



3.3

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION

July 29, 1998

APPROVED
BY THE CITY COUNCIL

AUG 18 1998

OFFICE OF THE
CITY CLERK

DEVELOPMENT SERVICES &
SPECIAL DISTRICTS
1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2988

916-264-7474
FAX 916-264-7480

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03
FORMATION**

LOCATION AND COUNCIL DISTRICT:

West of Natomas Main Drain and south of I-80 in Council District 1 (see attached Exhibit A).

RECOMMENDATION:

This report recommends that the City Council open the public hearing on Willowcreek Maintenance Assessment District, take public testimony, close the hearing and direct staff to count the ballots and return with the tally during the Staff Reports portion of the August 18, 1998, afternoon Council meeting. After the ballot tally has been reported, it is recommended that Council adopt a resolution approving the Amended Engineer's Report.

CONTACT PERSON:

Ronald Wicky, Special Districts Analyst, 264-5628

Dave Brent, Supervising Engineer, Utilities Department, 264-1420

FOR COUNCIL MEETING OF:

August 18, 1998

SUMMARY:

The purpose of today's hearing is to receive public testimony and take action on the Willowcreek Maintenance Assessment District. On June 30, 1998, Council initiated the district and authorized staff to mail notices and voter ballots. Formation of this district will provide the necessary water quality mitigation efforts for the Rivergate Subdivision.

City Council
Willowcreek Maintenance Assessment District
July 29, 1998

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The developer, Rivergate Subdivision, has petitioned the City to form a maintenance district to mitigate the storm water quality issues for the Willowcreek area in this subdivision. The maintenance district will provide additional street sweeping during the winter months; cleaning of manholes, pipes and pump station; and monitoring of storm water discharge and sediments. Rivergate Subdivision is the first subdivision within the Willowcreek area to have a final map recorded. As other subdivisions are approved by Council and recorded, they will be required to annex to this proposed maintenance district that would be established with the Rivergate Subdivision.

FINANCIAL CONSIDERATIONS:

This maintenance district will be funded by the property owners of Rivergate Subdivision. The total estimated cost for the first fiscal year 1999/00 is \$4,950 - or \$90 per individual lot. As more subdivisions annex, it is anticipated that the cost per lot will go down to \$50 - \$60 per lot per year.

A more detailed cost breakdown can be obtained from the Engineer's Report that is on file with the City Clerk.

ENVIRONMENTAL CONSIDERATIONS:

The maintenance district is being established in Willowcreek as one of several Best Management Practices (BMP) to reduce storm water pollution to the maximum extent practicable as required by the Federal Clean Water Act and the City's National Pollutant Discharge Elimination System (NPDES) Permit. Formation of this district is a financing mechanism supporting a water quality mitigation measure and does not require further or separate environmental review for that reason.

POLICY CONSIDERATIONS:


The procedures under which this district is being formed are set forth in Title 81 of the City Code.

City Council
Willowcreek Maintenance Assessment District
July 29, 1998

MBE/WBE

None since no goods or services are being procured at this time.

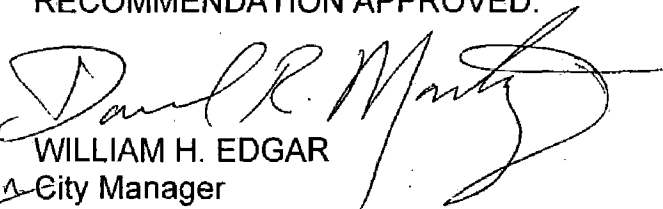
Respectfully submitted,


For Gary Alm
Manager, Development Services

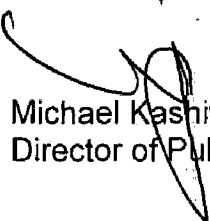
Approved:


Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:

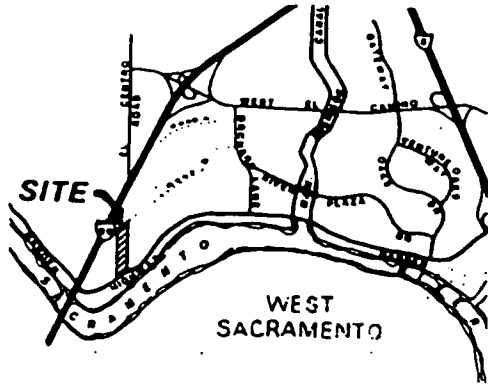

WILLIAM H. EDGAR
City Manager

Approved:


