interest to the date of redemption or date of payment if surrendered earlier. See the section entitled "**THE BONDS**" herein. The Bonds are also subject to refunding pursuant to Division 11 or Division 11.5 of the Streets and Highways Code.

The District - The District includes 31 parcels totaling approximately 137.4 acres which are located within two industrial parks known as Florin Depot and Oates Industrial Park. In 1987 and 1989 respectively, two 1911 Act assessment districts were formed to finance certain infrastructure improvements to each of the two parks. The 31 parcels in the District represent only those parcels located in the two 1911 Act Districts (referred to as Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District) which opted to participate in the refunding proceedings. Certain other parcels in each of the two assessment districts are not part of the District. Both industrial parks are situated near the intersection of Florin-Perkins Road and Elder Creek Road in the southeastern portion of the City. The District is located in an industrial region of the City referred to as the Power Inn Industrial District.

Parcels representing approximately 34.2 percent of the total outstanding assessment lien are improved with industrial buildings. Buildings in the District include distribution facilities, warehouses and light manufacturing facilities, most of which were built since 1987.

An appraisal of the estimated retail values of the 31 parcels in the District, dated as of November 15, 1993 (the "Appraisal"), was prepared by Clark-Wolcott Company, Inc. of Sacramento, California. According to the Appraisal, the aggregate retail value (land only) of the 31 parcels is \$14,281,381. A copy of the Appraisal is contained in **APPENDIX C** herein.

\$1,665,000
LIMITED OBLIGATION REFUNDING BONDS
CITY OF SACRAMENTO
FLORIN DEPOT AND OATES INDUSTRIAL PARKS
REASSESSMENT DISTRICT NO. 93-05
(SACRAMENTO COUNTY, CALIFORNIA)

THE BONDS

Authority for Issuance

The refunding proceedings of the City of Sacramento Refunding Bonds, Florin Depot and Oates Industrial Parks Reassessment District No. 93-05, Reassessment District No. 93-05 (the "District") are being conducted pursuant to the provisions of the Refunding Act of 1984 for 1915 Improvement Act Bonds. The Bonds are issued pursuant to the provisions of the Refunding Act of 1984 for 1915 Improvement Act Bonds (the "Bond Law") and a Resolution Authorizing Issuance of Bonds adopted by the City Council on December 7, 1993 (the "Resolution").

Description of the Bonds

The \$1,665,000 principal amount of Bonds are dated as of the date of delivery of the Bonds.

The Bonds will consist of serial and term bonds which will mature in various amounts on each September 2, commencing September 2, 1999 and ending September 2, 2018. Interest will be payable commencing on March 2, 1995 and semiannually thereafter on March 2 and September 2 of each year until maturity. The Bonds are issued only as fully registered bonds in the denomination of \$5,000 or any integral multiple thereof. Principal of and premium, if any, on the Bonds, and interest at maturity or upon the prior redemption thereof, will be payable at the principal corporate trust office of the Bank of America National Trust and Savings Association, Glendale, California, Bank, Paying Agent, Registrar and Transfer Agent (the "Bank"). Interest on the Bonds is payable by check or draft mailed to the registered owners thereof at the owners' address appearing on the register maintained by the Registrar as of the fifteenth day of the month immediately preceding each interest payment date. Bonds will mature on the dates and in the amounts as set forth on the cover page of this Official Statement.

Redemption of Bonds

Any Bond or any portion thereof in the amount of \$5,000 or any multiple thereof may be called for redemption prior to maturity on any March 2 or September 2 upon payment of 103 percent of par value, plus accrued interest to the date of surrender or the date of redemption, whichever is earlier. No interest will accrue on a Bond beyond the March 2 or September 2 on which said Bond is called for redemption or upon surrender, whichever is earlier. Notice of redemption will be given by registered or certified mail or by personal service to the registered owner at least 30 days prior to the redemption date. The determination as to which Bond or Bonds are to be called will be made by the City Treasurer (the "City Treasurer"). Development

- b) If any reassessment is prepaid before final maturity of the Bonds, the amount of principal which the assessee is required to prepay shall be reduced by an amount which is in the same ratio to the original amount of the Reserve Fund as the original amount of the prepaid reassessment bears to the total amount of unpaid reassessments originally levied in the District. This reduction in the amount of principal prepaid shall be balanced by a transfer from the Reserve Fund to the Redemption Fund in the same amount.
- c) The amount deposited in the Reserve Fund shall never exceed 10 percent of the proceeds of the Bond issue. Proceeds of the investment of the Reserve Fund shall be deposited in the Investment Earnings Fund.
- d) When the amount in the Reserve Fund equals or exceeds the amount required to retire the remaining unmatured Bonds (whether by advance retirement or otherwise), the amount of the Reserve Fund shall be transferred to the Redemption Fund, and the remaining installments of principal and interest not yet due from assessed property owners shall be canceled without payment.

Investment Earnings Fund

Proceeds of the investment of amounts in the Refunding Fund (except proceeds to be used for retirement of the Prior Bonds) and the Reserve Fund shall be deposited in the Investment Earnings Fund. On September 2 of each year during the term of the Bonds (or at other times as may be required or permitted by regulations of the United States Internal Revenue Service), the City Treasurer shall determine whether any portion of investment earnings must be rebated to the United States pursuant to Section 148 of the United States Internal Revenue Code and regulations adopted thereunder. Any amounts required to be rebated shall be transferred to the Arbitrage Rebate Fund, and the balance, if any, shall be transferred as follows:

- a) To the extent that the balance in the Reserve Fund is less than the Reserve Requirement, a transfer shall be made from the Investment Earnings Fund to the Reserve Fund.
- b) The remaining balance in the Investment Earnings Fund, if any, shall be transferred to the Redemption Fund to be used, in the discretion of the City Treasurer, as a credit upon the annual installments of reassessments or for the advance retirement of Bonds.

The City Treasurer is authorized to retain independent attorneys, accountants and other consultants to assist in complying with federal tax law requirements.

Arbitrage Rebate Fund

Amounts in the Arbitrage Rebate Fund shall be invested in the same manner as amounts in the other funds and shall be held in trust for rebate to the United States at the times required by Section 148 of the United States Internal Revenue Code and regulations adopted thereunder.

SECURITY FOR THE BONDS

General

The Bonds are issued upon and secured by the unpaid reassessments together with interest thereon and the unpaid reassessments together with interest thereon constitute a trust fund for the redemption and payment of the principal of the Bonds and the interest thereon. All the Bonds are secured by the monies in the Redemption Fund and the Reserve Fund created pursuant to the reassessment proceedings and by the unpaid reassessments levied. Principal of and interest on the Bonds are payable exclusively out of the Redemption Fund.

The unpaid reassessments will be collected in annual installments, together with interest on the declining balances, on the tax roll on which general taxes on real property are collected and are payable and become delinquent at the same time and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do said general taxes, and the properties upon which the reassessments were levied are subject to the same provisions for sale and redemption as are properties for nonpayment of general taxes. See also the section herein below entitled "**Covenant to Commence Superior Court Foreclosure**".

The Reserve Fund will be established initially in the amount of five percent (5%) of the principal amount of Bonds issued. The Reserve Fund will be a source of available funds to advance to the Redemption Fund in the event of delinquent installments. **The City's obligation to advance funds to the Redemption Fund in the event of delinquent reassessment installments is limited to the balance in the Reserve Fund. Pursuant to the Resolution, the City has no obligation to replenish the Reserve Fund except to the extent that delinquent reassessments are paid or proceeds from foreclosure sales are realized.** However, the determination by the City not to obligate itself to advance available funds to cure delinquencies will not prevent the City from, in its sole discretion, advancing such funds.

The City has covenanted to commence judicial foreclosure in the event of a delinquency as described in the following subsection and thereafter to prosecute diligently to completion, court foreclosure proceedings upon the lien of any and all delinquent reassessments and interest.

Neither the faith and credit nor the taxing power of the City, the State of California or any political subdivision thereof is pledged to the payment of the Bonds.

Covenant to Commence Superior Court Foreclosure

In the event any reassessment or installment thereof or any interest thereon is not paid when due, the City may order the institution of a court action to foreclose the lien of the delinquent unpaid reassessment. In such an action, the property subject to the unpaid reassessment may be sold at judicial foreclosure sale. This foreclosure sale procedure is not mandatory under State law. However, the City covenants with the owners of the Bonds that not later than October 1 in any year, the City shall file an action in the Superior Court to foreclose

Limited City Obligation Upon Delinquency

The City's obligation to advance monies to pay Bond debt service in the event of delinquent reassessment installments is limited to the balance in the Reserve Fund. The City's determination not to obligate itself will not prevent the City from, in its sole discretion, advancing such funds. However, Bondowners should not rely upon the City to advance monies to the Redemption Fund if the Reserve Fund were ever depleted.

THE REFUNDING PLAN

A portion of the proceeds of the Bonds will be applied, along with certain amounts then on deposit in the Redemption Funds for both issues of Prior Bonds, into the Refunding Fund. The Refunding Fund will be applied to pay the principal and interest due on the Prior Bonds on January 2, 1994, and to the redemption of the remaining outstanding principal of the Prior Bonds on such date, including premium due on redemption.

