



CITY OF SACRAMENTO

OFFICE OF THE TREASURER

800 - 10TH STREET SACRAMENTO, CA 95814
SUITE 1 TELEPHONE (916) 448-5318

THOMAS P. FRIERY
TREASURER

DONALD E. SPERLING
ASST. TREASURER

July 22, 1982

City Council of the City
of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Grand Avenue Assessment District

APPROVED
BY THE CITY COUNCIL

JUL 27 1982

OFFICE OF THE
CITY CLERK

SUMMARY

The Treasurer of the City of Sacramento hereby agrees to purchase the above referenced bonds to be issued by the City of Sacramento under the following terms and conditions:

1. The bonds will be issued under the Municipal Improvement Act of 1913 pursuant to the Improvement Act of 1915.
2. Bonds are to mature in fifteen (15) equal annual maturities beginning July 2, 1984 through July 2, 1998 inclusive--with the first interest coupon payable January 2, 1984 and thereafter semi-annually on July 2 and January 2.
3. The bonds shall be issued in the approximate amount of \$23,664.00 and bear a coupon rate of twelve percent per annum (12%). The price to be paid by the City Treasurer shall be a discount of fifteen percent of par value (15%).
4. The approving unqualified legal opinion of Edgar A. Boyles shall accompany the bonds when issued.

RECOMMENDATION

This is for your information and no specific action is required.

Respectfully submitted,

Donald E. Sperling
THOMAS P. FRIERY
City Treasurer

TPF/iv



CITY OF SACRAMENTO

July 27th, 1982

CITY MANAGER'S OFFICE
RECEIVED
JUL 21 1982

IRVIN E. MORAES
REAL ESTATE SUPERVISOR

REAL ESTATE AND STREET ASSESSMENTS DIVISION
915 I STREET
CITY HALL ROOM 207
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Grand Avenue Assessment District
Improvement Proceeding No. 5194

SUMMARY

Adoption of various Resolutions to commence construction of proposed improvements for Grand Avenue Assessment District.

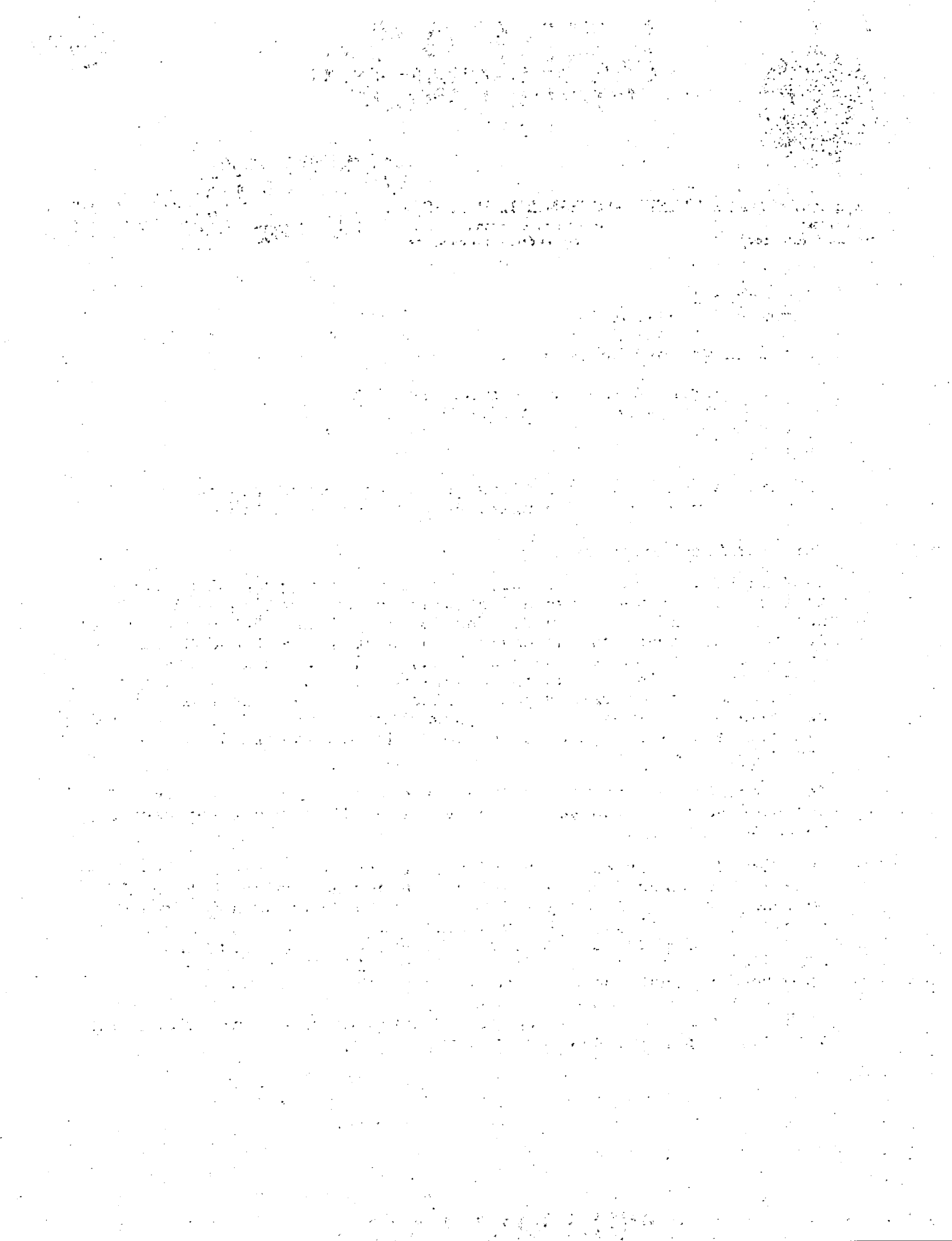
BACKGROUND INFORMATION

On June 9th, 1982, the Council commenced the assessment proceedings for Grand Avenue Assessment District by adopting several resolutions and setting a Hearing for July 20th, 1982 on the Public Convenience and Necessity, Engineer's Report and Confirming of the Assessment. On July 20th, 1982, the Hearing was continued to this date as there were not enough Council members present to vote on the project. Bids for the construction work and sale of the improvement bonds were received on June 29th, 1982 and the results of the construction bids were reported to the Council that evening.

The construction bid was 17.3% under our Engineer's estimate and the bond sale bid was 80% of par value or 8% over our Engineer's estimate.

The City Treasurer has advised me that the bid received on the sale of the bonds does not reflect the current value that should be paid for these bonds and has offered to purchase said bonds at 85% of par value. The Treasurer's offer is 5% less than the bid received from private investors. We are therefore recommending the rejection of the bid received from Wulff, Hansen & So. and recommending that the City Treasurer purchase said bonds.

We have been informed by the City Clerk that as of July 21st, 1982 one written protest has been received.



FINANCIAL DATA

In the 1981-82 City Budget, the City Council budgeted \$172,000.00 of C.D.B.G. Funds and as of this date, there is an unencumbered balance of \$155,579.14 which is sufficient funds to cover the amount of the estimated City Contribution based on the lowest bid for the project from Teichert Construction. The total estimated cost is as follows:

Contract Bid	\$ 97,036.00
Incidental Expenses	38,329.10
<hr/>	
Estimated Total Cost	\$135,365.10
Property Owners Share	31,459.00
<hr/>	
City Contribution	\$103,906.10

RECOMMENDATION

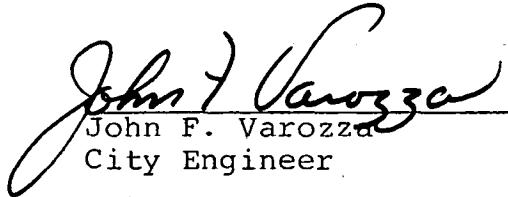
As there is only one protest on file and in the event no further protests are presented prior to or at the Hearing that would constitute a majority protest, it is recommended that the Hearing be closed and the attached Resolutions be adopted in the order listed below:

1. Resolution Determining That the Public Convenience and Necessity Require Said Improvements, Etc.
(REQUIRES A 4/5 VOTE OF THE COUNCIL OR 8 AYE VOTES)
2. Resolution Approving Amended Report, Confirming Assessment, Etc.
3. Resolution Establishing Foreclosure Covenant, Etc.
4. Resolution Directing Treasurer to Issue Bonds
5. Resolution of Award of Contract

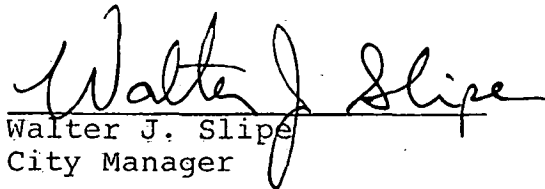


6. Resolution Amending City Budget for Fiscal Year
1982-83 for Grand Avenue Assessment District

Respectfully submitted,


John F. Varozza
City Engineer

For Transmittal to City Council


Walter J. Slipe
City Manager

JFV:IEM:bb
Attachments
File # 5194

July 27th, 1982
DISTRICT NO. 2

July 27th, 1982
CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Improvement)
Proceeding No. 5194, Grand)
Avenue Assessment District) ENGINEER'S REPORT

A Public Hearing was scheduled for July 20th, 1982 and continued to this date pertaining to the proposed public improvement work in Grand Avenue Assessment District, Improvement Proceeding No. 5194.

This public improvement proceeding has been undertaken due to the following facts:

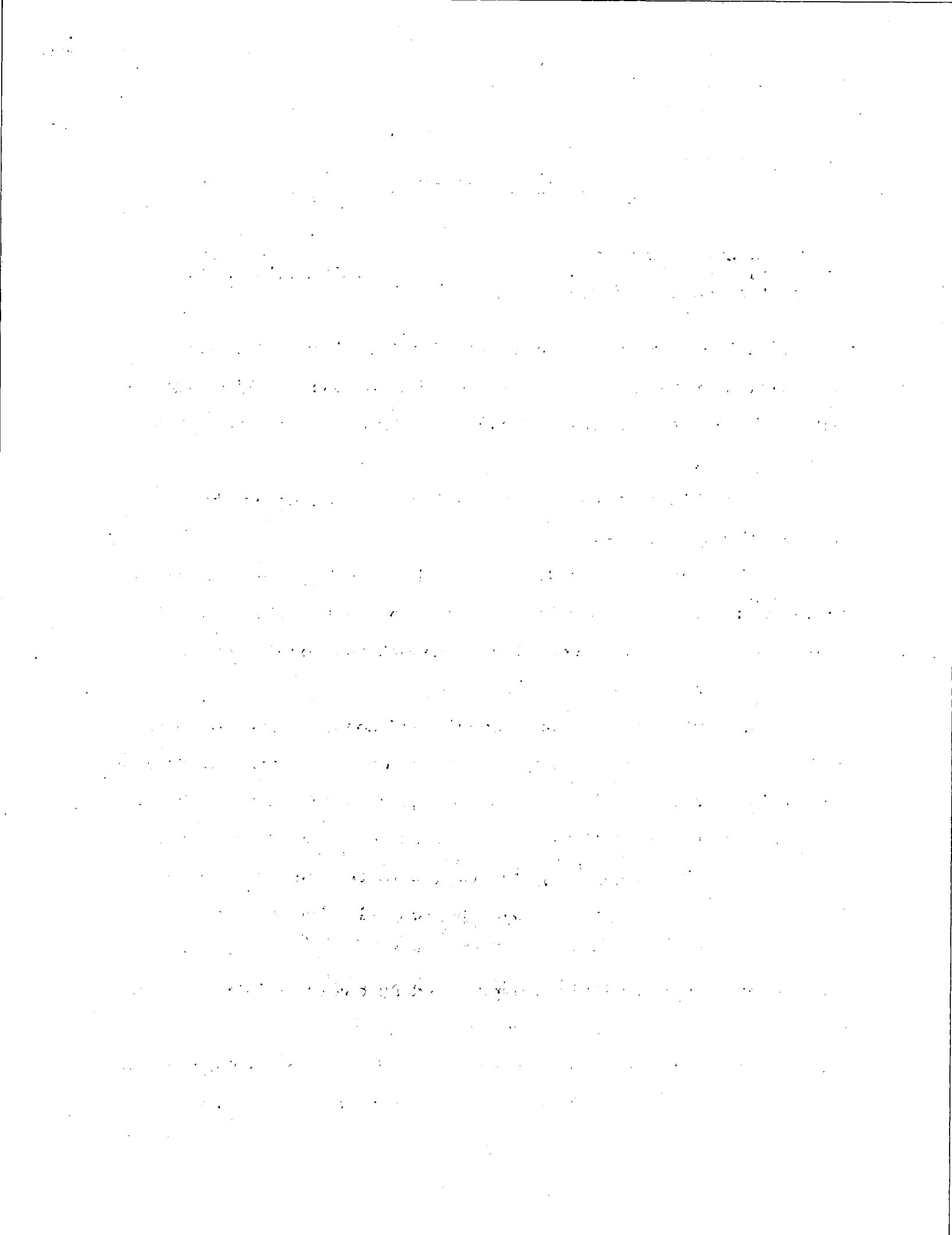
1. That on June 9th, 1982, the City Engineer presented to the Council the Resolution of Intention, Resolution Declaring Public Convenience and Necessity, a Report and Resolution Approving Report which set a Hearing on the project.