Michael Kashiwagi
Director of Public Works

RW:jd
S:\TSvs\PDell\SD\MD\WillowCM\98-03

EXHIBIT A



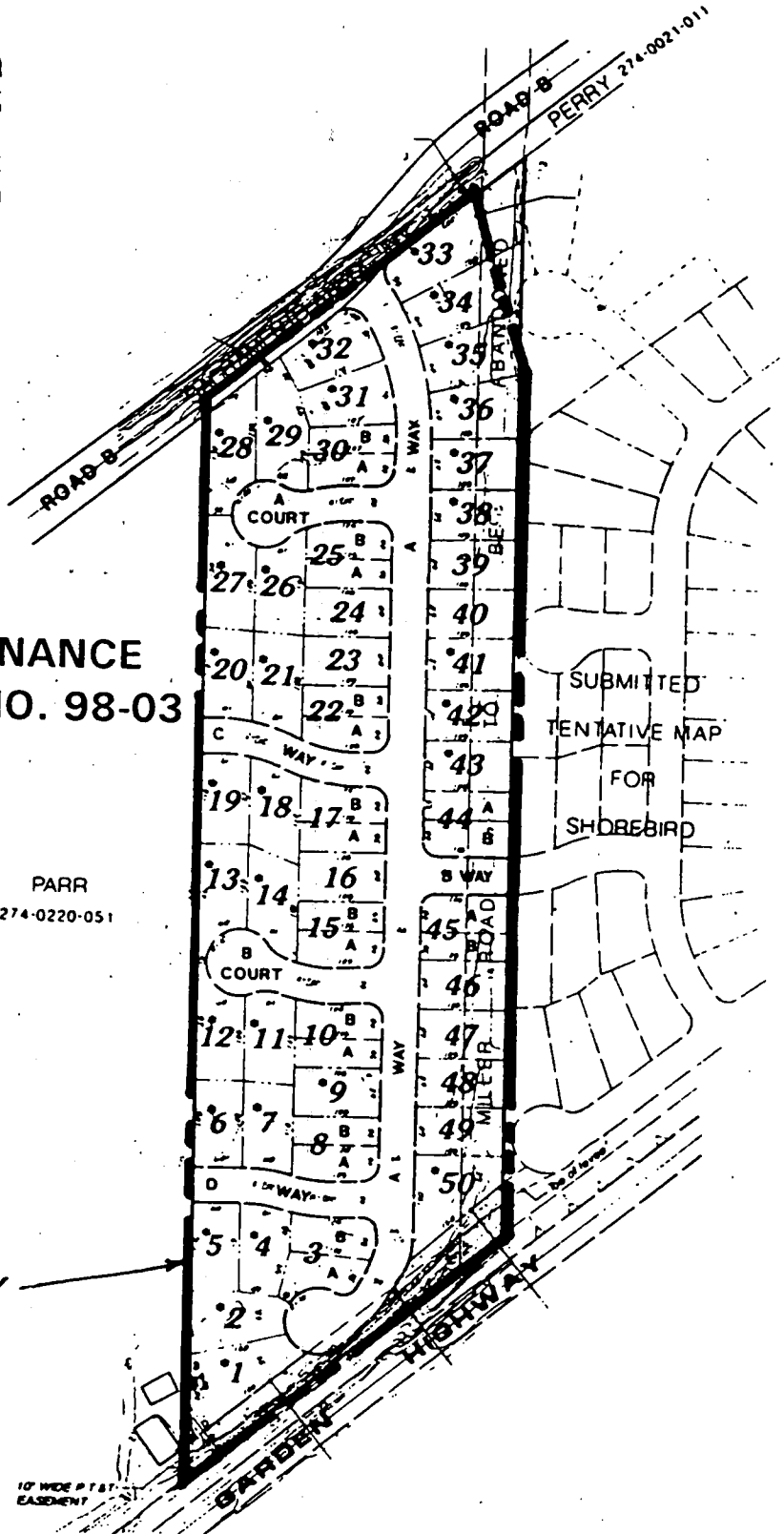
VICINITY MAP
(NOT TO SCALE)

BOUNDARY MAP
FOR
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03
(RIVERGATE SUBDIVISION)