METHOD OF REASSESSMENT

The estimated total amount of the Bonds was apportioned among the parcels in the District with unpaid reassessments. The amounts of the reassessments were computed by decreasing each of the original and segregated reassessments by the same percentage. The estimated amount of each reassessment, identified by reassessment number, is set forth in the reassessment report prepared by Sturgis, Ness, Brunsell & Assaf of Emeryville, California, and is on file at the City. The Reassessment diagram, a copy of which is contained in APPENDIX A herein, was prepared by the Department of Public Works/Special Districts of the City (the "Reassessment Engineer").

THE DISTRICT

Description

The District includes 31 parcels totaling approximately 137.4 acres which are located within two industrial parks known as Florin Depot Industrial Park and Oates Industrial Park. In 1987 and 1989 respectively, two 1911 Act assessment districts were formed to finance certain infrastructure improvements to each of the two parcels. The 31 parcels in the District represent only those parcels located in the two 1911 Act Districts (referred to as Florin Depot Industrial Park Assessment District and Oates Industrial Park Assessment District) which opted to participate in the refunding proceedings. Certain other parcels in each of the two assessment districts are not part of the District. Both industrial parks are situated near the intersection of Florin-Perkins Road and Elder Creek Road in the southeastern portion of the City. The District is located in an industrial region of the City referred to as the Power Inn Industrial District.

Parcels representing approximately 34.2 percent of the total outstanding assessment lien are improved with industrial buildings. Buildings in the District include distribution facilities, warehouses and light manufacturing facilities, most of which were built since 1987.

The Appraisal

An appraisal of the estimated retail values of the 31 parcels in the District, dated as of November 15, 1993 (the "Appraisal"), was prepared by Clark-Wolcott Company, Inc. of Sacramento, California. According to the Appraisal, the aggregate retail value (land only) of the 31 parcels is \$14,281,381. A copy of the Appraisal is contained in **APPENDIX C** herein.

The 1992/93 County assessed value of improvements (buildings) on 10 of the 31 parcels in the District is \$13,561,177, for a total estimated value of \$27,842,558 which is 16.7 times the aggregate reassessment of \$1,665,000. See Table 3 on the following page for a parcel by parcel breakdown of ownership, acreage, reassessment, estimated values and values-to-lien ratios. See also "**BONDOWNERS' RISKS -- Land Values**".

Property Ownership

There are thirteen different owners of property in the District. Major owners include Marvin L. Oates (28.7 percent of the reassessment), Massie & Company (16.9 percent of the reassessment), Northgate Partnership (15.4 percent of the reassessment), and Massie/Oates (9.3 percent of the reassessment).

TABLE 3
REASSESSMENT AND APPRAISAL DATA

Assmt No.	Assessor's Parcel No.	Property Owner (1)	Acres	Reassess-ment	% of Reas-essment	Appraised Retail Value (2)	County AV Buildings (3)	Total Estimated Value	Value To Lien Ratio
1	062 0130 017	M.L. OATES	1.48	\$34,756	2.09%	\$193,798		\$193,798	5.58
2	062 0130 016	HILLEGEIST REV TRUST	1.22	\$22,776	1.37%	\$133,185	\$456,339	\$589,524	25.88
3	062 0130 021	WILLIAM H. YITRUP ET AL (C/O OATES)	0.88	\$16,420	0.99%	\$125,006	\$284,580	\$409,586	24.94
4	062 0130 012	M.L. OATES	3.61	\$66,129	3.97%	\$361,679		\$361,679	5.47
5	062 0120 022	M.L. OATES	2.64	\$48,530	2.91%	\$281,853		\$281,853	5.81
6	062 0140 007	M.L. OATES	2.64	\$48,560	2.92%	\$282,066		\$282,066	5.81
7	062 0140 006	M.L. OATES	2.64	\$48,560	2.92%	\$282,066		\$282,066	5.81
8	062 0140 005	M.L. OATES	2.64	\$48,530	2.91%	\$281,853		\$281,853	5.81
9	062 0140 004	M.L. OATES	3.84	\$80,570	4.84%	\$384,922		\$384,922	4.78
10	062 0140 003	O K/B	2.35	\$49,558	2.98%	\$251,117		\$251,117	5.07
11	062 0150 013	MANZ OATES BRODOVSKY	3.67	\$86,970	5.22%	\$440,108	\$861,900	\$1,302,008	14.97
12	062 0150 005	JOHN & MARION KASSIS	4.37	\$103,383	6.21%	\$523,363	\$1,151,062	\$1,674,425	16.20
13	062 0150 041	BLUE SKY VENTURE	0.89	\$18,621	1.12%	\$116,044	\$304,639	\$420,683	22.59
14	062 0150 039	BLUE SKY VENTURE	1.55	\$32,536	1.95%	\$169,013	\$517,479	\$686,492	21.10
15	062 0130 008	M.L. OATES	2.41	\$50,808	3.05%	\$257,520		\$257,520	5.07
16	062 0130 007	M.L. OATES	2.41	\$50,704	3.05%	\$256,773		\$256,773	5.06
17	064 0010 078	WILLIAM CUMMINGS (C/O OATES)	11.84	\$102,206	6.14%	\$1,289,049	\$2,844,789	\$4,133,838	40.45
18	064 0010 080	MASSIE/OATES	18.39	\$158,235	9.50%	\$2,002,671		\$2,002,671	12.66
19	064 0010 098	MASSIE & COMPANY	3.59	\$31,898	1.92%	\$359,775	\$1,349,217	\$1,708,992	53.58
20	064 0010 106	MASSIE & COMPANY	0.42	\$3,953	0.24%	\$63,881		\$63,881	16.16
21	064 0010 105	MASSIE & COMPANY	0.49	\$4,593	0.28%	\$69,228		\$69,228	15.07
22	064 0010 100	MASSIE & COMPANY	0.75	\$7,059	0.42%	\$106,036		\$106,036	15.02
23	064 0010 101	MASSIE & COMPANY	0.65	\$6,117	0.37%	\$91,879		\$91,879	15.02
24	064 0010 102	MASSIE & COMPANY	0.65	\$6,117	0.37%	\$98,947		\$98,947	16.17
25	064 0010 060	MASSIE & COMPANY	7.49	\$64,781	3.89%	\$766,312		\$766,312	11.83
26	064 0010 061 & 075	MASSIE & COMPANY	18.54	\$156,434	9.40%	\$1,534,527		\$1,534,527	9.81
27	064 0010 070 & 071	NORTHGATE PARTNERSHIP	10.07	\$87,371	5.25%	\$986,863		\$986,863	11.30
28	064 0010 073 & 074	NORTHGATE PARTNERSHIP	5.09	\$45,912	2.76%	\$510,358		\$510,358	11.12
29	064 0010 114	NORTHGATE PARTNERSHIP	13.65	\$123,217	7.40%	\$1,337,837	\$4,700,000	\$6,037,837	49.00
30	064 0010 112	BYRON DAVIS (C/O OATES)	3.19	\$28,762	1.73%	\$319,600		\$319,600	11.11
31	064 0010 065	HARMAC DEVELOPMENT	3.37	\$30,934	1.86%	\$404,052	\$1,091,172	\$1,495,224	48.34
TOTALS			137.44	\$1,665,000	100.00%	\$14,281,381	\$13,561,177	\$27,842,558	16.72

(1) According to information provided by the City. Property ownership is subject to change.

(2) Per Appraisal prepared by Clark-Wolcott Inc. of Sacramento, California. The appraised values shown in this table are estimated retail values as of November 15, 1993.

A copy of the Appraisal is contained in Appendix C herein.

(4) Represents 1992/93 County assessed values of buildings.

Changes, for example, in the ownership of the land in the District, the development plans of the major property owners, bankruptcy of any major owner, inability to foreclose on property within the District, the possibility of substantial late payments of reassessments or prepayment of reassessment installments, may all have such effects. Prospective purchasers of the Bonds are encouraged to evaluate the likelihood of such changes in determining whether or not to invest in the Bonds.

Limited City Obligation Upon Delinquency

Pursuant to the Bond Law, the City has elected **not** to be obligated to advance funds from the treasury of the City for delinquent reassessment installments. The City's obligation to advance moneys to pay debt service on the Bonds in the event of delinquent reassessment installments shall not exceed the balance in the Reserve Fund. The City has no obligation to replenish the Reserve Fund except to the extent that delinquent reassessments are paid or proceeds from foreclosure sales are realized. There is no assurance that the balance in the Reserve Fund will always be adequate to pay all delinquent installments and if during the period of delinquency there are insufficient funds in the Reserve Fund, a delay may occur in payments to the Bondowners. Notwithstanding the above, the City may, at its sole option and in its sole discretion, elect to advance available surplus funds of the City to pay for any delinquent installments pending sale, reinstatement, or redemption of the delinquent property. However, Bondowners should not rely upon the City to advance monies to the Redemption Fund if the Reserve Fund were ever depleted.

Availability of Funds to Pay Delinquent Reassessment Installments

The City will initially establish a Reserve Fund out of Bond proceeds in an amount equal to five percent (5%) of the par value of the Bonds. If a delinquency occurs in the payment of any reassessment installment, the Resolution requires the City Treasurer to transfer into the Redemption Fund the amount of the delinquency out of the Reserve Fund. This requirement will continue during the period of delinquency, until reinstatement, redemption or sale of the delinquent property. In the event a Superior Court foreclosure action is instituted pursuant to the City's covenant to enforce a delinquent reassessment installment (or installments), and the City purchases the property in the absence of any other purchaser, the Reserve Fund will be used, to the extent of available funds, to make advances to the Redemption Fund for payment of the delinquent amount of the reassessment on the property and future reassessment installments, including interest thereon, until such property is resold by the City.