2. The project would consist of constructing concrete curbs, gutters and sidewalks, asphaltic concrete pavement, drainage facilities and street lighting system in an area generally bounded by North Avenue, Grand Avenue, Dry Creek Road and Huron Street.

The purpose of the project is to construct these improvements in order to improve public health and safety.

3. That on June 11th, 1982, Notices were mailed to all the property owners within the proposed Assessment District informing them of the proposed assessment on their property and the date of the Hearing on the Report and confirming of the Assessment.

4. That on June 18th, 1982, copies of the Notice of



Improvement were posted on all streets and alleys within the proposed Assessment District pursuant to existing law.

5. That on June 11th and June 18th, 1982, the Notice of Improvement for the proposed project was published in The Daily Recorder.

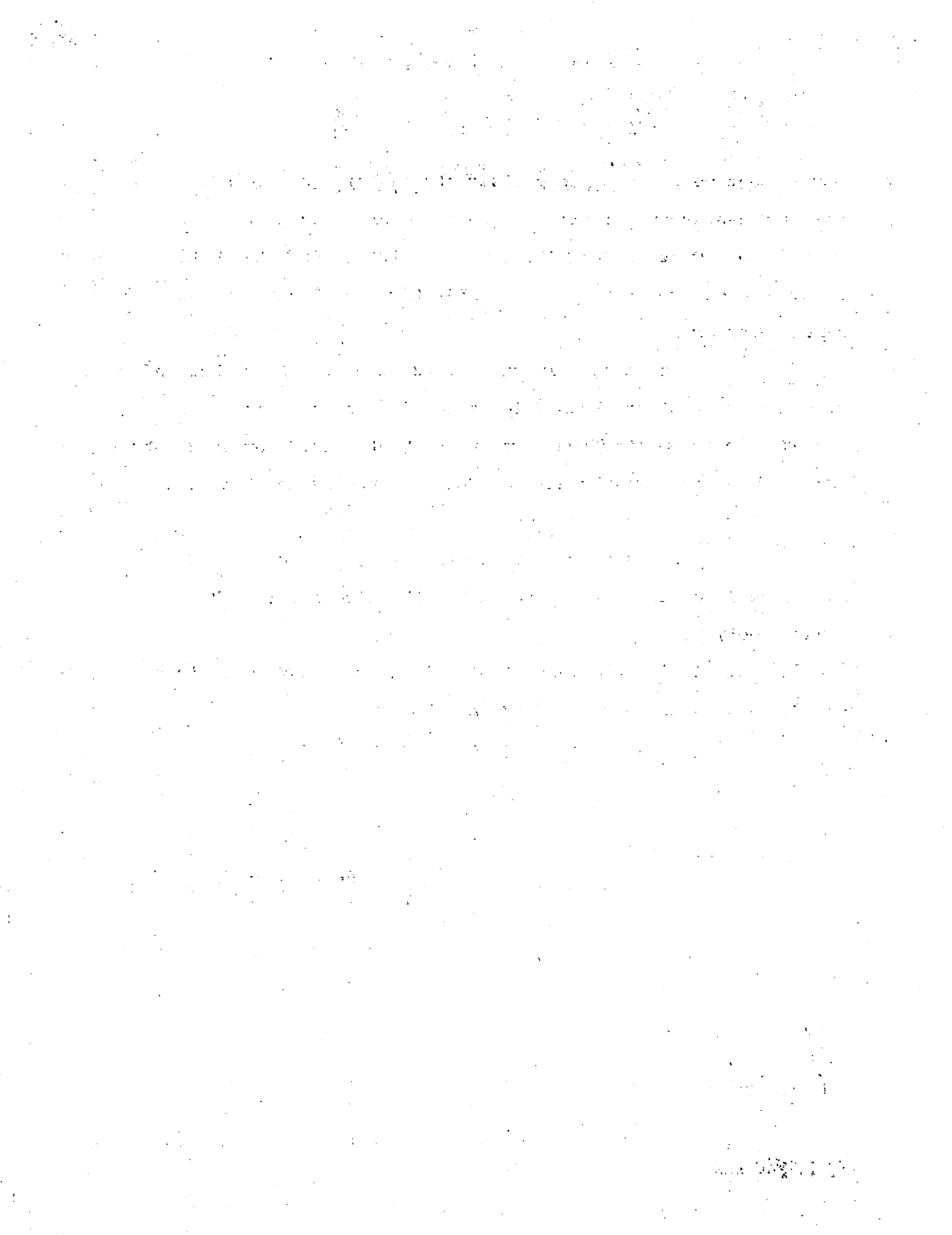
6. That as of July 21st, 1982, the City Clerk has informed me that a protest has been filed objecting to the cost of the proposed improvements from Jerolean H. Wyatt, 2713 Northglen Street, owner of the property located on North Avenue adjacent to the Alley between High and Huron Streets.

7. That this protest represents 5,500 square feet or less than 1% of the total area within the district (1,117,611 square feet).

8. It is my opinion that said improvements will improve the aesthetics and safety of the neighborhood.

Executed this 27th day of July, 1982.

John F. Varozza
City Engineer



20 (34)



CITY OF SACRAMENTO

July 20th, 1982

CITY MANAGER'S OFFICE
RECEIVED
JUL 12 1982

REAL ESTATE AND STREET ASSESSMENTS DIVISION
915 I STREET
CITY HALL ROOM 207
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

IRVIN E. MORAES
REAL ESTATE SUPERVISOR

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Grand Avenue Assessment District, Improvement
Proceeding No. 5194

SUMMARY

Continue the Hearing for the proposed improvements for Grand Avenue Assessment District until July 27th, 1982 when at least 8 members of the Council are present to vote on the proceedings. (Grand Avenue and Marysville Blvd.)

BACKGROUND INFORMATION

On June 9th, 1982, the Council commenced the assessment proceedings for Grand Avenue Assessment District by adopting several Resolutions and setting a Hearing for this date on the Public Convenience and Necessity, Engineer's Report and Confirming of the Assessment. Bids for the construction work and sale of the improvement bonds were received on June 29th, 1982 and the results of the construction bids were reported to the Council that evening.

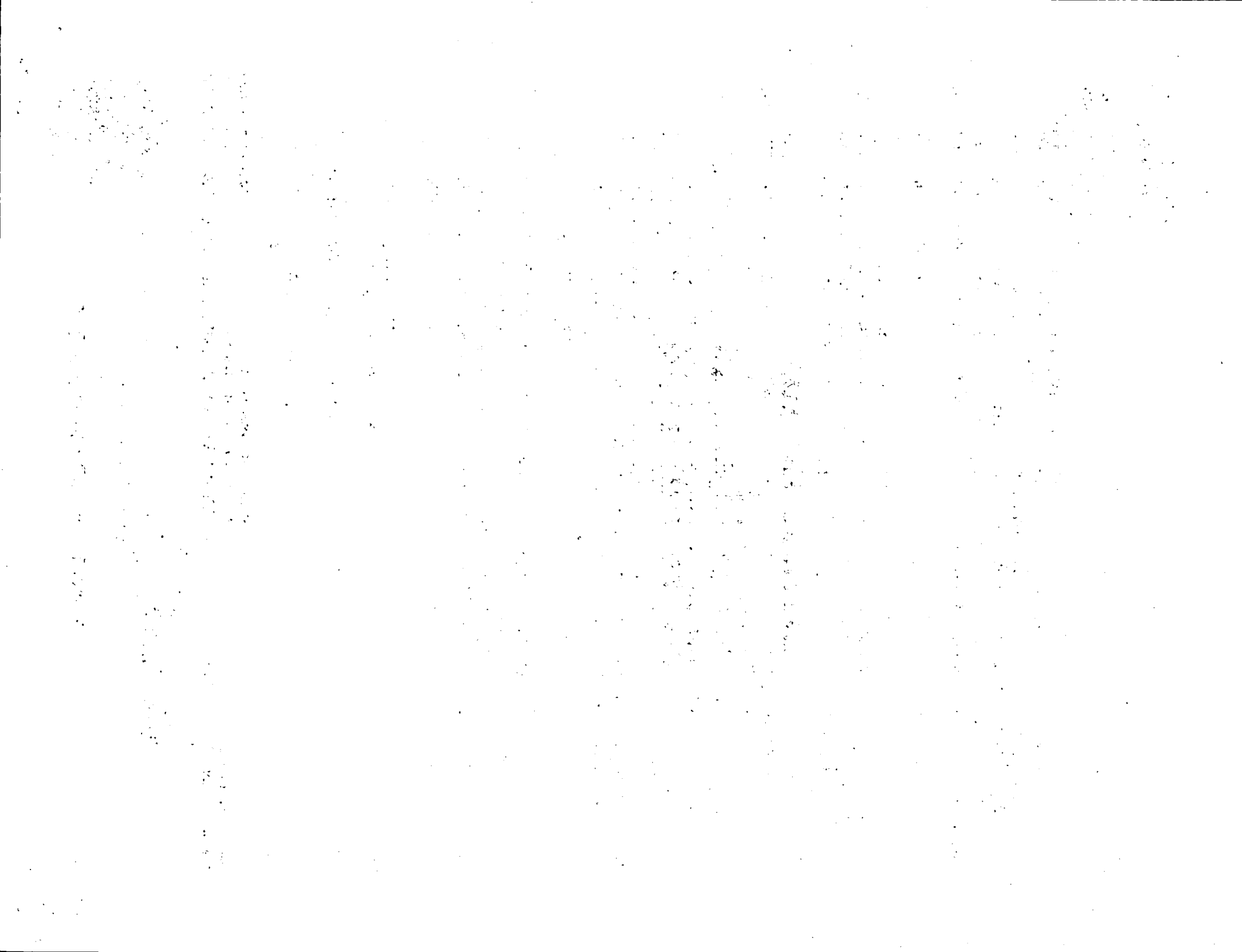
The construction bid was 17.3% under our Engineer's estimate and the bond sale bid was 8% over our Engineer's estimate.