PARR
274-0220-051

BOUNDARY

10' WIDE P.T.S.T.
EASEMENT



APPROVED
BY THE CITY COUNCIL

AUG 18 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-419

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SACRAMENTO ADOPTING THE ENGINEER'S REPORT ON
PROVISION OF MAINTENANCE SERVICES AND CONFIRMING
AND LEVYING AN ASSESSMENT AND ORDERING SUCH
MAINTENANCE SERVICES TO BE PERFORMED IN AND FOR
THE CITY OF SACRAMENTO WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03 AND PROVIDING FOR
NOTICE OF RECORDING THE ASSESSMENT**

WHEREAS, in accordance with prior proceedings duly had and taken, the City Council (the "Council") of the City of Sacramento (the "City") has determined that it is necessary, convenient and desirable to undertake proceedings pursuant to the provisions of Title 81 of the Sacramento City Code for the provision of certain maintenance services more particularly described in Exhibit A, attached hereto and incorporated herein and made a part hereof, in and for an assessment district in the City designated the "City of Sacramento Willowcreek Maintenance District No. 98-03"; and

WHEREAS, the Council, by Resolution No. 98-326 heretofore duly adopted on June 30, 1998 (the "Resolution of Intention"), declared its intention to order such maintenance services to be provided by the City in and for said assessment district, and referred said maintenance services to the Director of Public Works of the City as the Engineer of Work (the "Engineer of Work"), and directed the Engineer of Work to prepare a report containing the matters required by Section 81.02.203 of the Sacramento City Code and thereafter to file such report with the City Clerk of the City, who was directed to present such report to the Council; and

WHEREAS, in accordance with the Resolution of Intention, the Engineer of Work filed with the City Clerk of the City on _____, 1998, a report containing the matters required by Section 81.02.203 of the Sacramento City Code, which report was duly presented by the City Clerk of the City to the Council for consideration; and

WHEREAS, the Council, by Resolution No. 98-327 heretofore duly adopted on June 30, 1998, preliminarily approved the report, and fixed 2:00 o'clock p.m. on Tuesday,

August 18, 1998, at the regular meeting place of the Council, City Council Chambers, Sacramento City Hall, 915 I Street, Sacramento, California 95814, as the time and place for a public hearing of protests to the provision of said maintenance services, to the extent of said assessment district and to the levy of said assessment; and

WHEREAS, the Council provided for the giving of notice of said public hearing of protests to said maintenance services and of the property owner ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots); and

WHEREAS, the City Clerk of the City has filed with the Council an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing notices of the adoption of the Resolution of Intention and of the filing of the report and the preliminary approval thereof and of the time and place for said public hearing thereon and notice of the property owner ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots); and the Council hereby finds that notice of the adoption of the Resolution of Intention and of the filing of the report and the preliminary approval thereof and of the time and place for said public hearing thereon and notice of the property owner ballot procedure required by Article XIID of the California Constitution (together with the property owner ballots) has been mailed in the time, form and manner required by law; and

WHEREAS, said public hearing of protests was duly convened by the Council at said time and place set for said public hearing of protests on _____, 1998, and the Council thereupon proceeded with said public hearing of protests, and duly heard all interested parties desiring to be heard at said public hearing of protests; and

WHEREAS, in accordance with said Resolution No. 98-327 and Article XIID of the California Constitution, property owner ballots were provided to all of the property owners in said assessment district, and at the end of the public hearing, the Council found and determined that property owner ballots cast against the levy of said assessment did not exceed the property owner ballots cast in favor of the levy of said assessment; and

WHEREAS, the owners of all real property assessed in said assessment district have waived their right to make payments of said assessment in cash within the time permitted therefor; and

WHEREAS, the Council is fully advised in the premises;

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____ 6

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

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

Section 2. The Engineer's Report is hereby adopted by the Council, and the Council hereby orders said maintenance services described in the Resolution of Intention and in the Engineer's Report to be provided, and the Council hereby overrules all protests to said proceedings.

Section 3. The Council hereby finds and determines that all of the subdivisions of land in said assessment district, as provided in the Engineer's Report, have been assessed in proportion to the benefits to be received by such subdivisions, respectively, from said maintenance services, and hereby confirms said assessment and said diagram as set forth in the Engineer's Report and as now on file with it; and the Council hereby declares that said assessment and said diagram as set forth in the Engineer's Report are hereby confirmed by the Council, and the assessment contained in the Engineer's Report is hereby levied by the Council.