The City has determined that it shall not be obligated to use available funds (including any surplus funds), other than the Reserve Fund, to purchase such delinquent parcels of property or pay the delinquent installment and future installments of the reassessments on such parcels. Owners of the Bonds must assume, therefore, that, in the absence of other bidders at a foreclosure sale, the sole source of funds for the purchase of such delinquent parcels and the payment of such delinquent reassessments will be the Reserve Fund.

Bankruptcy and Foreclosure

The payment of reassessments and the ability of the City to foreclose the lien of a delinquent unpaid reassessment, as discussed in the section entitled "**SECURITY FOR THE BONDS -- Covenant for Superior Court Foreclosure**" herein, may be limited by bankruptcy, insolvency, or other laws generally affecting creditors' rights or by the law of the State of California relating to judicial foreclosure. In addition, the prosecution of a foreclosure could be delayed due to crowded local court calendars or procedural delays.

The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally. Although bankruptcy proceedings would not cause the reassessments to become extinguished, bankruptcy of a property owner could result in a delay in prosecuting superior court foreclosure proceedings and could result in delinquent reassessment installments not being paid in full. Where property is encumbered by liens securing construction loans (and it can be expected that some of the parcels in the District, which are currently undeveloped, will be so encumbered when they start to develop), it is highly probable that bankruptcy of a property owner would delay foreclosure for an extended period of time. Such a delay would increase the likelihood of a delay or default in payment of the principal and interest on the Bonds.

The ability of the City to foreclose the lien of a delinquent unpaid reassessment may be limited in certain respects with regard to properties in which the Federal Deposit Insurance Corporation (the "FDIC") or the Resolution Trust Company (the "RTC") has an interest. On June 10, 1991 an RTC Statement of Policy Regarding the Payment of State and Local Real Property Taxes (the "Policy Statement") was released to the public. The FDIC has adopted a substantially identical policy. The Policy Statement applies to the RTC when it is liquidating assets in its corporate and receivership capacities; it does not apply when the RTC is acting as conservator. The Policy Statement provides that real property owned by the RTC is subject to state and local real property taxes if those taxes are assessed according to the property's value and that the RTC is immune from real property taxes assessed on other bases. The RTC will pay its proper tax obligations when they become due and will pay claims for delinquencies as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the RTC's interest in the property is appropriate. The RTC will pay claims for interest on delinquent property taxes owned at the rate provided under state law. The RTC will not pay for any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on RTC owned property are secured by a valid lien (in effect before the property became owned by the RTC), the RTC will pay those claims. No property of the RTC is subject to levy, attachment, garnishment, foreclosure or sale without the RTC's consent. In addition, the RTC will not permit a lien or security interest held by the RTC to be eliminated by foreclosure without the RTC's consent.

The Policy Statement is unclear as to whether the RTC considers reassessments such as those levied in the District to be "real property taxes" which it intends to pay. The Policy

special assessment liens which may thereafter be created against the property. There are no prior assessment or Mello-Roos liens on any parcels located in the District. The City has no control over the ability of other entities and districts to issue indebtedness secured by special reassessments or special taxes payable from liens on all or a portion of the District.

Direct and Overlapping Indebtedness

The ability of an owner of land included in the District to pay the reassessments could be affected by the existence of other taxes and reassessments imposed upon the property. In addition, other public agencies whose boundaries overlap those of the District could, without the consent of the City, and in certain cases without the consent of the owners of the land included in the District, impose additional taxes or reassessment liens on the District to finance public improvements to be located inside or outside of the District.

DEFEASANCE

The Bonds and the original reassessments shall remain in full force and effect and the Bonds shall be secured by the original reassessments until (1) the Bonds mature, (2) reassessments are prepaid and the Bonds are redeemed, (3) apportionment of the original reassessments occurs pursuant to the Bond Law, or (4) the original reassessments are superseded and supplanted by reassessments and refunding bonds issued pursuant to Division 11 or Division 11.5 of the Streets and Highways Code, at which time the refunding escrow shall become the security for any outstanding Bonds not exchanged for refunding bonds. Any proceeds of sale of any refunding bonds may be deposited in escrow or trust with a bank or trust company and shall be secured in accordance with the laws applicable to funds of the City and shall be invested in Federal Securities.

LEGAL OPINION

All proceedings in connection with the issuance of the Bonds are subject to the approval of Sturgis, Ness, Brunsell & Assaf, a professional corporation, Emeryville, California, Bond Counsel ("Bond Counsel"). The opinion of Bond Counsel attesting to the validity of the Bonds shall be supplied free of charge to the original purchaser of the Bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each Bond.

The statements of law and legal conclusions set forth in this Official Statement under the heading "**THE BONDS**" herein have been reviewed by Bond Counsel. Bond Counsel's engagement is limited to a review of the legal procedures required for the authorization of the Bonds and the exemption of interest on the Bonds from income taxation. See "**TAX EXEMPTION**" herein. The opinion of Bond Counsel will not consider or extend to any documents, agreements, representations, offering circulars or other material of any kind concerning the Bonds, including the Official Statement, not mentioned in this paragraph.

NO LITIGATION

There is no action, suit, or proceeding known by the City to be pending at the present time restraining or enjoining the delivery of the Bonds or in any way contesting or affecting the validity of the Bonds or any proceedings of the City taken with respect to the execution or delivery thereof. A no-litigation certificate executed by the City will be required to be delivered to the underwriter simultaneously with the delivery of the Bonds.

NO RATING

The City has not, and does not contemplate making application to any rating agency for the assignment of a rating to the Bonds.

UNDERWRITING

The Underwriter has purchased the Bonds from the City at an aggregate discount of \$24,975 from the total par value of Bonds as set forth on the cover page of this Official Statement. The public offering prices may be changed from time to time by the underwriter. The underwriter may offer and sell Bonds to certain dealers and others at a price lower than the offering price stated on the cover page hereof.

MISCELLANEOUS

All quotations from, and summaries and explanations of the Resolution and other statutes and documents contained herein do not purport to be complete, and reference is made to said documents, Resolution and statutes for full and complete statements of their provisions.

This Official Statement is submitted only in connection with the sale of the Bonds by the City. All estimates, assumptions, statistical information and other statements contained herein, while taken from sources considered reliable, are not guaranteed by the City or the underwriter. The information contained herein should not be construed as representing all conditions affecting the City or the Bonds.

The execution and delivery of this Official Statement have been authorized by the City.