We have been informed by the City Clerk that two councilpersons will not be present at this meeting and this matter requires a 4/5 vote of the Council (8 aye votes), therefore we are asking that the Hearing be continued until July 27, 1982.

FINANCIAL DATA

In the 1981-82 City Budget, the City Council budgeted \$172,000.00 of C.D.B.G. Funds and as of this date, there is an unencumbered balance of \$155,579.14 which is sufficient funds to cover the amount of the estimated City Contribution based on the lowest bid for the project from Teichert Construction. The total estimated cost is as follows:

By the City Council
Office of the City Clerk
Cont 40
7-27-82
JUL 20 1982

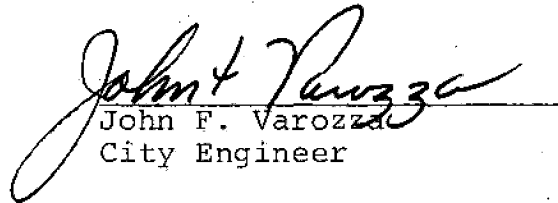


Contract Bid	\$ 97,036.00
Incidental Expenses	38,363.60
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Estimated Total Cost	\$135,399.60
Property Owners Share	31,689.00
<hr/>	
City Contribution	\$103,710.60

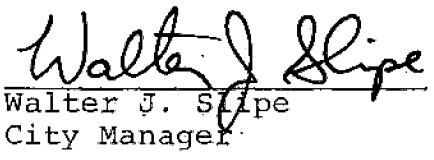
RECOMMENDATION

It is recommended that this Hearing on Grand Avenue Assessment District be continued to July 27th, 1982.

Respectfully submitted,

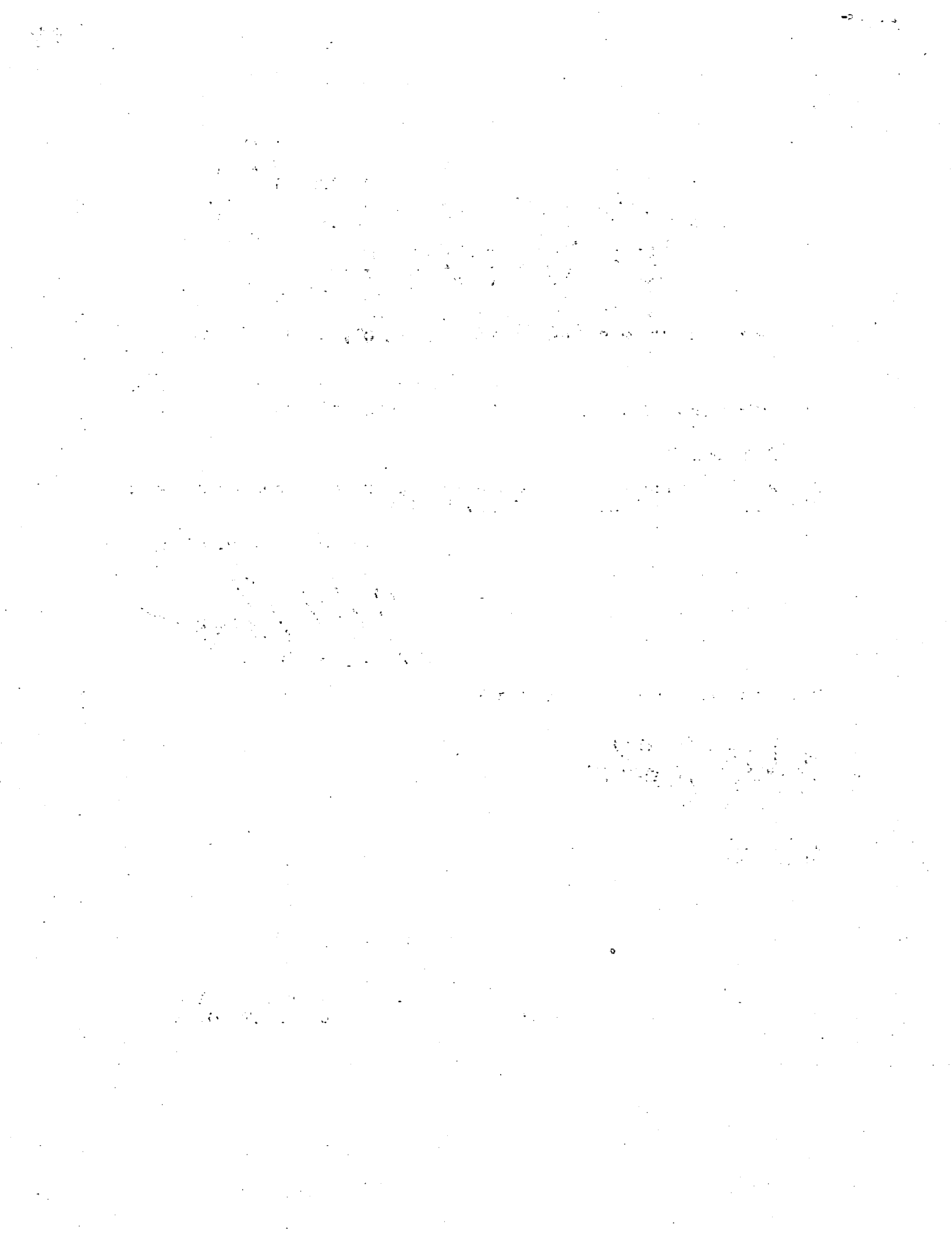

 John F. Varozza
 City Engineer

For Transmittal to City Council


 Walter J. Slupe
 City Manager

JFV:IEM:bb
File # 5194

July 20th, 1982
DISTRICT NO. 2



82-5

RESOLUTION NO. 82-525

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 27, 1982

APPROVED
BY THE CITY COUNCIL

FOR IMPROVEMENT PROCEEDING NO. 5194

JUL 27 1982

GRAND AVENUE
ASSESSMENT DISTRICT

OFFICE OF THE
CITY CLERK

- (1) DETERMINING THAT THE PUBLIC CONVENIENCE AND NECESSITY REQUIRE IMPROVEMENTS TO BE MADE AND PAID FOR BY SPECIAL ASSESSMENTS, AND
- (2) DETERMINING THAT THE SPECIAL ASSESSMENT INVESTIGATION, LIMITATION AND MAJORITY PROTEST ACT OF 1931 SHALL NOT APPLY TO PROCEEDINGS THEREFOR

WHEREAS, on June 9th, 1982, the City Council adopted in Improvement Proceeding No. 5194

RESOLUTION

- (1) Describing Proposed Improvements for Proposed Grand Avenue Assessment District
- (2) Declaring That Public Convenience and Necessity Require Said Improvements, and
- (3) Setting Time and Place for a Hearing Respecting the Public Convenience and Necessity for Said Improvements, and

WHEREAS, the City Council set July 20th, 1982 in said Resolution as the date for hearing all persons interested in the matters contained in said Resolution, and

WHEREAS, on July 20th, 1982, the City Council duly continued said public Hearing on all matters contained in said Resolution to July 27th, 1982, and

WHEREAS, the City Clerk has filed her affidavit showing that on June 11th, 1982 she caused a notice to be mailed to each property owner in said Grand Avenue Assessment District stating the time and place of a hearing on the matters contained in said Resolution and containing all other matters the City Council directed the City Clerk to include in said Notice, and

WHEREAS, the City Clerk has filed her affidavit showing that on June 18th, 1982 she caused notices to be posted on the streets and easements in said Grand Avenue Assessment District stating the time and place of a hearing on the matters contained in said Resolution and containing all other matters the City Council directed said City Clerk to include in said notice, and

WHEREAS, on June 11th and 18th, 1982, the City Clerk published in The Daily Recorder a notice stating the time and place of a hearing on the matters contained in said Resolution and containing all other matters the City Council directed the City Clerk to include in said notice and she has caused said Daily Recorder to file in her office an affidavit showing said publication was done on said dates.

WHEREAS, certain property owners whose names are shown in the minutes of the City Council filed objections to the matters the City Council determined in said Resolution, and

WHEREAS, the City Council has heard all persons so objecting that desired to be heard and has considered all such objections.

NOW, THEREFORE, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA:

1. That the City Council finds that each of the recitals stated above is true.

2. That the City Council finds and determines that the public convenience and necessity require that the City of Sacramento construct the public improvement work and necessary changes or additions thereto that are described in the Resolution for Improvement Proceeding No. 5194 described above in the recitals to this Resolution, and that the City Council finds and determines that the public convenience and necessity require and that the City of Sacramento hereby determines that said public improvement work shall be paid for by special assessments levied on lands in the City of Sacramento that this Council has by Resolution adopted June 9th, 1982, designated to be Grand Avenue Assessment District and that this Council hereby determines that none of the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 shall apply to the proceedings wherein said work and improvements are done and the special assessments therefor are levied.

3. That this Council hereby determines that the public improvement work and special assessments therefor and all proceedings for the same shall be done pursuant to the terms and provisions of the Municipal Improvement Act of 1913.

4. That the City Council hereby denies all objections filed and presented respecting the matters contained in said Resolution adopted June 9th, 1982.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, THIS 27TH DAY OF JULY, 1982, by the following vote:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 82-526

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 27, 1982

APPROVING AMENDED REPORT,
CONFIRMING ASSESSMENT, ORDERING
ASSESSMENT RECORDED AND ORDERING
THE REVENUE AND COLLECTIONS OFFICER OF CITY
OF SACRAMENTO TO COLLECT AND TO RECEIVE MONEY

FOR
IMPROVEMENT PROCEEDING NO. 5194

GRAND AVENUE
ASSESSMENT DISTRICT

APPROVED
BY THE CITY COUNCIL

JUL 27 1982

OFFICE OF THE
CITY CLERK

WHEREAS, on June 9th, 1982, this Council adopted its Resolution of Intention for Improvement Proceeding No. 5194 and declared therein its intention to construct certain public improvement work on designated public streets and easements in the City of Sacramento, and

WHEREAS, on June 9th, 1982, in said Resolution of Intention, this Council directed the City Engineer-Superintendent of Streets to make a Report to this Council in the form, style and manner required by the Municipal Improvement Act of 1913, and

WHEREAS, on June 9th, 1982, the City Engineer-Superintendent of Streets did make a Report and did file the same with the City Clerk of the City of Sacramento, and

WHEREAS, on June 9th, 1982, this Council duly considered said Report and then adopted a Resolution for Improvement Proceeding No. 5194 entitled in part "Approving Report of

City Engineer-Superintendent of Streets, prepared for Proposed
Grand Avenue Assessment District,"

and thereby preliminarily approved said Report, and on that date set July 20th, 1982, as the date for a public hearing on all matters contained in said Resolution of Intention and in said Report, and the City of Sacramento constructing the public improvement work described in said Resolution of Intention and in said Report, and on the matter of the extent of the proposed Assessment District described in said Report and on the matter of the proposed assessment set forth in said Report, and

WHEREAS, on June 9th, 1982, this Council ordered the City Clerk of the City of Sacramento to give notice of said hearing by posting, publishing and mailing all as required under said Act, and

WHEREAS, the City Clerk of the City of Sacramento has filed her affidavit showing that she caused notices of the said hearing to be posted, published and mailed all in the time and form required by said Act, and

WHEREAS, July 20th, 1982 was the day set for hearing any person who desires to object to any matters contained in said Resolution of Intention or to the City of Sacramento constructing

the public improvement work described in said Report or for hearing any person who desires to object to the extent of the proposed Assessment District described in said Report or to any matters respecting the Assessment contained in said Report, and

WHEREAS, on July 20th, 1982, this Council duly continued said public hearing on all matters contained in said Resolution of Intention and in said Report to July 27th, 1982, and

WHEREAS, this Council has been informed by the City Engineer-Superintendent of Streets of certain proposed changes in said Report and Assessment.