Section 4. The City Clerk of the City is hereby directed to transmit the diagram of said assessment district and said assessment as confirmed to the Superintendent of Streets of the City and the Engineer of Work, and each of said persons shall record the same in his office, and said assessment shall become due and payable; and the City Clerk of the City is hereby further directed to file in the office of the Sacramento County Recorder a copy of said assessment diagram as so recorded and to execute and record a notice of assessment in the office of the Sacramento County Recorder, and said assessment shall become a lien upon the land on which it is levied; all pursuant to the provisions of Title 81 of the Sacramento City Code and any other applicable provisions of state law.

PASSED AND ADOPTED by the City Council of the City of Sacramento this ____ day of _____, 1998, by the following vote:

AYES:
NOES:
ABSENT:

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

AMENDED ENGINEER'S REPORT

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

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

Dated: August 18, 1998

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

By:  _____

I HEREBY CERTIFY that the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with me on the 18th day of August, 1998.

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

By:  _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the 18th day of August, 1998.

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

By:  _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was recorded in my office on the 19th day of August, 1998.

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

By:  _____

ENGINEER'S REPORT

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

MICHAEL KASHIWAGI, Engineer of Work for Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, State of California, makes this report, as directed by the City Council pursuant to Chapter 81 of the Sacramento City Code.

The improvement maintenance work, which is the subject of this report (hereafter referred to as the "work") is briefly described in three parts as follows:

Part #1:

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

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

Part #2

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

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

Part #3

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

The work to be performed consists of furnishing all tools, equipment, facilities, labor, material, supplies and utilities necessary or desirable to mechanically sweep the roadways in order to remove sediment and other debris.

Funds raised for the above-described maintenance work shall be based on annual benefit assessment apportioned to land benefitting from the work and within the boundaries of the maintenance district. The Council sets the assessment each year after receiving and reviewing an Engineer's Report and holding a public hearing.

This report includes the following attached exhibits:

EXHIBIT A: An estimate of the cost of the work.

EXHIBIT B: Schematic diagram of area of work.

EXHIBIT C: A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the work.

EXHIBIT D: An assessment roll showing the amount proposed to be specially assessed against each parcel of real property within this maintenance district. Each parcel is described by County Assessor's parcel number and each parcel is also assigned a separate "assessment number" for the purposes of this proceeding.

EXHIBIT E: A list of the names and addresses of the owners of real property within this maintenance, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit D by assessment number.

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

Respectfully submitted,

Michael Kashiwagi, Director of Public Works
City of Sacramento, Sacramento County
State of California

EXHIBIT A

**WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03
SUMMARY OF THE COSTS IN THE DISTRICT**

<u>DESCRIPTION</u>	<u>ITEMIZED COST</u>
I. Maintenance Tasks	
a) Water Quality Monitoring & Inspection	\$330
b) Pipes, Manholes, Pump Station, etc.	\$1,650
c) Street Sweeping	<u>\$110</u>
Total Maintenance Tasks	\$2,090
II. Administration	
a) Maintenance (Streets)	\$385
b) City Attorney	\$715
c) Reporting (Special Districts)	<u>\$1,595</u>
Total Administration	\$2,695
III. Contingency	\$0
IV. Annual Billing & Administration	<u>\$165</u>
Total Budget	\$4,950