CITY OF SACRAMENTO

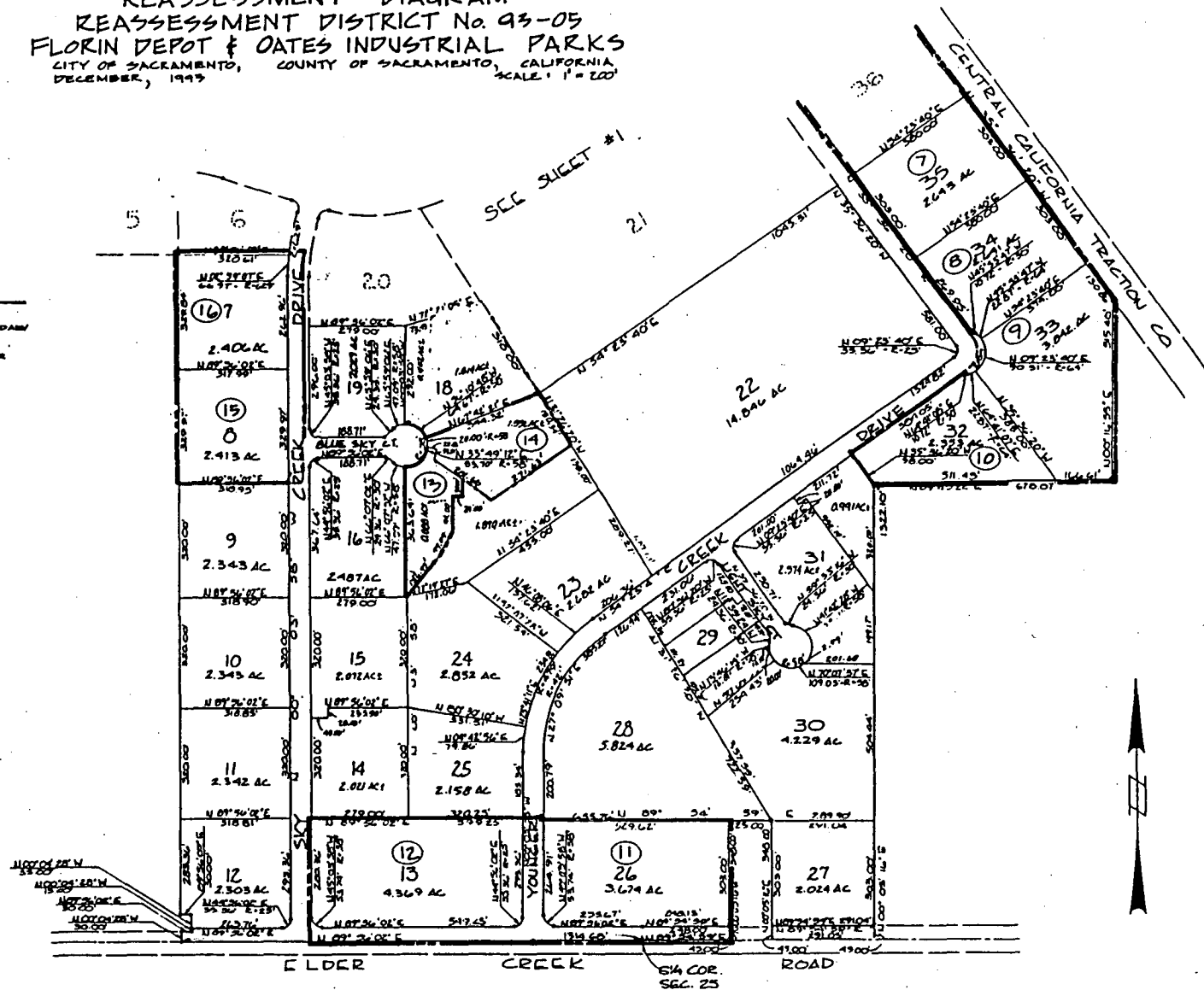
By: /s/ Thomas P. Friery
City Treasurer

APPENDIX A
REASSESSMENT DIAGRAM

REASSESSMENT DIAGRAM
 REASSESSMENT DISTRICT No. 93-05
 FLORIN DEPOT & OATES INDUSTRIAL PARKS
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 DECEMBER, 1993 SCALE: 1" = 200'

LEGEND

- REASSESSMENT DISTRICT BOUNDARY
- ⑤ REASSESSMENT PARCEL NUMBER
- 5 SUBDIVISION LOT NUMBER



APPENDIX B

CITY OF SACRAMENTO GENERAL AND ECONOMIC DATA

General

The City is located at the confluence of the Sacramento and American Rivers in the south central portion of the Sacramento Valley, a part of the State's Central Valley. Although the City is approximately 75 air miles northeast of San Francisco, its temperature range is more extreme than that of most Northern California coastal cities, ranging from a daily average of 45 degrees Fahrenheit in January to 75 degrees Fahrenheit in July. Average elevation of the City is 30 feet above sea level.

Population

The City's population as of January 1, 1992 was estimated to be 385,100. A comparison of the City's population growth to that of the County of Sacramento and the State is provided in Table 1.

TABLE 1

POPULATION COMPARISON

<u>Year</u>	<u>City of Sacramento</u>	<u>County of Sacramento</u>	<u>State of California</u>
1960	191,667	502,778	15,717,204
1970	257,105	643,373	19,935,134
1980	275,741	783,381	23,667,837
1981	281,100	796,600	23,992,900
1982	285,400	818,600	24,469,500
1983	292,640	840,100	24,944,700
1984	303,400	858,500	25,415,300
1985	309,352	875,881	25,857,464
1986	322,542	905,473	26,636,961
1987	327,200	928,700	27,292,300
1988	334,500	961,300	27,996,000
1989	339,900	988,300	28,662,000
1990	366,500	1,031,500	29,558,000
1991	374,600	1,066,800	30,351,000
1992	385,100	1,099,100	30,989,000

Sources: U.S. Bureau of Census and State of California Department of Finance Population Research Unit.

Councilmember Josh Pane, elected in 1989, represents District 3. Mr. Pane is a graduate of California State University, Sacramento, where he received a Bachelor of Arts degree in Government and International Relations. Prior to graduation, he spent two years studying in Florence, Italy under the CSUS International Program. Mr. Pane is an Investment Specialist for Bishop Hawk Commercial Real Estate.

Councilmember Jimmie Yee, elected in 1992, represents District 4. Mr. Yee attended local public schools prior to graduating from the University of California at Berkeley with a Bachelor's Degree in Civil Engineering. In 1966 Mr. Yee started his own consulting structural engineering firm which designed many of the trade-mark buildings in the Sacramento Valley. He has since sold his interest in the firm and now works part-time as an independent consultant.

Councilmember Deborah Ortiz, elected in 1993, represents District 5.

Councilmember Darrell Steinberg, elected in 1992, represents District 6. Mr. Steinberg received his Bachelor's Degree in Economics from the University of California, Los Angeles, and his law degree from the University of California, Davis. He presently works as an employee rights attorney for the California State Employees Association.

Councilmember Terry Kastanis, re-elected in 1989, represents District 7 and currently serves as Vice Mayor. Mr. Kastanis, Professor of Library Science for the Learning Resources Division of the Library Technology Program at Sacramento City College, received a Bachelor of Science Degree from the University of Utah as well as a Master of Arts Degree in Secondary Education from California State University, Sacramento, and Master of Arts Degree in Library Science from California State University, San Jose.

Councilmember Samuel Pannell, elected in 1992, represents District 8. Mr. Pannell holds a Bachelor's Degree from California State University, Sacramento, and has been a teacher with the Sacramento City Unified School District for twenty-two years.

William H. Edgar was appointed City Manager for the City of Sacramento effective March 13, 1993. He had been the Assistant City Manager since March 1977. In October 1980, he was assigned by the Sacramento City Council and Sacramento County Board of Supervisors to administer and reorganize the Sacramento Housing and Redevelopment Agency. There he served as Executive Director for nine years.

The City Attorney, Sharon Siedorf Cardenas, was appointed February 2, 1991. Prior to that appointment, Ms. Cardenas was a Deputy City Attorney for 15 years with the Los Angeles City Attorney's Office. She headed the Land Use Division and previously was General Counsel to the Housing Authority.

The City Treasurer, Thomas P. Friery, was appointed to that position in December 1978. Prior to that appointment, Mr. Friery was the Assistant Treasurer of the Washington Public Power Supply System from 1976 to 1978, a financial consultant to the State Legislature from

Labor Relations

Under the terms of the Meyers-Milias-Brown Act (State Government Code Section 3500 et seq.), the City is required to meet and confer with its employees on all matters concerning wages, hours, and working conditions.

City employees are represented in 12 bargaining units by eight labor organizations. The Stationary Engineers, Local 39 of the International Union of Operating Engineers, is the largest labor organization representing approximately 51% of all City employees in a variety of classifications. The following is listing of the bargaining units, recognized employee organizations and the expiration dates of current agreements.

<u>Bargaining Unit</u>	<u>Employee Organization</u>	<u>Expiration Date</u>
Operations and Maintenance Office and Technical, Professional, Supervisory and Plant Operator	Stationary Engineers Local 39	June 24, 1994
Police	Sacramento Police Officers Association	June 24, 1994
Fire	Sacramento Area Firefighters Local 522	June 24, 1994
Building Trades and Craft	Sacramento-Sierra's Building and Construction Trades Council	June 24, 1994
Water and Sewer	Plumbers and Pipefitters Union Local 447	June 24, 1994
Traffic Engineering	Auto, Marine and Specialty Painters Union Local 1176	June 24, 1994
Engineering	Western Council of Engineers	June 24, 1994
Automotive/Equipment Mechanics	International Association of Machinists	June 24, 1994

Since the adoption of a City Employer-Employee Relations Resolution in April 1970, the City has had a successful and positive employee relations program, including successful negotiations of cost effective agreements over the years. There have been no major work stoppages by City employees during this period, except for a 14-day strike by firefighters in October 1970. Approximately 84% of all City employees are covered under negotiated agreements.

TABLE 3
SACRAMENTO METROPOLITAN AREA
MAJOR MANUFACTURING EMPLOYERS
(as of January 6, 1992)

Name of Employer	Type of Business	Employment
Aerojet Propulsion Division	Rocket Engines, Related Products	3,400
Hewlett-Packard Co.	Electronic Instruments	3,300
Intel Corp.	Electronic Instruments	1,800
The Sacramento Bee	Daily Newspaper	1,735
A. Teichert & Son Inc.	Concrete and Construction	1,500
PRIDE Industries	Wood Products	1,045
NEC Electronics Inc.	Computers	1,040
International Billing Services	Envelopes, Forms, Mailing Inserts	655
Granite Construction Co.	Concrete and Construction	600
MicroScan Division of Baxter Diagnostics Inc.	Microbiologic Diagnostic Systems	570
Avantek Inc.	Microwave Components	520
The Procter & Gamble Manufacturing Co.	Detergents, Cleansers	500
Formica Corp.	Formica and Laminated Plastics	450
Coherent Auburn Group	Laser Components	343
System Integrators Inc.	Computer Hardware and Software	340
Michigan-California Lumber Co.	Logging and Timber	300
Mobil Chemical Co.	Plastic Products	300
Treasure Chest Advertising Co. Inc.	Commercial Printing and Advertising Circulars	285
Keyes Fibre Co.	Paper Products	245
Gladding, McBean	Clay Products	225
Cal Central Press	Commercial Printing	220
Milgard Manufacturing Inc.	Windows and Doors	210
Reynolds Metals Co.	Aluminum Beverage Can Ends	210
Fleetwood Homes of California, Inc.	Manufactured Housing	205
Sierra Pacific Industries	Lumber	202

Source: The Business Journal.