WHEREAS, certain property owners whose names are shown in the minutes of the City Council filed objections to the matters the City Council determined in said Resolution, and

WHEREAS, the City Council has heard all persons so objecting that desired to be heard and has considered all such objections.

NOW, THEREFORE, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, CALIFORNIA, AS FOLLOWS:

Section 1

That this Council finds that each of the recitals of this Resolution is true.

That this Council hereby finds that protests have been filed against the proposed public improvement work for GRAND AVENUE ASSESSMENT DISTRICT that is described in said Report, and the extent of the District of lands proposed to be assessed, and

against the amount of any proposed individual assessment and against the City of Sacramento doing the public improvement work described in the Report and the names of said protestors appear in the minutes of the meeting.

That the City Council hereby denies all objections filed and presented respecting the matters contained in said Resolution adopted June 9th, 1982.

Section 2

That this Council finds and determines that the City Engineer-

Superintendent of Streets' estimate of the cost of constructing and doing the work described in said Report was the sum of \$ 117,295.00 based on the Engineer's estimated quantities and the Engineer's estimated unit prices.

That this Council finds and determines that the City Clerk has advertised for bids on said work and that the City Engineer-Superintendent of Streets has informed this Council that the cost of the work based upon the Engineer's estimated quantities and the successful contractor's unit prices is a lesser sum, namely the sum of \$ 97,036.00.

That this Council hereby finds and determines that the Report and the Proposed Assessment that was included therein showed the following items forming a part of the Engineer's Estimate of the total amount of the proposed assessment, namely,

Bond Discount	\$3,802.68
Reserve Account	\$1,584.45

That this Council finds and determines that the City Engineer-Superintendent of Streets has informed this Council that the party who proposes to purchase the improvement bonds to be issued to represent unpaid assessments has made an offer to purchase such bonds, and that the sum for bond discount is higher than the amount included in the Report and Assessment and the sum for reserve fund is lower than the amount included in the Report and Assessment and are as follows:

Bond Discount \$4,718.85

Reserve Account -0-

That this Council finds and determines that the City Engineer-Superintendent of Streets Estimated Amount To Be Contributed By the City of Sacramento in said Report and Assessment was the sum of \$ 121,536.14 based on the Engineer's Estimated Total Contract Cost.

That this Council finds and determines that the City Clerk has advertised for bids on said work and that the City Engineer-Superintendent of Streets has informed this Council that the amount contributed by the City of Sacramento based on the successful contractors total amount bid is a lesser sum, namely, the sum of \$ 103,906.10.

That the City Engineer-Superintendent of Streets has advised this Council and this Council hereby finds and determines that the estimated costs in said Report and Assessment for bond printing costs are costs based on current prices in effect at the time of confirming the assessment, and finds and determines that the bond counsel fee is a cost that is based on the bid prices for the construction work.

That this Council hereby finds and determines that on account of the matters stated in the findings above that the Report and Assessment should be revised in the following particulars:

a. Revise the Engineer's Estimate in the Report to show the Contractor's bid price for each item of work and to show the new "Estimated Construction Cost" derived from such bid prices.

b. Revise the Engineer's Estimated amount of Engineering per Ordinance No. 4150 from \$28,796.56 to \$33,610.25.

c. Revise the Engineer's Estimated cost for Bond Counsel Fee from \$1,086.45 to \$970.36.

d. Revise the Engineer's Estimated amount of Bond Printing Cost from \$660.00 to \$1,320.00.

e. Revise the amount shown in the Report and Assessment for Bond Discount from \$3,802.68 to \$4,718.85.

f. Revise the amount shown in the Report and Assessment for Reserve Account from \$1,584.45 to -0-.

g. Revise the amount shown in the Report and Assessment for the Amount To Be Contributed By City of Sacramento from \$121,536.14 to \$103,906.10.

h. The amount of money assessed to each of the assessment parcels within the district for benefits from the work proposed remain unchanged mainly due to the City of Sacramento changing its contribution to the district from \$121,536.14 to \$103,906.10.

That this Council finds and determines that the City Engineer-Superintendent of Streets has revised the Report and Assessment in each of the particulars that this Council has ordered above in this Resolution all to the satisfaction of this Council and hereby declares that its action on such Report and Assessment is that the Report and Assessment as so revised should be confirmed with no other changes or revisions except those stated above in this Resolution, and that this Council therefore hereby approves the Report that the City Engineer-Superintendent of Streets filed with this Council on June 9th, 1982, as it is now revised in accordance with the directions therefor that this Council has made herein and hereby confirms the Assessment contained in the Report.

Section 3

That this Council hereby orders the City Clerk of the City of Sacramento to transmit the Assessment and Diagram contained in the Report hereinafter to the City Engineer-Superintendent of Streets and hereby directs the City Engineer-Superintendent of Streets to record said Assessment and Diagram in his office, and to give notice of the filing thereof by publishing and mailing as provided by law.

That this Council hereby directs the City Clerk to certify and record a copy of said Assessment and Diagram at each place required by law.

That this Council hereby directs the City Clerk to record a copy of the Assessment Diagram that is contained in the Assessment in the office of the Recorder of the County of Sacramento all as required by the Streets and Highways Code Section 3114.

Section 4

That this Council hereby orders that the public improvement work that this Council declared its intention to construct and do in Resolution of Intention for Improvement Proceeding No. 5194 adopted June 9th, 1982, shall be constructed and done and this Council hereby determines that said work is also the public improvement work that the City Engineer-Superintendent of Streets described in this Report to this Council dated June 9th, 1982, as hereinbefore revised.

Section 5

That this Council hereby determines that the Revenue and Collections Officer of the City of Sacramento is the officer that heretofore by City ordinance duly has been determined to be the officer of this City charged with the duty to collect Special Assessments levied by the City of Sacramento, and this Council hereby determines that the Revenue and Collections Officer shall collect and receive the money that property owners may pay on account of said Assessment in the 30 day collection period.

Section 6

That the Report referred to above in this Resolution is that.

certain Report approved June 9th, 1982, by this Council in its Resolution Approving Report For Improvement Proceeding No. 5194, and that bears the identifying legend as follows:

REPORT

RESPECTING

GRAND AVENUE ASSESSMENT DISTRICT

MUNICIPAL IMPROVEMENT ACT OF 1913

On a motion by Councilperson _____, seconded by Councilperson _____, the foregoing resolution was passed and adopted by the City Council of the City of Sacramento, State of California, this 27th day of July, 1982, by the following vote, to wit:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

IMPROVEMENT PROCEEDING NO. 5194

GRAND AVENUE

REVISED ASSESSMENT DISTRICT
REPORT

RESPECTING

IMPROVEMENT PROCEEDING NO. 5194

GRAND AVENUE
ASSESSMENT DISTRICT

MUNICIPAL IMPROVEMENT ACT OF 1913

JUNE 9TH, 1982

Honorable City Council
City of Sacramento
State of California

INTRODUCTION

On June 9th, 1982, in the course of Improvement Proceeding No. 5194 that you are conducting under the provisions of the Municipal Improvement Act of 1913 you adopted a Resolution of Intention for an Assessment District to be designated

GRAND AVENUE
ASSESSMENT DISTRICT

In said Resolution of Intention you directed me to make the necessary Report to you that is provided for in Streets and Highways Code Section 10,204, which section is a portion of the Act above stated.

In accordance with your said direction, I am pleased to present this Report to you which I have prepared in accordance with said Streets and Highways Code Section 10,204. You will note that I have prepared and have included in this Report a proposed assessment in the form and style required by said Section 10,204.

I have attached said Assessment to this Report in such a manner so that if, after complying with the procedures required by law, you should approve this Report, you may transmit the Assessment to the Superintendent of Streets of the City of Sacramento for recording in his office.

REPORT

Complying with Section 10,204 (a)

I file herewith plans and specifications showing the full and detailed description of the proposed improvements to be constructed in Grand Avenue Assessment District.

The plans and specifications I refer to above bear my signature and I have affixed to them the following legend:

"EXHIBIT A"

Plans and Specifications for improvements to be constructed in Grand Avenue Assessment District and forming part of Report dated June 9th, 1982, prepared under Streets and Highways Code Section 10,204 (a).

Complying with Section 10,204 (b)

I report to you that the following works and appliances already installed and property necessary or convenient for the operation of public improvement work now already constructed or installed, or to be constructed or installed, and to be acquired in this proceeding are as follows:

NONE

Complying with Section 10,204 (c)

I present herewith an estimate of the construction cost for the public improvement work proposed to be constructed under this proceeding; and an estimate of the total cost of the lands, rights of way and easements proposed to be acquired under this proceeding; and an estimate of the engineering and inspection costs necessary for said work and my estimate of the incidental expenses and contingencies necessary and proper in connection with this proceeding.

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Clearing & Grubbing	1	Job	LUMP SUM	\$ 8,964.35
2	Curb & Gutter No. 13 to remove	27	L. F.	\$ 10.00	270.00
3	3.5' x 4.5' Portland Cement Concrete Sidewalk to construct	6,422	S. F.	1.60	10,275.20
4	Curb & Gutter No. 13 to construct	667	L. F.	8.75	5,836.25
5	Asphaltic Concrete Pavement to construct	182	Tons	34.00	6,188.00
6	Variable Thickness Asphaltic Concrete Pavement to construct	307	Tons	34.00	10,438.00
7	Gutter Drain No. 20 to install	2	EA.	450.00	900.00
8	Gutter Drain No. 24 to install	2	EA.	500.00	1,000.00
9	8" Diameter Vitrified Clay Gutter Drain Lead to construct	52	L. F.	22.00	1,144.00
10	2" x 6" Header Board to place	55	L. F.	4.00	220.00
11	Manhole to reconstruct	1	EA.	900.00	900.00
12	Special Cone Manhole to construct	1	EA.	1,100.00	1,100.00
13	Keycutting of Pavement	720	L. F.	2.50	1,800.00
14	Street Lighting System Complete	1	Job	LUMP SUM	48,000.00

ESTIMATED CONTRACT COST.....\$97,036.00

INCIDENTAL EXPENSES:

Engineering Per Ordinance No. 4150.....\$31,319.89
Bond Counsel Fee..... 970.36
Bond Printing Cost..... 1,320.00

Total Incidental Expenses..... 33,610.25

ESTIMATED TOTAL COST.....\$130,646.25

ESTIMATED AMOUNT TO BE CONTRIBUTED
BY CITY OF SACRAMENTO..... 103,906.10

ESTIMATED AMOUNT CHARGEABLE TO PROPERTY OWNERS..... \$ 26,740.15

BOND DISCOUNT..... 4,718.85

RESERVE ACCOUNT..... -0-

TOTAL AMOUNT TO BE ASSESSED..... \$ 31,459.00

Complying with Section 10,204 (d)

I attached hereto and mark "Exhibit B" a diagram showing the proposed assessment district and the boundaries and dimensions of the subdivisions of land within the district and the same is entitled "Map of Grand Avenue Assessment District", and I have given a separate number upon said diagram to each lot or subdivision shown thereon and said number is encircled on said diagram.