WILLOWCREEK MAINTENANCE DISTRICT NO. 98-03

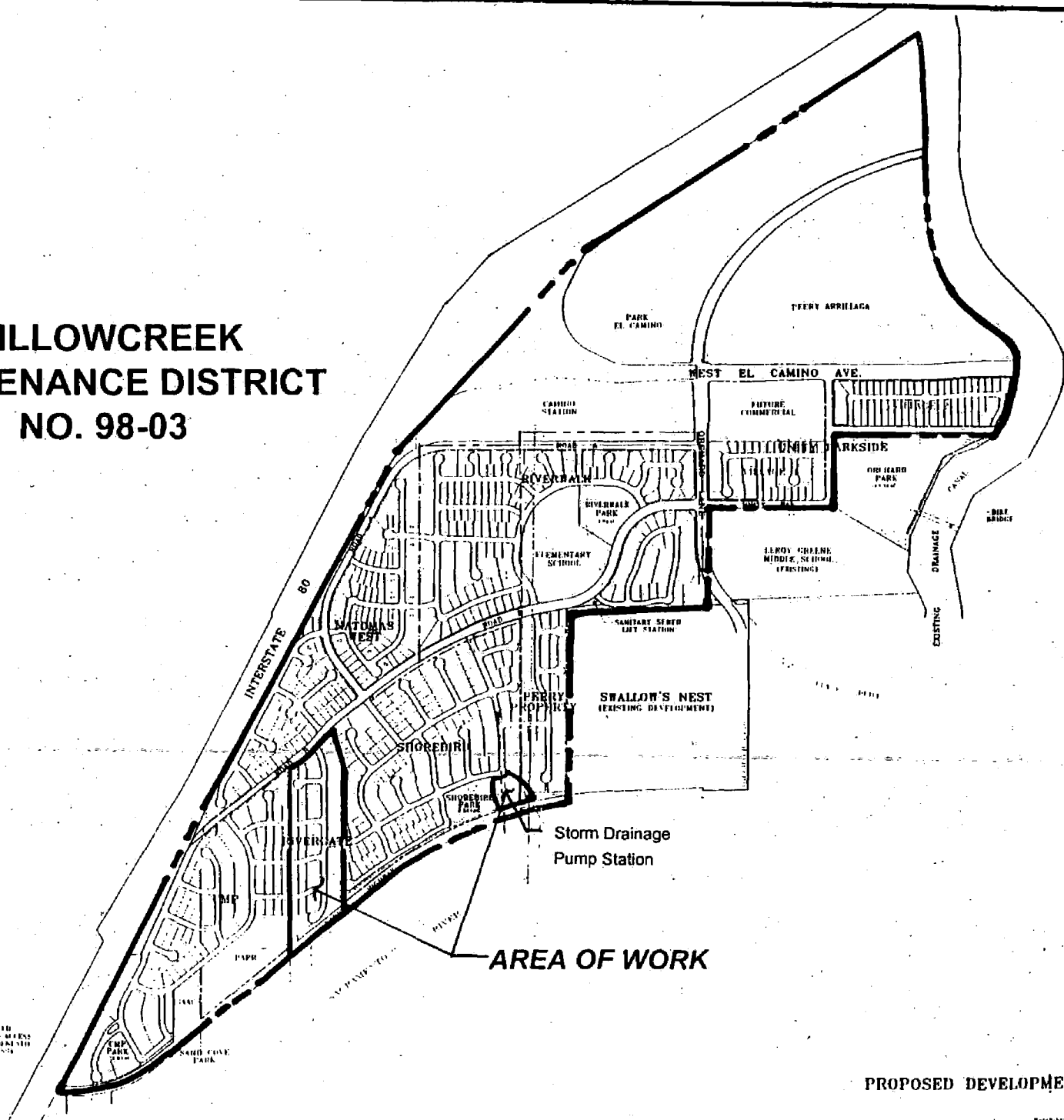


EXHIBIT B

EMPHASIS
INDICATED BY
DOTTED LINES



NOTE:
THIS SITE PLAN FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL
SITE CHARACTERISTICS AND DATA WILL BE SUBJECT TO FIELD SURVEY.

PROPOSED DEVELOPMENTS

The Spink Corporation
10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210
Tel: (310) 274-1111

EXHIBIT C
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03
ASSESSMENT METHODOLOGY

Water quality issues for the Willowcreek area require that all new residential subdivisions join a maintenance district that would provide services which address and mitigate storm water environmental impacts caused by the subdivision. Since each residential lot within each subdivision in the Willowcreek area (see Exhibit B) will generate equivalent water quality impacts which must be addressed and receive the same benefit from the maintenance described on page 1 of this report, each parcel will share equally in the total cost.

The boundary of the first subdivision map to be approved by City Council will be the boundary of the Willowcreek Maintenance Assessment District. When the remaining subdivisions submit for approval, they will be required to annex to this district.

The following action describes the proposed method of assessing the annual maintenance costs for the Willowcreek Maintenance Assessment District to each parcel in the district in relation to the amount of benefit received. Since each residential parcel receives the same benefit the costs for this district are assessed to each residential parcel within the district boundary.

The costs of maintenance, more specifically described in Exhibit A to this report, will be spread equally to all residential parcels within the district.

The cost of all incidental expenses, including preparation of Engineer's Report, annual proceedings and district administration, will be spread equally to all residential parcels within the district.