TABLE 5
SACRAMENTO COUNTY
CIVILIAN LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT
(in thousands)

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
Civilian Labor Force(1)	478,100	498,900	517,500	521,000	538,800
Employment	452,000	472,100	492,400	496,500	505,100
Unemployment	26,100	26,800	25,100	24,500	33,700
Unemployment Rate(2)	5.5%	5.4%	4.8%	4.7%	6.3%

March 1991 Benchmark

(1) *Labor force by place of residence. Employment includes persons involved in labor-management trade disputes.*

(2) *The unemployment rate is computed from unrounded data; therefore, it may differ from rates developed by using the rounded data in this table.*

Source: California Employment Development Department.

Income

Table 6 shows a comparable record of effective buying income over the five-year period from 1986 through 1990.

TABLE 6
EFFECTIVE BUYING INCOME
(in thousands)

<u>Year</u>	<u>City of Sacramento</u>	<u>County of Sacramento</u>	<u>State of California</u>	<u>United States</u>
1986	4,445,260	12,869,941	380,811,129	2,981,920,801
1987	4,967,134	14,501,760	426,008,347	3,202,847,131
1988	5,056,239	14,662,234	426,174,001	3,064,005,997
1989	5,208,043	15,261,175	444,988,647	3,287,489,252
1990	5,648,346	24,040,002	477,784,771	3,499,365,237

Source: Sales & Marketing Management Magazine "Survey of Buying Power."

Building and Construction

Table 8 presents building permit valuation for the City for the years 1987 through 1990. Overall building permit valuation increased by approximately 17% in 1990 from 1989.

TABLE 8
CITY OF SACRAMENTO
BUILDING PERMIT VALUATION AND NEW DWELLING UNITS
(in thousands)

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Residential Permit Value:				
1. New single dwelling	\$135,803	\$101,742	\$134,198	\$163,648
2. New multi dwelling	50,677	24,326	31,488	12,227
3. Additions, alterations	25,117	23,550	24,942	30,464
Total Residential	211,597	149,618	190,629	206,339
Nonresidential Permit Value:				
4. New commercial	43,420	212,766	131,647	\$182,100
5. New industrial	14,933	19,806	8,396	13,818
6. Other	15,394	24,492	13,617	7,488
7. Additions, alterations	73,695	106,227	72,473	79,103
Total Nonresidential	147,442	363,292	226,132	282,509
Total Valuation	\$359,039	\$512,909	\$416,761	\$488,848
Percent Change in Value	(23.5	42.9	(18.7	17.3
Number of New Dwelling Units:				
Single Dwellings	1,799	1,325	1,589	2,012
Multi Dwellings	1,461	769	706	25
Total Units	3,260	2,095	2,295	2,037

Source: 1987-1988, 1990: City of Sacramento, Inspections Division.
1989: Economic Sciences Corp. "California Building Permit Activity."

Agriculture

Agriculture continues to be an important factor in Sacramento's economy. Agricultural production and processing have been continually improved by the application of modern technological methods, keeping the industry's need for labor relatively low. This is demonstrated by the fact that although agricultural production and processing is a major factor in Sacramento's economic base, it ranks only ninth in the terms of the number of people employed, even when the biggest seasonal employment figures are used. The area's agricultural production is important on a national basis, with one or more of the nearby nine counties leading the nation in the production of various crops. These crops have traditionally been almonds, apricots, honeydew

Education

Public school education within the City is available through eight elementary, two high school and six unified school districts. There are approximately 84 private schools in Sacramento County and 70 industrial, technical trade schools. School enrollment during the 1992-1993 school year is approximately 49,760 in the City public schools.

The Los Rios Community College District serves the majority of the Sacramento County, as well as portions of El Dorado, Placer, Yolo and Solano Counties. The District maintains three campuses in the Sacramento County: American River College, located in the northeastern unincorporated area of Carmichael; Sacramento City College, located in the City of Sacramento; and Cosumnes River College, located in the southern area of the City. Fall 1992 enrollment at the three campuses totaled approximately 51,619.

California State University, Sacramento, offers four-year programs in business administration, liberal arts, engineering, education and nursing, and masters degree programs in various fields. The average enrollment for the 1992-1993 school year is 24,260. Other higher education facilities located in Sacramento are McGeorge School of Law, a branch of the University of the Pacific; the Medical Center of the University of California, Davis; National University; Lincoln Law School; Golden Gate University; the University of Southern California (for public administration); and the University of Northern California (law).

Transportation

The City's strategic location and broad transportation network have contributed to the City's economic growth. The City is traversed by the main east-west and north-south freeways serving northern and central California. Interstate 80 connects Sacramento with the San Francisco Bay Area, Reno, Nevada and points east. U.S. 50 carries traffic from Sacramento to the Lake Tahoe area. Interstate 5 is the main north-south route through the interior of California; it runs from Mexico to Canada. State 99 parallels Interstate 5 through central California and passes through Sacramento.

The Southern Pacific and Union Pacific railroads, both transcontinental lines, have a junction in Sacramento and are connected to the Atchison, Topeka and Santa Fe via the Central California Traction Company. Passenger rail service is provided by AMTRAK. Bus lines offering intercity as well as local service include Greyhound, Trailways and the Sacramento Regional Transit District. The Sacramento Regional Transit District also provides light rail service within the City. The Port of Sacramento, located 79 nautical miles northeast of San Francisco, provides direct ocean freight service to all major United States and world ports. Via a deep water channel, ships can reach Sacramento from San Francisco in less than eight hours. The major rail links serving Sacramento connect with the Port, and Interstate 80 and Interstate 5 are immediately adjacent to it.

The Sacramento Municipal Utility District ("SMUD") supplies electricity throughout Sacramento County. SMUD's electrical rates continue to be among the lowest in the nation. In the past, SMUD has operated the Rancho Seco Nuclear Power Unit ("Rancho Seco"). On June 6, 1989, voters within the District passed "Measure K" calling for the shutdown of Rancho Seco. SMUD began a cold shut down of the plant within 72 hours of passage of Measure K and has proceeded to "mothball" the plant. SMUD has contracts to purchase from outside utility providers the power that had formerly been produced by Rancho Seco. Eventually, as many as 1,200 jobs will be lost as a result of the shutdown of Rancho Seco.

Pacific Gas and Electric Company ("PG&E") supplies natural gas throughout Sacramento County from sources in California, the Southwest and Canada. PG&E is one of the oldest public utility companies in California and is the largest in the United States. For many years it has provided adequate natural gas for the continually growing population in its area. Rates charged natural gas user in Sacramento area economical and special lower rates are available for industrial user under an interruptible service arrangement. Such user must have emergency facilities and a fuel supply available in the event an interruption in service is necessary.

The City is served by Pacific Bell, a Pacific Telesis Company, which is the principal telephone utility in Sacramento County. However, several telephone firms are active in the area, including General Telephone of California, Citizens Utilities Company of California and the Roseville Telephone Company.

APPENDIX C
THE APPRAISAL

Clark - Wolcott

November 30, 1993

The City of Sacramento
926 J Street, Suite #300
Sacramento, California 95814

Attention: Thomas P. Friery
City Treasurer

SUBJECT: Appraisal Report
Reassessment District No. 93-05
Florin Depot and Oates Industrial Parks
Sacramento, California

93/83

Dear Mr. Friery:

In response to your request and authorization, we have completed an appraisal of the properties located within the above-referenced assessment district. During the preparation of the appraisal, the properties were inspected, and an investigation was made of relevant market indicators and conditions. Based upon the analysis of the data obtained from the inspection and investigation, we have estimated the values of the appraisal properties as of *November 15, 1993*.

In accordance with your instructions, the appraisal report that follows is limited in scope and is based upon the complete information, analyses, and conclusions retained in our file of the appraisal. As such, the appraisal report sets forth only in brief detail the descriptive and factual data and the findings and conclusions that lead to and support the value estimates.

Respectfully submitted,

CLARK-WOLCOTT COMPANY, INC.

INTRODUCTION

DESCRIPTION AND SCOPE OF THE APPRAISAL ASSIGNMENT

The appraisal assignment requires the valuation of 31 properties which are included within Reassessment District No. 93-05. The appraisal involves both vacant and improved properties in the industrial land use classification.

The appraisal properties range in area from 0.419 acre to 18.541 acres and involve a total of 13 separate ownerships. The appraisal properties are located within two developed industrial parks lying near the intersection of Florin-Perkins Road and Elder Creek Road and within a southeasterly portion of the city of Sacramento that enjoys regional identity relative to industrial development (Power Inn Industrial District).

The appraisal assignment requires an inspection of the appraisal properties and their environs. Further investigation and analysis consider past and current real estate market conditions, neighborhood trends affecting supply and demand, and other economic factors affecting the properties' current and prospective marketability. Also considered are certain physical and economic factors which influence the overall utility and value of the properties.