GRAND AVENUE ASSESSMENT DISTRICT

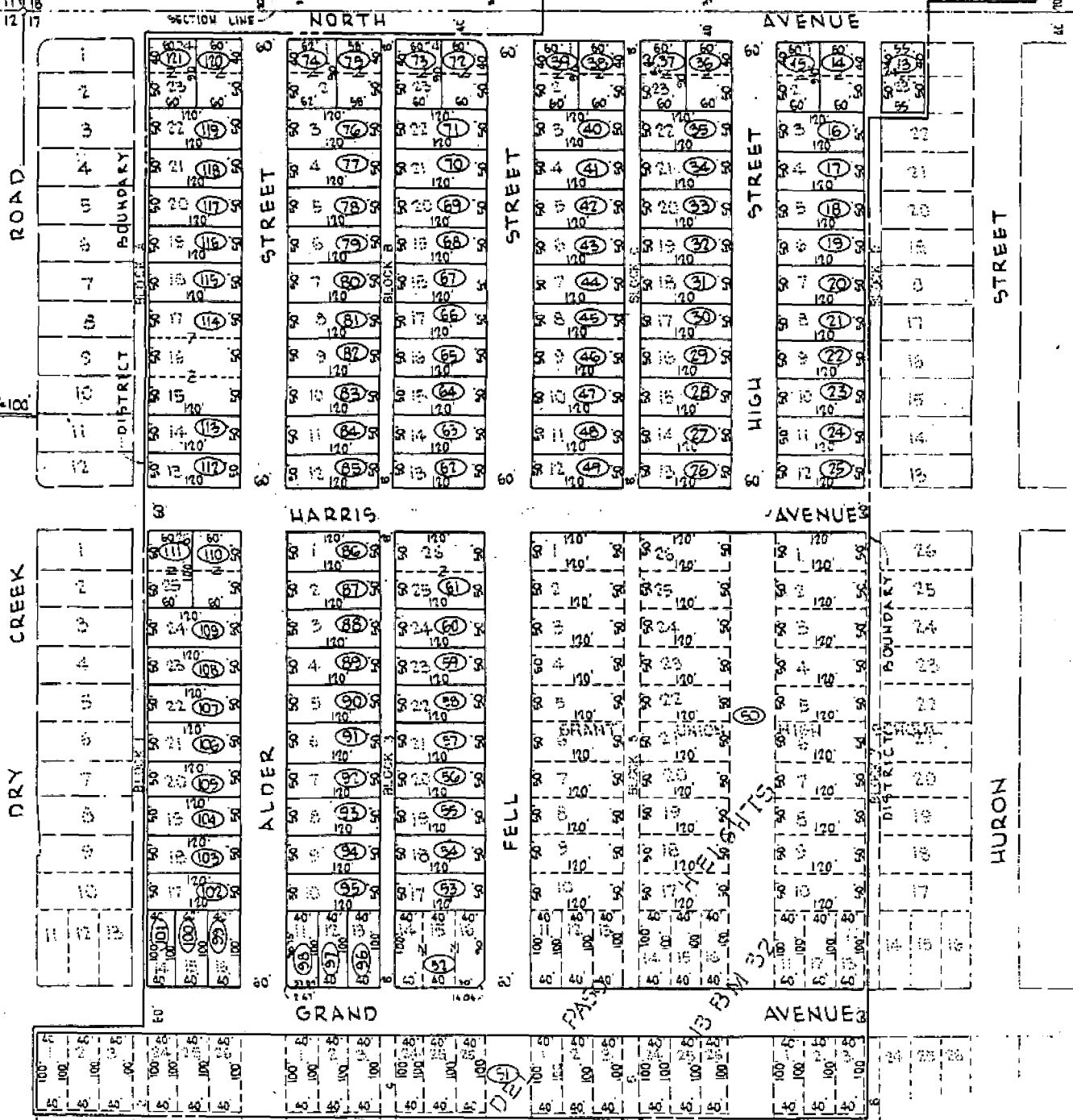
CITY OF SACRAMENTO, CALIFORNIA
SHEET 1 OF 1 SHEET

GRAND AVENUE ESTATES
 DIVISION
 3M 17
 3M 30

NORTH AVENUE SCHOOL

SECTION COR.

SCALE: 1"=100'



LEGEND:
 - - - - - ASSESSMENT DISTRICT BOUNDARY
 (30) ASSESSMENT PARCEL NUMBER

EAST GRANT UNION HIGH SCHOOL
 EXHIBIT B

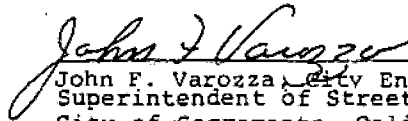
Complying with Section 10,204 (e)

I attached hereto a proposed assessment.

I have allocated the total amount of the estimated cost of the public improvement work proposed to be constructed in this proceeding and my estimate of the contingency expenses, and my estimate of the Engineering and Incidental expenses of this proceeding and my estimate of the costs of any acquisitions to be made in this proceeding to and upon each of the several lots of subdivisions of land in the proposed assessment district.

I have so assessed each said lot or subdivision in proportion to my estimate of the benefit to be received by each of said lots or subdivisions from said construction expenses and acquisitions, and I have in said assessment referred to each of said lots or subdivisions by their respective numbers that I assigned to them in preparing the diagram mentioned above under my Report respecting Streets and Highways Code Section 10,204 (d).

Dated: June 9th, 1982



John F. Varozza, City Engineer -
Superintendent of Streets of the
City of Sacramento, California

CERTIFICATE

RE:

CITY CLERK'S RECEIPT OF REPORT

I, the City Clerk of the City of Sacramento, California, do hereby certify that the foregoing Report was filed with me on June 9th, 1982.


LORRAINE MAGANA, City Clerk
of the City Council of the
City of Sacramento

IMPROVEMENT PROCEEDING NO. 5194
GRAND AVENUE

ASSESSMENT DISTRICT

A S S E S S M E N T

I, JOHN F. VAROZZA, City Engineer-Superintendent of Streets of the City of Sacramento, State of California, acting under the terms and provisions of the Municipal Improvement Act of 1913 and as the person duly appointed by the City Council of the City of Sacramento, California, to prepare a proposed assessment under said Act showing the total costs and incidental expenses for the construction of certain public improvement work that is duly described in the following Resolution of said Council:

Resolution of Intention
adopted

June 9th, 1982

For
Improvement Proceeding
No. 5194

GRAND AVENUE
ASSESSMENT DISTRICT

do hereby assess

- (a) Said total amount of costs I have determined for the public improvement work that is described in said Resolution of Intention for Improvement Proceeding No. 5194 and that the City of Sacramento proposes to construct in proceedings under said Act, and
- (b) All of the Engineering and Incidental Expenses for, and all of the project contingencies arising out of, the proceedings under said Act,

all of which I have estimated and determined and I hereinafter show below, viz:

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	PRICE	AMOUNT
1	Clearing & Grubbing	1	Job	LUMP SUM	\$ 8,964.35
2	Curb & Gutter No. 13 to remove	27	L. F.	\$ 10.00	270.00
3	3.5' x 4.5' Portland Cement Concrete Sidewalk to construct	6,422	S. F.	1.60	10,275.20
4	Curb & Gutter No. 13 to construct	667	L. F.	8.75	5,836.25
5	Asphaltic Concrete Pavement to construct	182	Tons	34.00	6,188.00
6	Variable Thickness Asphaltic Concrete Pavement to construct	307	Tons	34.00	10,438.00
7	Gutter Drain No. 20 to install	2	EA.	450.00	900.00
8	Gutter Drain No. 24 to install	2	EA.	500.00	1,000.00
9	8" Diameter Vitrified Clay Gutter Drain Lead to construct	52	L. F.	22.00	1,144.00
10	2" x 6" Header Board to place	55	L. F.	4.00	220.00
11	Manhole to reconstruct	1	EA.	900.00	900.00
12	Special Cone Manhole to construct	1	EA.	1,100.00	1,100.00
13	Keycutting of Pavement	720	L. F.	2.50	1,800.00
14	Street Lighting System Complete	1	Job	LUMP SUM	48,000.00

ESTIMATED CONTRACT COST.....\$97,036.00

INCIDENTAL EXPENSES:

Engineering Per Ordinance No. 4150.....\$31,319.89
Bond Counsel Fee..... 970.36
Bond Printing Cost..... 1,320.00

Total Incidental Expenses..... 33,610.25

ESTIMATED TOTAL COST.....\$130,646.25

ESTIMATED AMOUNT TO BE CONTRIBUTED
BY CITY OF SACRAMENTO..... 103,906.10

ESTIMATED AMOUNT CHARGEABLE TO PROPERTY OWNERS..... \$ 26,740.15

BOND DISCOUNT..... 4,718.85

RESERVE ACCOUNT..... -0-

TOTAL AMOUNT TO BE ASSESSED..... \$ 31,459.00

And I hereby allocate said Total Amount to be assessed last above stated to each separate parcel, lot or subdivision of land within the assessment district shown on the Diagram attached hereto in proportion to the benefits that I estimate each of them received from said work, incidental expenses and contingencies.

And I hereinafter set forth

1. A separate "Assessment Number" that I have allocated to each separate parcel, lot or subdivision of land within said district and each such assessment number so shown herein corresponds with the number identical thereto and shown encircled on the Diagram attached hereto, and
2. A real property description for each such "Assessment Number" which description is the legal description of that separate parcel, lot or subdivision bearing the identical number shown encircled on the Diagram attached hereto, and
3. An amount of money set forth after each such "Assessment Number" and description which is the amount that I assess for benefits received on the separate parcel, lot or subdivision bearing the identical number shown encircled on the Diagram attached hereto, to wit:

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
1	NOT USED		
2	237-312-10	Lot 7, Cope Avenue Estates	\$ 150.00
3	237-312-09	Lot 6, Cope Avenue Estates	150.00
4	237-312-08	Lot 5, Cope Avenue Estates	150.00
5	237-312-07	Lot 4, Cope Avenue Estates	150.00
6	237-312-06	Lot 3, Cope Avenue Estates	150.00
7	237-312-05	Lot 2, Cope Avenue Estates	150.00
8	237-312-04	Lot 1, Cope Avenue Estates	150.00
9	237-312-03	All that portion of Lot 16 of Cope Subdivision No. 11, described as follows: Beginning at the Southeast corner of Lot 20 of Cope Avenue Estates, South 89° 02' 30" West 191.00 feet; thence South 01° 46' 30" East 197.00 feet to the center line of North Avenue and the South line of said Lot 16; thence North 89° 02' 30" East 31.00 feet; thence North 01° 46' 30" West 145.00 feet; thence North 89° 02' 30" East 160.00 feet; thence North 01° 46' 30" West 52.00 feet to the point of beginning. EXCEPTING THEREFROM any portion lying within a public street or road.	150.00
10	237-312-27	The West 53.33 feet of the East 160 feet of the South 145 feet of Lot 16 of Cope Subdivision No. 11. EXCEPTING THEREFROM any portion lying within a public street or road.	150.00
11	237-312-28	The West 53.33 feet of the East 107.67 feet of the South 145 feet of Lot 16 of Cope Subdivision No. 11. EXCEPTING THEREFROM any portion lying within a public street or road.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
12	237-312-25	The East 53.34 feet of the South 145 feet of Lot 16 of Cope Sub- division No. 11. EXCEPTING THERE- FROM any portion lying within a public street or road.	150.00
13	251-034-03	The West 55 feet of Lots 23 and 24 in Block D of East Del Paso Heights.	1,360.00
14	251-034-02	The East 1/2 of Lots 1 and 2 in Block D of East Del Paso Heights.	1,470.00
15	251-034-01	The West 1/2 of Lots 1 and 2 in Block D of East Del Paso Heights.	480.00
16	251-034-24	Lot 3 in Block D of East Del Paso Heights.	150.00
17	251-034-23	Lot 4 in Block D of East Del Paso Heights.	150.00
18	251-034-22	Lot 5 in Block D of East Del Paso Heights.	150.00
19	251-034-21	Lot 6 in Block D of East Del Paso Heights.	150.00
20	251-034-20	Lot 7 in Block D of East Del Paso Heights.	150.00
21	251-034-19	Lot 8 in Block D of East Del Paso Heights.	150.00
22	251-034-18	Lot 9 in Block D of East Del Paso Heights.	150.00
23	251-034-17	Lot 10 in Block D of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
24	251-034-16	Lot 11 in Block D of East Del Paso Heights.	150.00
25	251-034-15	Lot 12 in Block D of East Del Paso Heights.	810.00
26	251-033-14	Lot 13 in Block C of East Del Paso Heights.	150.00
27	251-033-13	Lot 14 in Block C of East Del Paso Heights.	150.00
28	251-033-12	Lot 15 in Block C of East Del Paso Heights.	150.00
29	251-033-11	Lot 16 in Block C of East Del Paso Heights.	150.00
30	251-033-10	Lot 17 in Block C of East Del Paso Heights.	150.00
31	251-033-09	Lot 18 in Block C of East Del Paso Heights.	150.00
32	251-033-08	Lot 19 in Block C of East Del Paso Heights.	150.00
33	251-033-07	Lot 20 in Block C of East Del Paso Heights.	150.00
34	251-033-06	Lot 21 in Block C of East Del Paso Heights.	150.00
35	251-033-05	Lot 22 in Block C of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
36	251-033-04	The East 1/2 of Lots 23 and 24 in Block C of East Del Paso Heights.	150.00
37	251-033-03	The West 1/2 of Lots 23 and 24 in Block C of East Del Paso Heights.	150.00
38	251-033-02	The East 1/2 of Lots 1 and 2 in Block C of East Del Paso Heights.	150.00
39	251-033-01	The West 1/2 of Lots 1 and 2 in Block C of East Del Paso Heights.	150.00
40	251-033-24	Lot 3 in Block C of East Del Paso Heights.	150.00
41	251-033-23	Lot 4 in Block C of East Del Paso Heights.	150.00
42	251-033-22	Lot 5 in Block C of East Del Paso Heights.	150.00
43	251-033-21	Lot 6 in Block C of East Del Paso Heights.	150.00
44	251-033-20	Lot 7 in Block C of East Del Paso Heights.	150.00
45	251-033-19	Lot 8 in Block C of East Del Paso Heights.	150.00
46	251-033-18	Lot 9 in Block C of East Del Paso Heights.	150.00
47	251-033-17	Lot 10 in Block C of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
48	251-033-16	Lot 11 in Block C of East Del Paso Heights.	150.00
49	251-033-15	Lot 12 in Block C of East Del Paso Heights.	150.00
50	251-111-01	Lots 1 through 26 in Block 5 and Lots 1 through 13 in Block 7 of East Del Paso Heights.	3,525.00
51	251-112-01	Lots 1, 2, 3, 24, 25 and 26 in Block 2, Lots 1, 2, 3, 24, 25 and 26 in Block 4, Lots 1, 2, 3, 24, 25 and 26 in Block 6 and Lots 1, 2 and 3 in Block 8 of East Del Paso Heights.	2,550.00
52	251-074-11	Lots 14, 15 and 16 in Block 3 of East Del Paso Heights.	1,224.00
53	251-074-10	Lot 17 in Block 3 of East Del Paso Heights.	150.00
54	251-074-09	Lot 18 in Block 3 of East Del Paso Heights.	150.00
55	251-074-08	Lot 19 in Block 3 of East Del Paso Heights.	150.00
56	251-074-25	Lot 20 in Block 3 of East Del Paso Heights.	150.00
57	251-074-24	Lot 21 in Block 3 of East Del Paso Heights.	150.00
58	251-074-06	Lot 22 in Block 3 of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
59	251-074-05	Lot 23 in Block 3 of East Del Paso Heights.	150.00
60	251-074-04	Lot 24 in Block 3 of East Del Paso Heights.	150.00
61	251-074-11	Lots 25 and 26 in Block 3 of East Del Paso Heights.	300.00
62	251-032-14	Lot 13 in Block B of East Del Paso Heights.	150.00
63	251-032-13	Lot 14 in Block B of East Del Paso Heights.	150.00
64	251-032-12	Lot 15 in Block B of East Del Paso Heights.	150.00
65	251-032-11	Lot 16 in Block B of East Del Paso Heights.	150.00
66	251-032-10	Lot 17 in Block B of East Del Paso Heights.	150.00
67	251-032-09	Lot 18 in Block B of East Del Paso Heights.	150.00
68	251-032-08	Lot 19 in Block B of East Del Paso Heights.	150.00
69	251-032-07	Lot 20 in Block B of East Del Paso Heights.	150.00
70	251-032-06	Lot 21 in Block B of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
71	251-032-05	Lot 22 in Block B of East Del Paso Heights.	150.00
72	251-032-04	The East 1/2 of Lots 23 and 24 in Block B of East Del Paso Heights.	150.00
73	251-032-03	The West 1/2 of Lots 23 and 24 in Block B of East Del Paso Heights.	150.00
74	251-032-01	The West 62 feet of Lots 1 and 2 in Block B of East Del Paso Heights.	150.00
75	251-032-02	The East 58 feet of Lots 1 and 2 in Block B of East Del Paso Heights.	150.00
76	251-032-24	Lot 3 in Block B of East Del Paso Heights.	150.00
77	251-032-23	Lot 4 in Block B of East Del Paso Heights.	150.00
78	251-032-22	Lot 5 in Block B of East Del Paso Heights.	150.00
79	251-032-21	Lot 6 in Block B of East Del Paso Heights.	150.00
80	251-032-20	Lot 7 in Block B of East Del Paso Heights.	150.00
81	251-032-19	Lot 8 in Block B of East Del Paso Heights.	150.00
82	251-032-18	Lot 9 in Block B of East Del Paso Heights.	150.00
83	251-032-17	Lot 10 in Block B of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
84	251-032-16	Lot 11 in Block B of East Del Paso Heights.	150.00
85	251-032-15	Lot 12 in Block B of East Del Paso Heights.	150.00
86	251-074-01	Lot 1 in Block 3 of East Del Paso Heights.	150.00
87	251-074-23	Lot 2 in Block 3 of East Del Paso Heights.	150.00
88	251-074-22	Lot 3 in Block 3 of East Del Paso Heights.	150.00
89	251-074-21	Lot 4 in Block 3 of East Del Paso Heights.	150.00
90	251-074-20	Lot 5 in Block 3 of East Del Paso Heights.	150.00
91	251-074-19	Lot 6 in Block 3 of East Del Paso Heights.	150.00
92	251-074-18	Lot 7 in Block 3 of East Del Paso Heights.	150.00
93	251-074-17	Lot 8 in Block 3 of East Del Paso Heights.	150.00
94	251-074-16	Lot 9 in Block 3 of East Del Paso Heights.	150.00
95	251-074-15	Lot 10 in Block 3 of East Del Paso Heights.	150.00
96	251-074-12	Lot 13 in Block 3 of East Del Paso Heights.	1,030.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
97	251-074-13	Lot 12 in Block 3 of East Del Paso Heights.	1,030.00
98	251-074-14	Lot 11 in Block 3 of East Del Paso Heights.	1,030.00
99	251-073-12	Lot 16 in Block 1 of East Del Paso Heights.	150.00
100	251-073-13	Lot 15 in Block 1 of East Del Paso Heights.	150.00
101	251-073-14	Lot 14 in Block 1 of East Del Paso Heights.	150.00
102	251-073-11	Lot 17 in Block 1 of East Del Paso Heights.	150.00
103	251-073-10	Lot 18 in Block 1 of East Del Paso Heights.	150.00
104	251-073-09	Lot 19 in Block 1 of East Del Paso Heights.	150.00
105	251-073-08	Lot 20 in Block 1 of East Del Paso Heights.	150.00
106	251-073-07	Lot 21 in Block 1 of East Del Paso Heights.	150.00
107	251-073-06	Lot 22 in Block 1 of East Del Paso Heights.	150.00
108	251-073-05	Lot 23 in Block 1 of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
109	251-073-04	Lot 24 in Block 1 of East Del Paso Heights.	150.00
110	251-073-03	The East 1/2 of Lots 25 and 26 in Block 1 of East Del Paso Heights.	150.00
111	251-073-02	The West 1/2 of Lots 25 and 26 in Block 1 of East Del Paso Heights.	150.00
112	251-031-11	Lot 13 in Block A of East Del Paso Heights.	150.00
113	251-031-10	Lot 14 in Block A of East Del Paso Heights.	150.00
114	251-031-09	Lots 15, 16 and 17 in Block A of East Del Paso Heights.	450.00
115	251-031-08	Lot 18 in Block A of East Del Paso Heights.	150.00
116	251-031-07	Lot 19 in Block A of East Del Paso Heights.	150.00
117	251-031-06	Lot 20 in Block A of East Del Paso Heights.	150.00
118	251-031-05	Lot 21 in Block A of East Del Paso Heights.	150.00
119	251-031-04	Lot 22 in Block A of East Del Paso Heights.	150.00

ASSESS- MENT NO.	PARCEL NO.	DESCRIPTION	AMOUNT OF ESTIMATED BENEFITS
120	251-031-03	The East 1/2 of Lots 23 and 24 in Block A of East Del Paso Heights.	150.00
121	251-031-02	The West 1/2 of Lots 23 and 24 in Block A of East Del Paso Heights.	150.00

ESTIMATED TOTAL AMOUNT TO BE ASSESSED
AGAINST LANDS IN THE DISTRICT \$31,459.00

IN THE FOREGOING, the subdivision of land referred to is more particularly described as follows:

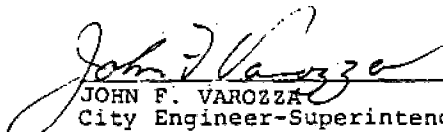
Cope Avenue Estates, recorded in Book 66 of Maps, Page No. 7;

Cope Subdivision No. 11, recorded in Book 14 of Maps, Page No. 30;

East Del Paso Heights, recorded in Book 13 of Maps, Page No. 32.

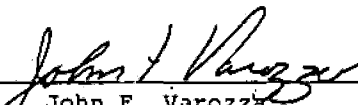
HEREIN the sign ° means "degrees", the sign ' means "minutes", the sign " means "seconds" when used in the designation of the bearing of a line and is used to designate that which is written immediately above the columnar listing of the subdivision named; the sign \$ means "dollars" and the abbreviation No. means "number".

SIGNED AT SAID CITY OF SACRAMENTO, STATE OF CALIFORNIA, THIS 9TH
DAY OF JUNE, 19 82.


JOHN F. VAROZZA
City Engineer-Superintendent
of Streets of the City of
Sacramento, California

CERTIFICATE
OF
CITY ENGINEER - SUPERINTENDENT OF STREETS

I certify that the foregoing Assessment contains all of the changes that the City Council of the City of Sacramento, California, ordered by its Resolution for Improvement Proceeding No. 5194, GRAND AVENUE ASSESSMENT DISTRICT, adopted July 27th, 1982.