EXHIBIT D
ASSESSMENT ROLL
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	APN #	AMOUNT
1	27404600010000	\$90.00
2	27404600020000	\$90.00
3	27404600030000	\$90.00
4	27404600040000	\$90.00
5	27404600050000	\$90.00
6	27404600060000	\$90.00
7	27404600070000	\$90.00
8	27404600080000	\$90.00
9	27404600090000	\$90.00
10	27404600100000	\$90.00
11	27404600110000	\$90.00
12	27404600120000	\$90.00
13	27404600130000	\$90.00
14	27404600140000	\$90.00
15	27404600150000	\$90.00
16	27404600160000	\$90.00
17	27404600170000	\$90.00
18	27404600180000	\$90.00
19	27404600190000	\$90.00
20	27404600200000	\$90.00
21	27404600210000	\$90.00
22	27404600220000	\$90.00
23	27404600230000	\$90.00
24	27404600240000	\$90.00
25	27404600250000	\$90.00
26	27404600260000	\$90.00
27	27404600270000	\$90.00
28	27404600280000	\$90.00
29	27404600290000	\$90.00
30	27404600300000	\$90.00
31	27404600310000	\$90.00
32	27404600320000	\$90.00
33	27404600330000	\$90.00
34	27404600340000	\$90.00
35	27404600350000	\$90.00
36	27404600380000	\$90.00
37	27404600390000	\$90.00
38	27404600400000	\$90.00
39	27404600410000	\$90.00
40	27404600420000	\$90.00
41	27404600430000	\$90.00
42	27404600440000	\$90.00
43	27404600450000	\$90.00
44	27404600460000	\$90.00
45	27404600470000	\$90.00
46	27404600480000	\$90.00
47	27404600490000	\$90.00
48	27404600500000	\$90.00
49	27404600510000	\$90.00
50	27404600520000	\$90.00
51	27404600530000	\$90.00
52	27404600540000	\$90.00
53	27404600550000	\$90.00
54	27404600560000	\$90.00
55	27404600570000	\$90.00
56	27404600580000	\$0.00
57	27404600360000	\$0.00
58	27404600370000	\$0.00

RECORDING REQUESTED BY:
RON WICKY, City of Sacramento
Department of Public Works
1231 "I" Street, Room 300
Sacramento, California 95814

AND WHEN RECORDED, RETURN TO:
RON WICKY, City of Sacramento
Department of Public Works
1231 "I" Street, Room 300
Sacramento, CA 95814

Recorded in the County of Sacramento
John Dark, Clerk/Recorder
17.00
199808190349 10:02am 08/19/98
605 40001281 04 21
R01 2 7.00 3.00 5.00 0.00 0.00 0.00 0.00 2.00

NOTICE OF ASSESSMENT

Pursuant to the requirements of Section 81.02.210 of the Sacramento City Code and Section 3114 of the Streets and Highways Code of the State of California, the undersigned Clerk of the City of Sacramento, California, hereby gives notice that a Diagram and Assessment were recorded in the office of the City Clerk of said city as provided in said Section and relating to the following described property:

The lots, pieces or parcels of land as shown on the Assessment Diagram for Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, State of California, which was filed for record in the office of the County Recorder of the County of Sacramento on the 19th day of August in Book 88 of Maps of Assessment and Community Facilities District at Page 16 thereof.

NOTICE IS FURTHER GIVEN that upon the recording of this notice in the office of the County Recorder, the several assessments assessed upon the lots, pieces or parcels of land shall become a lien upon the lots or portions of lots assessed, respectively.

Reference is made to the Assessment Diagram hereinabove referred to and the Assessment Roll recorded in the office of the City Clerk of said City of Sacramento on the 18th day of August, 1998. Said Assessment Roll recorded in the office of the City Clerk is referred to determine the amount for the 1999/00 fiscal year only and levied against each parcel of land shown upon the Assessment Diagram.

A list of the name or names of the assessed owners as they appear on the latest secured Assessment Roll, or as known to the City Clerk, is attached hereto and made a part thereof, together with a list of the amount of the assessment levied against each parcel of land.