The Sales Comparison Approach is employed as the method of estimating the land value of each appraisal property. This method of valuation involves a comparison and analysis of market data relating to properties similar to the appraisal properties which have sold or which are currently being offered for sale. In this regard, essentially all of the market data employed in the valuation involves properties located within the Power Inn Industrial District. Such market data were obtained from public records, interviews with property owners and market participants, and Clark-Wolcott Company files. At the request of and under specific direction from the client, the contributory values of the

PROPERTY IDENTIFICATION

All of the appraisal properties are located in the city of Sacramento, Sacramento County, California and are identified by their individual assessment numbers and their respective Sacramento County assessor's parcel numbers for the 1993/94 tax year. Please refer to Exhibit A in the Addenda of this appraisal report for a summary of the assessment numbers, assessor's parcel numbers, and reassessment diagrams relating to the appraisal properties.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the individual market values and the aggregate retail value of the appraisal properties. The valuation is further subject to the Assumptions and Limiting Conditions and the Special Assumptions and Limiting Conditions of the appraisal as set forth herein.

FUNCTION OF THE APPRAISAL

The appraisal has been prepared for the use of the client, the City of Sacramento, as an aid in the underwriting process involving the proposed sale of municipal improvement bonds relating to Reassessment District No. 93-05. Any other use of the findings, conclusions, and estimates of value reported herein shall render the appraisal invalid.

PROPERTY RIGHTS APPRAISED

The property rights appraised in this report consist of the fee simple interest, subject only to the exceptions, easements, and rights-of-way of record.

PRIOR SALES HISTORY

None of the appraisal properties has been the subject of a sale transaction during the three-year period prior to the date of valuation.

8. This report may not be duplicated in whole or in part without the specific written consent of Clark-Wolcott Company, Inc., nor may this report or copies hereof be transmitted to third parties without said consent, which consent Clark-Wolcott Company, Inc., reserves the right to deny. Exempt from this restriction are duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the owner of the property, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of Clark-Wolcott Company, Inc. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. Clark-Wolcott Company, Inc., shall have no accountability or responsibility to any such third party.
9. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of Clark-Wolcott Company, Inc., to buy, sell, or hold the property at the value appraised. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
10. The real estate market is in a state of constant flux, as is the value of the U.S. dollar. Clark-Wolcott Company, Inc., can offer no assurances that the reported value will remain stable or improve in terms of current dollars. The passage of time or changing economic conditions could result in a change in value, as could a change in the relative value of the U.S. dollar. If the client believes such has occurred, an updated valuation may be in order.
11. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.
12. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did Clark-Wolcott Company, Inc., become aware of such during the appraiser's inspection. Clark-Wolcott Company, Inc., has no knowledge of the existence of such materials on or in the property unless otherwise stated. Clark-Wolcott Company, Inc., however, is not qualified to test for the presence of such substances or conditions. If the presence of such substances, such as asbestos, ureaformaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

If questions in these areas are critical to the decision process of the reader, the advice of competent engineering or environmental consultants should be obtained and relied upon. If engineering or environmental consultants retained should report negative factors, of a material nature, relative to the condition of the property, such negative information could have a substantial negative impact on the value reported in this appraisal. Accordingly, if negative findings are reported by engineering or environmental consultants, Clark-Wolcott Company, Inc., reserves the right to amend the value reported herein.

not indicate the value of the district or major portions thereof if sold to a single purchaser at a bulk (discounted) sale price.

PROPERTY AND PROJECT DESCRIPTION

A total of 31 properties are encompassed by Reassessment District No. 93-05, and the appraisal properties are more specifically identified in the summary contained in Exhibit A of this appraisal report. The district is located within a southeasterly portion of the city of Sacramento commonly known as the Power Inn Industrial District.

The assessment district boundaries encompass both vacant and improved properties ranging in area from 0.419 acre to 18.541 acres. The topography of the land is level to gently undulating. Public utilities are available throughout the district, and rail service is also available to some of the properties.

A total of 21 appraisal properties consists of vacant land. The remaining 10 appraisal properties are developed primarily with distribution and incubator warehouses and light manufacturing facilities constructed since 1987. The building improvements are of tilt-up concrete composition. The primary street frontage of all the appraisal properties is improved with concrete curb, gutter, and sidewalk, and the streets are paved with asphaltic concrete.

The appraisal properties are located within the Florin Depot and Oates industrial parks, which were initially developed in 1986 and 1988, respectively. Within each of these industrial parks, an assessment district was formed for the purpose of funding certain road and utilities infrastructure necessary for the development of the properties. These assessment districts were formed in 1987 and 1989, respectively. Reassessment District No. 93-05 has been formed to refund the original assessment districts. However, many of the properties included in the original assessment districts are not included in Reassessment District No. 93-05.

district from U.S. Highway 50 is facilitated by interchanges located at Power Inn Road and Watt Avenue.

A secondary means of freeway access to the district is via State Highway 99, located approximately three miles to the west. Access to the district from State Highway 99 is facilitated by interchanges located at Fruitridge Road, 47th Avenue, and Florin Road.

The accessibility characteristics of the district are generally good, with various primary and secondary roads forming a grid system that provides access from each cardinal direction. The primary roads serving the district are Power Inn Road, Florin Road, Fruitridge Road, Gerber Road, Mack Road, and, in recent years, South Watt Avenue. Each of the district's primary roadways intersects with the aforementioned freeways, contributing to moderate to heavy traffic volumes during peak commuting hours. Although distances to the freeways are less than optimal, the size of the district lends itself conveniently to a variety of users and tenants.

Public transportation is provided by the Sacramento Regional Transit Authority in the form of bus service. Connections to the light-rail Regional Transit lines to the north, which parallel U.S. Highway 50, are available. However, the primary mode of transportation is via private automobile. Rail service is available to many of the district's industrial users; however, trucks are still the dominant mode for transporting goods.

The Sacramento Army Depot, occupying 487± acres, is the largest land user in the district. This facility encompasses the area bounded by Fruitridge Road on the north, Elder Creek Road on the south, Florin-Perkins Road on the east, and the Southern Pacific Transportation Company's railroad tracks on the west. Recent announcements by the federal government indicate that a nearly complete closure of the Depot will occur by July 1, 1997. The future use(s) of the property and the effects the closure will have on the local and regional economy remain uncertain.

housing provides for an ample supply of workers for the users and tenants within the Power Inn Industrial District.

In summary, the appraisal properties are situated in the established Power Inn Industrial District and within the southeasterly portion of the city of Sacramento. There has been ongoing and consistent industrial development in the district for many years. The long-term outlook for the neighborhood is for continued development and stability, with low to moderate property value increases over time.

OVERVIEW OF CURRENT MARKET CONDITIONS

The following discussion is included to provide an overview of market conditions during the five-year period prior to the date of the appraisal. An understanding of the market forces at play during this period is important since the market data employed in the appraisal involves sale transactions that occurred during this time frame. The intent of this discussion is to provide a basis for tempering the relevant market data to reflect current market conditions.

To date, industrial development within the Power Inn submarket has been characterized by a mixture of light and heavy industrial uses. However, political and economic trends suggest that the heavy industrial market segment will shrink in comparison to other land use categories as submarket development continues.

The Sacramento regional industrial market enjoyed average annual construction of approximately five to six million square feet from 1986 through 1991. During that time period, absorption nearly matched the rate of construction. At any one time, more than one million square feet (10 to 11 percent) were vacant and available to potential users. Currently, there exists a total supply of approximately 114 million square feet in the Sacramento region. The subject submarket represents about 17 percent of the total, with approximately 19 million square feet.

YEAR	POWER INN MARKET SHARE OF TOTAL ABSORPTION	POWER INN VACANCY RATE
1988	18.6%	12.5%
1989	16.2%	19.2%
1990	11.1%	16.1%
1991	21.5%	12.3%
1992	14.6%	12.5%
1993*	27.8%	15.3%

*THROUGH THE THIRD QUARTER OF 1993.

Although the most current Power Inn submarket vacancy rate (15.3 percent) remains well above the vacancy rate of the region as a whole (10.2 percent), most market participants find little cause for concern over this condition in the Power Inn submarket, particularly when considering the more favorable competitive position the submarket enjoys.

Rental rates on warehouse properties have remained fairly stable over the past several years throughout the Sacramento region. Building shell rentals are currently offered from \$.17 to \$.22 per square foot on a triple-net basis in the subject submarket, with rents ranging from \$.22 to \$.26 per square foot for buildings with various degrees of tenant improvements. Rents for buildings substantially improved for office use typically range from \$.50 to \$.60 per square foot. Common area charges ranging from \$.03 to \$.04 per square foot are an additional rental cost to tenants as well. Typical tenant improvements include office space (two to 10 percent), restrooms, and, for larger spaces, specialized requirements may include loading dock facilities and heavy electrical service. Rental rates on an industrial-gross basis typically range from \$.27 to \$.35 per square foot for spaces less than 4,000 square feet. Comments by leasing brokers indicate that Power Inn rental rates typically run about two to three cents below those for comparable properties in locations such as Woodland, West Sacramento, and North Natomas.

economy are evident, market vacancy rates near current levels is considered to be a realistic expectation.

The current tight financial market has severely curtailed the ability to refinance existing debt or finance the purchase or construction of most types of nonresidential properties. Most lenders generally view undeveloped land and many income-producing properties as risky investments for their funds, in light of holding costs and operating expenses increasing faster than values and rental income.