John F. Varozza
City Engineer - Superintendent of Streets
City of Sacramento, California

CERTIFICATE
RE:
CITY COUNCIL'S ACTION ON REPORT
AND
AUTHENTICATION
OF
ASSESSMENT AND DIAGRAM

(Certificate For Report)

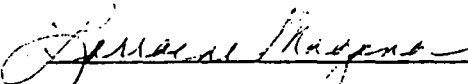
I, Lorraine Magana, Clerk of the City Council of the City of Sacramento, California, do certify hereby that on June 9th, 1982, the City Engineer - Superintendent of Streets of this City, acting at the direction of the said City Council, which said direction was contained in said Council's Resolution of Intention for Improvement Proceeding No. 5194, GRAND AVENUE ASSESSMENT DISTRICT, adopted June 9th, 1982, filed a Report in my office pursuant to the provisions of the Municipal Improvement Act of 1913, and that said Report contained the Assessment and Diagram to which this Certificate is affixed.

I further certify that on July 27th, 1982, the said City Council adopted its Resolution for Improvement Proceeding No. 5194, GRAND AVENUE ASSESSMENT DISTRICT, and thereby approved said Report, and confirmed and approved said Assessment and Diagram with the modifications in said Report and in said Assessment, which said Council therein ordered to be made.

(Certificate For Assessment and Diagram)

I further certify that the Assessment and the Diagram to which this Certificate is affixed is the same Assessment and Diagram that the City Engineer - Superintendent of Streets filed in my office as aforesaid, and I certify that the Assessment contains all of the modifications and revisions in it that the said Council ordered to be made in it by its said Resolution confirming said Assessment.

Dated: July 27th, 1982

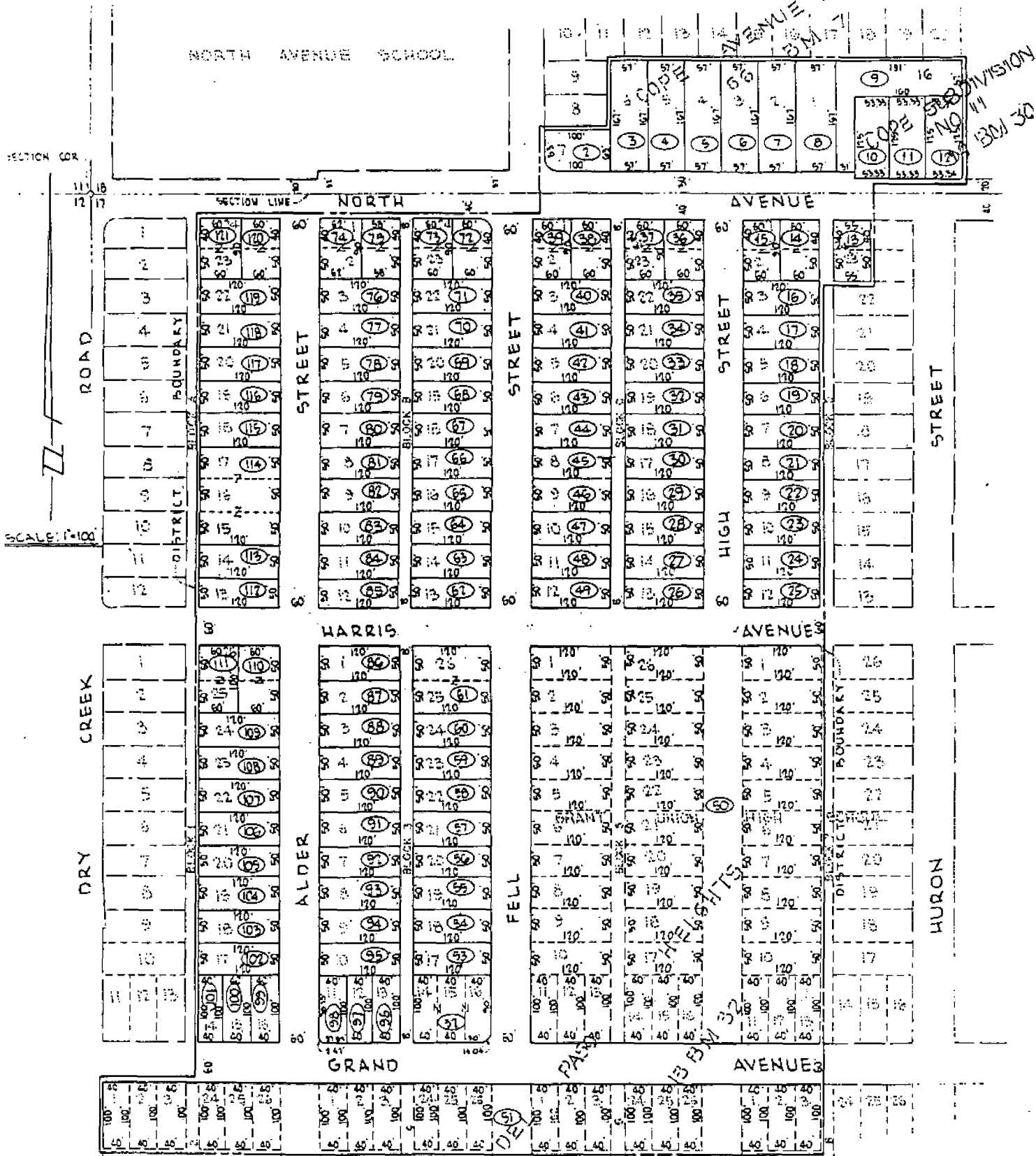


Clerk of the City Council
City of Sacramento, California

GRAND AVENUE ASSESSMENT DISTRICT

CITY OF SACRAMENTO, CALIFORNIA
SHEET 1 OF 1 SHEET

ASSESSMENT DIAGRAM



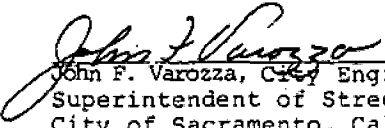
LEGEND:
 --- ASSESSMENT DISTRICT BOUNDARY
 (30) ASSESSMENT PARCEL NUMBER

RECORDING STATEMENT
OF
CITY ENGINEER - SUPERINTENDENT OF STREETS

I, JOHN F. VAROZZA, City Engineer - Superintendent of Streets of the City of Sacramento, California, acting pursuant to Section 10,401 of the Streets and Highways Code of the State of California, do hereby declare that the foregoing Assessment and Diagram for

GRAND AVENUE
ASSESSMENT DISTRICT

was recorded in my office on July 28th, 1982, in Street Assessment Book No. 26, at Pages _____ to _____, inclusive.



John F. Varozza, City Engineer -
Superintendent of Streets
City of Sacramento, California

RESOLUTION NO. 82-527

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 27, 1982

ESTABLISHING
FORECLOSURE COVENANT
FOR THE BONDS TO BE ISSUED
UNDER THE PROVISIONS OF THE
IMPROVEMENT BOND ACT OF 1915
FOR

GRAND AVENUE
ASSESSMENT DISTRICT

APPROVED
BY THE CITY COUNCIL

JUL 27 1982

OFFICE OF THE
CITY CLERK

WHEREAS, this Council did, on June 9th, 1982, adopt its Resolution No. 82-398, Resolution of Intention, and did thereby commence improvement proceedings for doing and constructing public improvement work for a proposed Grand Avenue Assessment District, and

WHEREAS, in the course of said proceedings, this Council will cause Improvement Bonds to be issued and sold, which bonds shall conform to the provisions of the Improvement Bond Act of 1915, and

WHEREAS, this Council desires that the holders of said bonds shall have the benefit of a foreclosure covenant that this Council can lawfully make for the benefit of said bondholders under the terms of Streets and Highways Code Section 8830, a Section of the Improvement Bond Act of 1915.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS FOLLOWS:

1. That each of the above recitals to this Resolution are true.



2. That the City of Sacramento hereby covenants for the benefit of the holders of the Improvement Bonds to be issued under the provisions of the Improvement Bond Act of 1915 for the Grand Avenue Assessment District to commence legal action to foreclose the lien of any delinquent assessment levied on land located in said Grand Avenue Assessment District on or before 125 days from the date of delinquency and to diligently prosecute to completion each such action and to cause the land subject to such assessment to be sold and the proceeds of sale that are allocated to the delinquent assessment installment or installments, as the case may be, to be deposited in the Bond Redemption Fund for Grand Avenue Assessment District

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS 27TH DAY OF JULY , 19 82 , by the following vote:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK



RESOLUTION NO. 82-528

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 27, 1982

DIRECTING TREASURER
TO ISSUE
IMPROVEMENT BONDS
PURSUANT TO THE
IMPROVEMENT BOND ACT OF 1915
AND
SELLING SAID BONDS TO
TREASURER TO THE CITY OF SACRAMENTO

APPROVED
BY THE CITY COUNCIL

JUL 27 1982

OFFICE OF THE
CITY CLERK

IMPROVEMENT PROCEEDING NO. 5194

WHEREAS, on June 9th, 1982, this Council adopted Resolution No. 82-398, Resolution of Intention for a proposed Grand Avenue Assessment District respecting the construction of certain public improvement work described in said Resolution, and stated therein its intention to issue improvement bonds under the provisions of the Improvement Bond Act of 1915 to represent unpaid assessments, and directed that a Report be prepared under the provisions of the MUNICIPAL IMPROVEMENT ACT OF 1913, and

WHEREAS, on June 9th, 1982, a Report containing an Assessment and Diagram for said proposed Grand Avenue Assessment District was duly filed with this Council respecting the construction of said public improvement work, and

WHEREAS, on June 9th, 1982, this Council adopted Resolution No. 82-402 directing the Clerk to advertise for bids to purchase all bonds that this Council should direct the Treasurer to issue

upon any assessments that remain unpaid at the end of the 30 day collection period, and

WHEREAS, the Clerk has duly advertised for bids to purchase said bonds to be filed on June 29th, 1982 and on that date one bidder filed a bid and the City Clerk has viewed and examined said bid received and does report to this Council as follows:

<u>NAME OF BIDDER</u>	<u>INTEREST COUPON RATE</u>	<u>PERCENTAGE OF PAR VALUE OF BONDS</u>	<u>AMOUNT BOND RESERVE FUND</u>
Wulff, Hansen & Co.	12%	80%	-0-

WHEREAS, the City Engineer-Superintendent of Streets has recommended to this Council that said bid described above be rejected, and

WHEREAS, the City Engineer-Superintendent of Streets reports to this Council that on July _____, 1982, the Treasurer of the City of Sacramento made a written offer to buy said bonds upon the following terms:

<u>Interest Coupon Rate</u>	<u>Percentage of Par Value of Bonds</u>	<u>Amount Bond Reserve Fund</u>
12%	85%	-0-

and

WHEREAS, the City Engineer-Superintendent of Streets reports to this Council that the offer of the Treasurer of the City of Sacramento is a better offer than the offer contained in the one

bid described above made by Wulff, Hansen & Co. and he recommends to this Council that this Council shall act under its powers contained in the Municipal Improvement Act of 1913 and shall sell said bonds to the City Treasurer of the City of Sacramento in a private negotiated sale, and

WHEREAS, July 20th, 1982, was the date that this Council set for the public hearing on the matter of ordering the proposed work for Grand Avenue Assessment District and on the matter of confirming an assessment for the cost and expenses of the public improvement work proposed to be ordered done for the benefit of the lands located in Grand Avenue Assessment District, and

WHEREAS, on July 20th, 1982, this Council duly continued said public hearing to July 27th, 1982, and

WHEREAS, on this day, July 27th, 1982, this Council duly ordered the public improvement work done for Grand Avenue Assessment District and duly confirmed the assessment respecting the public improvement work for said Assessment District and duly affixed an assessment lien on each parcel of land located in said Assessment District.