Dated: August 19, 1998

VALERIE A. BURROWS, City Clerk
City of Sacramento, County of Sacramento
State of California

By: Valerie A. Burrows

CLERK'S CERTIFICATE

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

The foregoing resolution is a full, true and correct copy of a resolution duly adopted at a regular meeting of the City Council of said City duly and regularly held at the regular meeting place thereof on the 18th day of August, 1998, of which meeting all of the members of said Council had due notice and at which a majority thereof were present, and that at said meeting said resolution was adopted by the following vote:

AYES: Councilmembers Cohn, Fargo, Hammond, Kerth, Pannell, Steinberg,
Waters, Yee, Serna

NOES: None

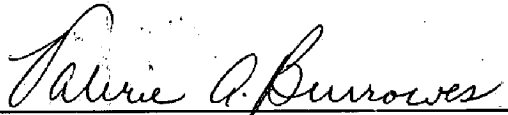
ABSENT: None

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

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

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

Dated: Aug. 18th, 1998.



City Clerk of the City of Sacramento

[SEAL]

ASSESSMENT ROLL
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	APN#	AMOUNT	OWNERS NAME
1	27404600010000	\$90.00	Warmington Rivergate Associates
2	27404600020000	\$90.00	Warmington Rivergate Associates
3	27404600030000	\$90.00	Warmington Rivergate Associates
4	27404600040000	\$90.00	Warmington Rivergate Associates
5	27404600050000	\$90.00	Warmington Rivergate Associates
6	27404600060000	\$90.00	Warmington Rivergate Associates
7	27404600070000	\$90.00	Warmington Rivergate Associates
8	27404600080000	\$90.00	Warmington Rivergate Associates
9	27404600090000	\$90.00	Warmington Rivergate Associates
10	27404600100000	\$90.00	Warmington Rivergate Associates
11	27404600110000	\$90.00	Warmington Rivergate Associates
12	27404600120000	\$90.00	Warmington Rivergate Associates
13	27404600130000	\$90.00	Warmington Rivergate Associates
14	27404600140000	\$90.00	Warmington Rivergate Associates
15	27404600150000	\$90.00	Warmington Rivergate Associates
16	27404600160000	\$90.00	Warmington Rivergate Associates
17	27404600170000	\$90.00	Warmington Rivergate Associates
18	27404600180000	\$90.00	Warmington Rivergate Associates
19	27404600190000	\$90.00	Warmington Rivergate Associates
20	27404600200000	\$90.00	Warmington Rivergate Associates
21	27404600210000	\$90.00	Warmington Rivergate Associates
22	27404600220000	\$90.00	Warmington Rivergate Associates
23	27404600230000	\$90.00	Warmington Rivergate Associates
24	27404600240000	\$90.00	Warmington Rivergate Associates
25	27404600250000	\$90.00	Warmington Rivergate Associates
26	27404600260000	\$90.00	Warmington Rivergate Associates
27	27404600270000	\$90.00	Warmington Rivergate Associates
28	27404600280000	\$90.00	Warmington Rivergate Associates
29	27404600290000	\$90.00	Warmington Rivergate Associates
30	27404600300000	\$90.00	Warmington Rivergate Associates
31	27404600310000	\$90.00	Warmington Rivergate Associates
32	27404600320000	\$90.00	Warmington Rivergate Associates
33	27404600330000	\$90.00	Warmington Rivergate Associates
34	27404600340000	\$90.00	Warmington Rivergate Associates
35	27404600350000	\$90.00	Warmington Rivergate Associates
36	27404600380000	\$90.00	Warmington Rivergate Associates
37	27404600390000	\$90.00	Warmington Rivergate Associates
38	27404600400000	\$90.00	Warmington Rivergate Associates
39	27404600410000	\$90.00	Warmington Rivergate Associates
40	27404600420000	\$90.00	Warmington Rivergate Associates
41	27404600430000	\$90.00	Warmington Rivergate Associates
42	27404600440000	\$90.00	Warmington Rivergate Associates
43	27404600450000	\$90.00	Warmington Rivergate Associates
44	27404600460000	\$90.00	Warmington Rivergate Associates
45	27404600470000	\$90.00	Warmington Rivergate Associates
46	27404600480000	\$90.00	Warmington Rivergate Associates
47	27404600490000	\$90.00	Warmington Rivergate Associates
48	27404600500000	\$90.00	Warmington Rivergate Associates
49	27404600510000	\$90.00	Warmington Rivergate Associates
50	27404600520000	\$90.00	Warmington Rivergate Associates
51	27404600530000	\$90.00	Warmington Rivergate Associates
52	27404600540000	\$90.00	Warmington Rivergate Associates
53	27404600550000	\$90.00	Warmington Rivergate Associates
54	27404600560000	\$90.00	Warmington Rivergate Associates
55	27404600570000	\$90.00	Warmington Rivergate Associates