A viable source of funds at the current time for the purchase of income-producing properties is through some of the life insurance companies which offer terms approaching 70 percent of value. Improved industrial properties still appear to be favored by those placing pension and retirement funds in real estate, providing a relatively safe rate of return in comparison to other investment alternatives they may consider. With respect to undeveloped land, it is most common to find sales involving financing provided by sellers, with required equity investments ranging from 30 to 50 percent of the purchase price.

Although investment in improved industrial properties is regarded as solid and safe, evidence of significant property appreciation is weak. Expectations of investors are for stable income streams, but few are relying on property appreciation even approaching the normal pace of inflation. Currently negotiated leases typically include provisions for rent increases averaging approximately \$.01 per square foot per year or within the range of two to four percent annually, when expressed as a percentage of base rent. It is perceived that expenses will increase at approximately the same rate.

Market conditions over the past 24 to 30 months have given the overall impression of declining property values in general. The national and local recession, combined with the lack of real estate financing, has resulted in substantially slowed sales in the Sacramento Metroplex. Buyer interest remains relatively strong for good-quality properties; however, restrictive lending practices have even made the marketing of

ANALYSIS AND VALUATION

HIGHEST AND BEST USE

In estimating the highest and best use for a particular appraisal property, the physical, legal, and economic factors affecting the property are considered. The highest and best use of a particular property is estimated in consideration of alternative uses. The highest and best use conclusion provides the basis for an appraiser's market value analysis. Major consideration is given to legally allowable uses and development trends within the immediate impact area.

The highest and best use of each appraisal property is based upon its current or probable utilization upon the current land use trends within the neighborhood. The opinions of highest and best use are further predicated upon the legal use of the appraisal properties as set forth in the general plan and zoning ordinance of the City of Sacramento.

From a physical perspective, the appraisal properties could accommodate a variety of urban land utilizations. However, the use of each appraisal property is legally limited by current zoning to uses of an industrial nature, and such uses are concluded to reflect the highest and best use of each appraisal property.

VALUATION METHODOLOGY AND CONSIDERATIONS

The appraisal assignment requires estimating the individual market values and the aggregate retail value of the appraisal properties. The reported value estimates include the contributory value of the building and site improvements located on each appraisal property. At the request of and under specific direction from the client, the contributory values of the building and site improvements reported in the appraisal are assumed to

comparison. This unit of comparison is one of the most widely used in the market within which such properties compete.

Notwithstanding the relevant unit of comparison, the market data analyzed reflect a broad range in unit value indications (\$.71 to \$4.17 per square foot). Factors affecting the unit prices of the data properties may include property size, status of entitlements and approvals, physical and locational characteristics, potential development costs, and terms of sale. In comparison to the appraisal properties, adjustments to the market data for all of the foregoing factors, in addition to changing market conditions, are considered in the valuation process.

The estimates of unit value for the appraisal properties range from \$1.90 to \$3.50 per square foot. The estimates of value are based upon an analysis of the previously described market data and additional information retained in the file of the appraisal. Due to the limited scope of the appraisal report, the presentation and analysis of these data and information have not been included herein. The following table is included as a summary of the valuation of the appraisal properties:

ADDENDA

REASSESSMENT ROLL

CITY OF SACRAMENTO
REASSESSMENT DISTRICT NO. 93-05 (Florin/Oates)

Assessment Number	Assessment Amount	Parcel Description
1	\$ 34,755.75	062-0130-017
2	22,775.96	062-0130-016
3	16,419.87	062-0130-021
4	66,128.56	062-0130-012
5	48,530.30	062-0120-022
6	48,559.88	062-0140-007
7	48,559.88	062-0140-006
8	48,530.41	062-0140-005
9	80,570.32	062-0140-004
10	49,558.10	062-0140-003
11	86,970.45	062-0150-013
12	103,382.82	062-0150-005
13	18,620.59	062-0150-041
14	32,536.12	062-0150-039
15	50,807.76	062-0130-008
16	50,704.44	062-0130-007
17	102,206.19	064-0010-078
18	158,235.08	064-0010-080
19	31,897.97	064-0010-098
20	3,952.71	064-0010-106
21	4,592.66	064-0010-105
22	7,058.63	064-0010-100
23	6,117.40	064-0010-101
24	6,117.40	064-0010-102
25	64,781.23	064-0010-060
26	156,434.20	064-0010-061
27	87,371.34	064-0010-070
28	45,911.98	064-0010-073
29	123,216.55	064-0010-114
30	28,761.93	064-0010-112
31	30,933.52	064-0010-065

TOTAL: \$ 1,665,000.00		

REASSESSMENT DIAGRAM
 REASSESSMENT DISTRICT No. 93-05
 FLORIN DEPOT & OATES INDUSTRIAL PARKS
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 DECEMBER, 1997 SCALE: 1" = 200'

LEGEND

- REASSESSMENT DISTRICT BOUNDARY
- ⑤ REASSESSMENT PARCEL NUMBER
- 5 SUBDIVISION LOT NUMBER

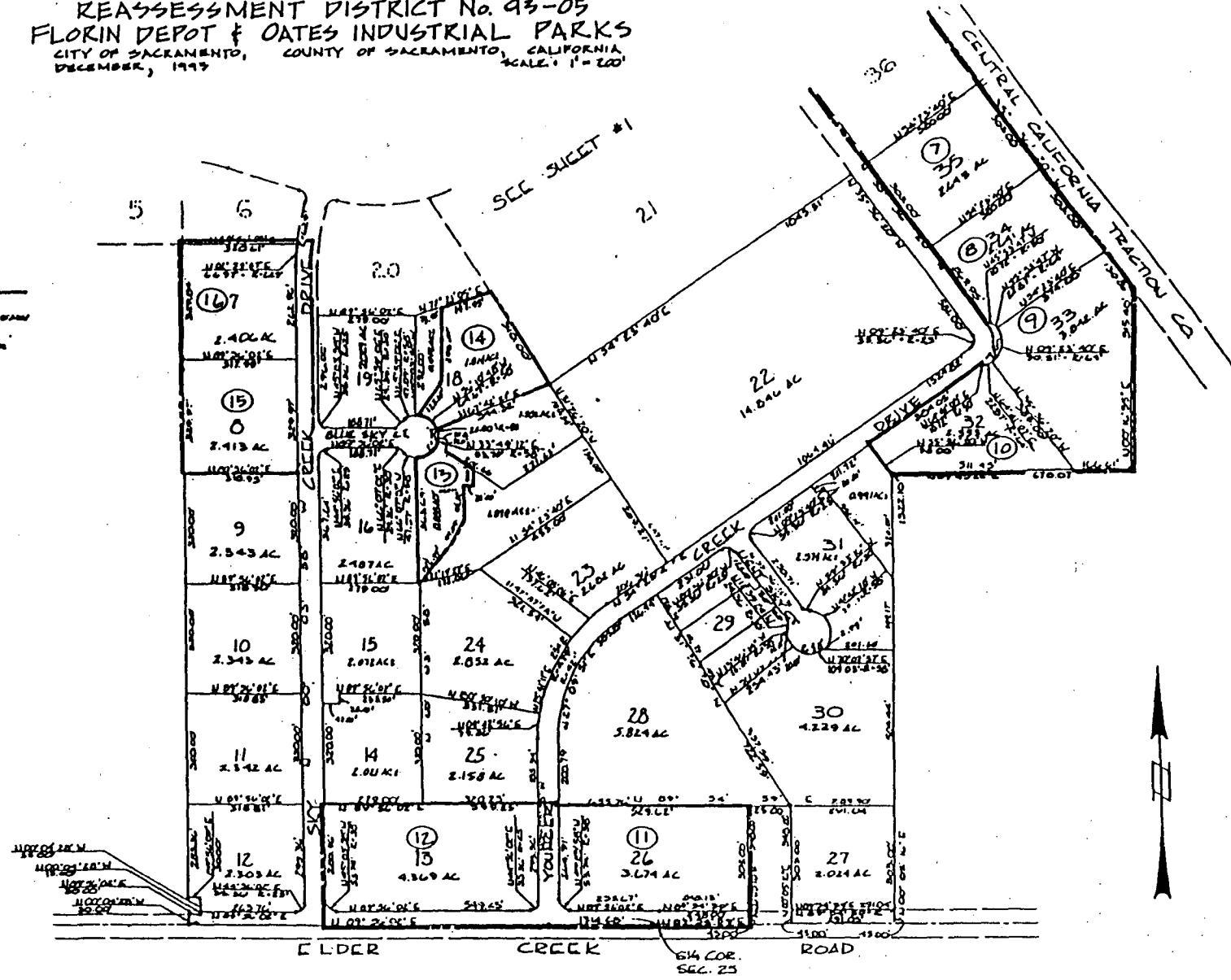


EXHIBIT B

METROPOLITAN SACRAMENTO REGION AND AREA DATA

POPULATION CHARACTERISTICS CHART

	1992	1993	1994	1995
Sacramento County	1,088,000	1,121,000	1,161,600	1,188,000
El Dorado County	135,200	140,800	148,000	152,500
Placer County	184,000	194,100	204,400	211,300
Yolo County	148,100	148,800	158,500	164,200
TOTAL	1,555,300	1,604,900	1,672,500	1,716,000

Source: California Department of Finance, 1993.

By the year 2000, the Sacramento regional area is expected to grow to 1,969,600, or an increase of 22 percent. This is substantially higher than the expected growth rate of the overall state of California which is expected to grow over this same time period by 16 percent.