WHEREAS, the City Engineer-Superintendent of Streets will duly record said Assessment in his office, and the Clerk of this Council will duly record in the office of the Recorder of the County of Sacramento, as required by law, a notice of filing said Assessment, and a copy of the map of said Assessment District, and

WHEREAS, the amount of said Assessment as so confirmed, was the sum of \$31,459.00 and that amount is the maximum possible amount of improvement bonds that the Treasurer can issue to represent unpaid assessments, and

WHEREAS, the City Engineer-Superintendent of Streets will publish a notice stating that he filed said Assessment in his office, and he will include in said published notice all other matters required by law, and he also will mail a notice to each property owner whose land is assessed by said Assessment, stating that he filed said Assessment in his office, and stating the amount assessed against each owner's property, and stating all other matters required by law in said mailed notice, and

WHEREAS, all sums shown in said Assessment that are not paid in the time set by law for property owners to pay their assessments will be unpaid assessments, and the Treasurer will have the duty to issue Improvement Bonds under the terms of the Improvement Bond Act of 1915 to represent said unpaid assessments, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS FOLLOWS:

1. That this Council finds that each of the recitals to this Resolution is true.
2. That this Council hereby orders that the amount of assessments for Grand Avenue Assessment District that are unpaid

at the end of the period set by law during which owners may pay their assessments in cash, shall be an amount of assessments that shall be the security for Improvement Bonds that shall be issued under the terms and provisions of the Improvement Bond Act of 1915, and that the Treasurer shall perform the duties required of the Treasurer under the terms and provisions of said Act, and shall issue bonds conforming to the provisions of said Act, upon the security of such unpaid assessments, and that said bonds shall

- A. be dated September 15th, 1982
- B. bear interest at 12% per annum
- C. be issued in fifteen (15) annual series the first of which shall fall due on July 2 that is next after 10 months from their date, namely, on July 2, 1984, and that one series thereof shall fall due on each July 2 thereafter until July 2, 1998 when the last series shall fall due, and each said series shall be numbered consecutively from 1 to 15, and each bond in each series shall be numbered consecutively commencing with the number 1, and each series shall be comprised of bonds of \$5,000.00 denominations to the extent possible, and the remainder of the bonds in each series shall be in the denominations that the Treasurer shall direct; and that in the event that all of the \$31,459.00 of assessments so levied are unpaid at the close of the cash collection period, the total face amount of bonds of each series shall be as follows:

Series No. 1	\$ 2,097.27
Series No. 2	2,097.27
Series No. 3	2,097.27
Series No. 4	2,097.27
Series No. 5	2,097.27
Series No. 6	2,097.27
Series No. 7	2,097.27
Series No. 8	2,097.27
Series No. 9	2,097.27
Series No. 10	2,097.27
Series No. 11	2,097.27
Series No. 12	2,097.27
Series No. 13	2,097.27
Series No. 14	2,097.27
Series No. 15	2,097.27

\$31,459.05

And that in the event that some of the assessments comprising said sum of \$31,459.00 are in fact paid in the cash collection period, then the total face amount of bonds of each series shall be that proportion of the face amount of each series of bonds shown above as the gross amount of the remaining unpaid assessments bears to \$31,459.00.

D. be payable to bearer

E. contain all other wording and terms that Improvement Bonds issued under the provisions of the Improvement Bond Act of 1915 must contain, and that do not conflict or vary the features for said bonds that are set out above in sub-paragraphs A. to E., inclusive.

3. That this Council hereby rejects the offer of Wulff, Hansen & So. received pursuant to the notice of sale for the bonds for Grand Avenue Assessment District.

4. That this Council hereby accepts the offer of the Treasurer of the City of Sacramento to purchase all bonds that shall be issued to represent unpaid assessments levied on the lands in

Grand Avenue Assessment District at a price that is equal to 85% of their par value, plus accrued interest, from the date of the bonds so to be issued to the date when the price for the bonds is paid, and hereby directs the Treasurer to deliver all such bonds to said Treasurer of the City of Sacramento when the said bonds are printed and signed, upon the Treasurer paying the purchase price for said bonds, and said interest accrued thereon, all in cash.

5. That the Treasurer is hereby directed to cause Bonds to be printed conforming to the directions and details set forth in this Resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS 27TH DAY OF JULY, 1982, by the following vote:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 82-529

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JULY 27, 1982

FOR IMPROVEMENT PROCEEDING NO. 5194

APPROVED
BY THE CITY COUNCIL

JUL 27 1982

GRAND AVENUE

ASSESSMENT DISTRICT

OFFICE OF THE
CITY CLERK

RESOLUTION OF AWARD

WHEREAS, on June 9th, 1982, this Council, by its Resolution adopted that date, did order the Clerk to advertise for bids for doing and constructing the public improvement work for

GRAND AVENUE
ASSESSMENT DISTRICT

that this Council described in the Resolution of Intention it adopted on June 9th, 1982, for Improvement Proceeding No. 5194, and

WHEREAS, this Council in said Resolution directing the Clerk to advertise for such bids, did direct the Clerk that she should receive all such bids at her office in the City Hall up to the hour of 10:30 o'clock A. M. on June 29th, 1982, and therein also did direct the Clerk to publicly open all such bids shortly thereafter on said bid date in the Council Chambers of the City of Sacramento, and

WHEREAS, the Clerk has duly advertised for bids and has received them and the Clerk has duly opened and examined and declared all bids and has duly reported her findings respecting all bids received to this Council, and

WHEREAS, on June 9th, 1982, this Council adopted its Resolution for Improvement Proceeding No. 5194, Grand Avenue Assessment District, and therein ordered the public improvement work to be constructed that was described in said Resolution of Intention and in the Report prepared pursuant to said Resolution of Intention which Report this Council duly approved also in said Resolution adopted June 9th, 1982.

NOW, THEREFORE,

RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, CALIFORNIA:

1. That this Council finds and determines that each of the recitals above is true and finds and determines that the City Clerk has advertised for bids and has received bids and has publicly opened and declared all bids all in the time and in the manner that this Council did direct.

2. That the City Engineer-Superintendent of Streets has examined all bids that the Clerk did receive for the public improvement work described in the recitals to this Resolution, and he has his analysis of said bids, and he has made his recommendation thereon, and this Council is fully advised in all matters respecting said bids.

3. That the City Council of the City of Sacramento hereby rejects all of said bids, except that one next hereinafter mentioned, and hereby declares and determines that the bid of the said bidder is the bid of the lowest regular, responsible bidder, and hereby awards the contract for said public improvement work to said bidder, to-wit:

To TEICHERT CONSTRUCTION

4. That this Council hereby authorizes and directs the City Manager to execute a contract with Teichert Construction on behalf of the City of Sacramento binding said Teichert Construction to do the work for Improvement Proceeding No. 5194, Grand Avenue Assessment District described in said Resolution of Intention and in said Report at the unit prices in its bid.

5. That the Clerk is hereby directed to give written notice to said Teichert Construction that the subject contract has been awarded to said Teichert Construction.

IN THE CITY COUNCIL:

Sacramento, California

AYES: _____

NOES: _____

ABSENT: _____

MAYOR

CITY CLERK

RESOLUTION NO. 82-530

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

AMENDING THE CITY BUDGET FOR FISCAL
YEAR 1982-83 FOR GRAND AVENUE
ASSESSMENT DISTRICT
BY \$ 31,459.00

JUL 27 1982

OFFICE OF THE
CITY CLERK

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

1. The amount of \$ 31,459.00 together with the \$ 172,000.00 originally budgeted for this project will provide sufficient funds to pay the contractor, Teichert Construction, progress payments for work performed.
2. The City Budget for fiscal year 1982-83 is hereby amended by appropriating \$ 31,459.00 from Municipal Improvement Act of 1913 Fund, 6-36-2711-2154 to Municipal Improvement Act of 1913 Fund, 6-36-7200-4820 for the purpose of making progress payments to Teichert Construction, contractor for Grand Avenue Assessment District.
3. The above appropriation increase is to be supported by revenue that is forthcoming from collection of

assessment payments during a collection period and

the sale of bonds for all unpaid assessments (\$31,459.00).

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO,

THIS 27TH DAY OF JULY , 1982, by the following vote:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK

July 28, 1982

Wisner and Becker
P.O. Box 1168
Sacramento CA 95806

Gentlemen:

This is to inform you that you were not the successful bidder for the Grand Avenue Assessment District. Therefore, we are returning your bond in the amount of 10%.

The said bid having been awarded by the City Council at the regular meeting of July 27, 1982 to Teicher Construction, in the amount of \$97,036.00.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/20

Enclosure: Bond issued by Fidelity and Deposit Company

July 28, 1982

Granite Construction Company
P.O. Box 15287
Sacramento CA 95813

Gentlemen:

On July 27, 1982, the Sacramento City Council accepted the bid of Teichert Construction Company in the amount of \$97,036.00 for the Grand Avenue Assessment District.

It is the policy of the City to hold the bid security of the three lowest bidders until a finalized contract has been received by this office.

Upon receipt of the finalized contract your bid security will be returned.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/20

cc: Real Estate Division

July 28, 1982

R. C. Collet Inc
P.O. Box 1965
Woodland CA 95695

Gentlemen:

On July 27, 1982, the Sacramento City Council accepted the bid of Teichert Construction Company in the amount of \$97,036.00 for the Grand Avenue Assessment District.

It is the policy of the City to hold the bid security of the three lowest bidders until a finalized contract has been received by this office.

Upon receipt of the finalized contract your bid security will be returned.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/20

cc: Real Estate Division

August 2, 1982

Wulff, Hansen & Company
201 Sansome Street, 7th Floor
San Francisco CA 94104

CORRECTED LETTER

Dear Gentlemen:

This is to inform you that you were not the successful bond bidder for the Grand Avenue Assessment District.

The City Council at the regular meeting of July 27, 1982, accepted the offer of the City Treasurer to purchase all bonds.

Your cashier's check in the amount of \$5,000.00 is enclosed.

The certified resolution, number 82-528, which was enclosed with the letter dated July 28, 1982, was read incorrectly by me. I am very sorry for any inconvenience this may have caused you.

Sincerely yours,

Mary Lou Thornhill
Int. Typist-Clerk
City Clerk's Office

MLT/mlt/20

Enclosure: Bank of America Cashier's check no. 0033-07751.

July 28, 1982

Teichert Construction
P.O. Box 15002
Sacramento CA 95813

Dear Gentlemen:

On July 27, 1982, the Sacramento City Council accepted your bid in the amount of \$97,036.00 for the Grand Avenue Assessment District.

The Real Estate Division will contact you concerning the necessary bond and contract.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/20

Enclosure: Certified Resolution No. 82-529

cc: Real Estate Division

August 20, 1982

Granite Construction Company
P.O. Box 15287
Sacramento CA 95813

Gentlemen:

This is to inform you that you were not the successful bidder for the Grand Avenue Assessment District. Therefore, we are returning your bond in the amount of 10%.

The said bid having been awarded by the City Council at the regular meeting of July 27, 1982 to Teichert Construction, in the amount of \$97,036.00.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/20E

Enclósure: Bond issued by Chubb Group of Insurance Companies

August 20, 1982

R. C. Collet Inc
P.O. Box 1965
Woodland CA 95695

Gentlemen:

This is to inform you that you were not the successful bidder for the Grand Avenue Assessment District. Therefore, we are returning your bond in the amount of 10%.

The said bid having been awarded by the City Council at the regular meeting of July 27, 1982 to Teichert Construction, in the amount of \$97,036.00.

Sincerely,

Lorraine Magana
City Clerk

LM/mlt/20E

Enclosure: Bond issued by Hartford Fire Insurance Company