LABOR RESOURCES

The Sacramento MSA labor market employs 624,100 people. The largest segment of the labor market in the Sacramento metropolitan area is employed by government, employing 182,900 people. The service industry and trade sector employ 149,900 and 142,600 people, respectively. The remaining 148,700 people are employed in agriculture; construction and mining; manufacturing; transportation and public utilities; wholesale trade; and finance, insurance, and real estate.

As of September, 1993, unemployment within the SMSA was as follows: Yolo County 6.8 percent, Placer County 7.2 percent, El Dorado County 7.5 percent, and Sacramento County 7.9 percent. The average unemployment rate for the SMSA, as of September, 1993, is 7.7 percent, which compares favorably to the statewide rate of 9.43 percent for the same period. Continuing economic growth is expected to produce new jobs throughout the area in the future.

EDUCATIONAL, SHOPPING AND RECREATIONAL FACILITIES

Two universities, three law schools, and four community colleges are located in the region. California State University at Sacramento and the University of California at Davis offer an extensive curriculum of undergraduate and graduate programs. King Hall School of Law at U.C. Davis, McGeorge School of Law, which is an affiliate of the University of Pacific, and Lincoln Law School provide accredited instruction for the Juris Doctor degree. American River Junior College, Sacramento City College, Cosumnes River Junior College, and Sierra Junior College are two-year educational facilities offering the Associate of Arts degree.

Shopping facilities abound in the metropolitan region including the renovated Downtown Plaza Shopping Center and 'K' Street Mall in the central city area, anchored by Macy's and Weinstock's. The grand opening following renovation of this center was in October, 1993. The Arden Fair Shopping Center was renovated (Phase I) in 1989. Formerly anchored by Weinstock's and Sears, this renovation included the addition of Nordstrom, a Seattle-based specialty retailer. Construction is continuing on this shopping center as another anchor tenant, JC Penney, is being added. Additionally, two regional shopping malls are situated in surrounding communities: the Sunrise Mall Shopping Center in the Citrus Heights area of metropolitan Sacramento and Florin Mall in the south area. Furthermore, a regional shopping center has been proposed for southwestern Placer County and for eastern Sacramento County within the Highway 50 Corridor.

Recreational opportunities in the Sacramento metropolitan area are excellent. The Sacramento and American Rivers, Folsom Lake and Lake Natoma are easily accessible and offer a multitude of water-related activities including boating, waterskiing, sailing, river rafting, swimming, and fishing. The area has numerous parks, golf courses, and scenic bicycle/running trails fronting the rivers.

EXHIBIT C

QUALIFICATIONS OF THE APPRAISERS

QUALIFICATIONS OF
JULIE D. ELSBERRY

Ms. Elsberry joined the Clark-Wolcott Company, Inc. staff in January, 1986. Throughout her tenure at Clark-Wolcott Company, Inc., she has managed the financial and administrative operations of the firm.

In October, 1990, Ms. Elsberry became a member of the appraisal staff. In this capacity, Ms. Elsberry has been involved in the appraisal of a variety of different types of real estate including assessment districts, residential subdivisions, commercial land, apartment complexes, office and industrial buildings.

EDUCATION

California State University, Sacramento, California

Bachelor of Science in Business Administration

Appraisal Institute Courses Successfully Completed:

Real Estate Appraisal Principles

Basic Valuation Procedures

Capitalization Theory and Techniques, Part A

Capitalization Theory and Techniques, Part B

APPENDIX D
FORM OF LEGAL OPINION

contained in the Resolution Authorizing Issuance of Refunding Bonds.

4. The rights of the bondholders and the enforceability of the bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, heretofore or hereafter enacted. Enforcement of the bonds may be subject to the exercise of judicial discretion in accordance with general principles of equity.

STURGIS, NESS, BRUNSELL & ASSAF
a professional corporation

By: Robert Brunsell

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RECORDING REQUESTED BY AND OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

WHEN RECORDED RETURN TO: 94 AUG 19 AM 9:40

Ron Wicky, Department of Public Works
City of Sacramento
927-10th Street, Room 100
Sacramento, CA 95814

[Signature]
COUNTY CLERK-RECORDER

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NOTICE OF AMENDED ASSESSMENT

CITY OF SACRAMENTO

APPORTIONMENT OF ASSESSMENT NUMBERS 29 AND 30

Pursuant to the requirements of Section 3114 of the Streets and Highways Code of California, the undersigned City Clerk of the City of Sacramento, County of Sacramento, State of California, hereby gives notice than an Amended Diagram and Assessment Roll were recorded in the office of the City Engineer of the District, as provided for in said Section, and relating to the real property more particularly described on that certain Amended Assessment Diagram filed in accordance with said Section in Book 79 of Maps of Assessment and Community Facilities Districts at Page 14 in the office of the Recorder of the County of Sacramento.

Said Amended Assessment Diagram amends "Assessment Diagram, City of Sacramento, Improvement of Reassessment District No. 93-05 (Florin Depot & Oates Industrial Park)" filed the 13th day of December, 1993 in the office of said County Recorder in Book 78, at Page 27 of Maps of Assessment and Community Facilities Districts.

Notice is further given that upon the recording of this Notice in the office of said County Recorder, the several assessments assessed on the lots, pieces and parcels as shown on said filed Amended Assessment Diagram shall become a lien upon the lots or portions of lots assessed, respectively.

Reference is made to the Amended Diagram and Assessment Roll recorded in the office of said City Engineer of the District for the amount of each of the amended assessments.

The Assessment Roll, Exhibit "A", hereto attached and by reference is incorporated herein.

DATED: August 5, 1994

[Signature]

Valerie Burrowes
City of Sacramento
County of Sacramento
State of California

EXHIBIT "A"
ASSESSMENT ROLL

REASSESSMENT DISTRICT NO. 93-05
(FLORIN DEPOT & OATES INDUSTRIAL PARK)
CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, CALIFORNIA

PREVIOUS ASSESSMENTS		
ASMT. No.	ASSESSOR'S PARCEL No.	ASSESSMENT AMOUNT
29	064-0010-114-0000	\$123,216.55
30	064-0010-112-0000	28,761.93

TOTAL **\$151,978.48**

AMENDED ASSESSMENT			
ASMT. No.	ASSESSOR'S PARCEL No.	PROPERTY OWNER	ASSESSMENT AMOUNT
1	064-0010-115-0000	NORTHGATE PRTN.	\$151,978.48

TOTAL **\$151,978.48**

BOOK PAGE
95 03 13 0679

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

95 MAR 13 AM 9:25

RECORDING REQUESTED BY AND

WHEN RECORDED RETURN TO:

Ron Wicky, Department of Public Works
City of Sacramento
915 "I" Street, Room 200
Sacramento, CA 95814

[Signature]
COUNTY CLERK-RECORDER

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NOTICE OF AMENDED ASSESSMENTS

CITY OF SACRAMENTO

APPORTIONMENT OF ORIGINAL ASSESSMENT NUMBERS 7 AND 8

Pursuant to the requirements of Section 3114 of the Streets and Highways Code of California, the undersigned City Clerk of the City of Sacramento, County of Sacramento, State of California, hereby gives notice than an Amended Diagram and Assessment Roll were recorded in the office of the City Engineer of the District, as provided for in said Section, and relating to the real property more particularly described on that certain Amended Assessment Diagram filed in accordance with said Section in Book 80 of Maps of Assessment and Community Facilities Districts at Page 25 in the office of the Recorder of the County of Sacramento.

Said Amended Assessment Diagram amends Assessment Diagram, City of Sacramento, Improvement of "Reassessment District No. 93-05 (Florin Depot & Oates Industrial Park)" filed the 13th day of December, 1993 in the office of said County Recorder in Book 78, at Page 27 of Maps of Assessment and Community Facilities Districts.

Notice is further given that upon the recording of this Notice in the office of said County Recorder, the several assessments assessed on the lots, pieces and parcels as shown on said filed Amended Assessment Diagram shall become a lien upon the lots or portions of lots assessed, respectively.

Reference is made to the Amended Diagram and Assessment Roll recorded in the office of said City Engineer of the District for the amount of each of the amended assessments.

The Assessment Roll, Exhibit "A", hereto attached and by reference is incorporated herein.

DATED: March 13, 1995

[Signature]
for Valerie Burrowes
City of Sacramento
County of Sacramento
State of California

EXHIBIT "A"
ASSESSMENT ROLL

REASSESSMENT OF DISTRICT NO. 93-05
(FLORIN DEPOT & OATES INDUSTRIAL PARK)
CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, CALIFORNIA

PREVIOUS ASSESSMENT		
ASMT. No.	ASSESSOR'S PARCEL No.	ASSESSMENT AMOUNT
1.	062-0140-005-0000	\$ 48,530.41
2.	062-0140-006-0000	\$ 48,559.88

TOTAL **\$ 97,090.29**

AMENDED ASSESSMENTS			
ASMT. No.	ASSESSOR'S PARCEL No.	PROPERTY OWNER	ASSESSMENT AMOUNT
00/007-1	062-0140-012	Marvin L. Oates, as to an Undivided 1/2 Partnership, as to an Undivided 1/2 Interest, Owners	\$97,090.29

TOTAL **\$97,090.29**