

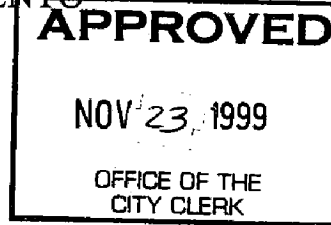


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CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES DIVISION



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

November 8, 1999

A699-217

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR NATOMAS WEST VILLAGE NO. 2 (P98-020) AND ANNEXATION #5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT

LOCATION/COUNCIL DISTRICT:

East of I-80 south of West El Camino Avenue and north of Garden Highway
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the following:

- Resolution for the Final Map and Subdivision Improvement Agreement for Natomas West Village No. 2.

For annexation to the Willowcreek Maintenance Assessment District

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

City Council
Final Map (P98-020)
November 8, 1999

CONTACT PERSON:

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

FOR COUNCIL MEETING OF:

November 23, 1999

SUMMARY:

On April 23, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been met by the Subdivider, Kaufman and Broad of Northern California, Inc., a California Corporation. The Subdivider wishes to file the Final Map prior to, completing the required subdivision improvements. The deferral of these improvements requires the Subdivider to enter into a subdivision improvement agreement with the City wherein the Subdivider will complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.

This report will also initiate proceedings for Annexation to the Willowcreek Maintenance Assessment District. Adoption of the attached resolution will set the date, time, and place for a public hearing on February 1, 2000.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On April 23, 1999, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

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

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

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

MAYOR

ATTEST:

CITY CLERK

s:\techsvs\devsvs\council\p98-020\natomaswestvillageno.2ccltr
11.0899.1

6

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

APPROVED

NOV 23 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-662

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP ENTITLED "NATOMAS WEST VILLAGE NO. 2" AND SUBDIVISION IMPROVEMENT AGREEMENT (P98-020) AND ANNEXATION TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT

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

- A. The Final Map Natomas West Village No. 2, located east of I-80 south of West El Camino Avenue and North of Garden Highway, with provisions for its design and improvement, is consistent with the South Community Plan. See Exhibit "A-1, A-2, and A-3" for project location.
- B. The Final Map is in substantial compliance with the previously approved tentative map.

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

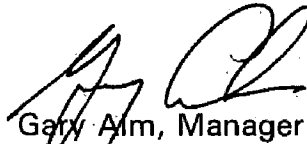
DATE ADOPTED: _____

City Council
Final Map (P97-008)
November 8, 1999

ESBD CONSIDERATIONS:

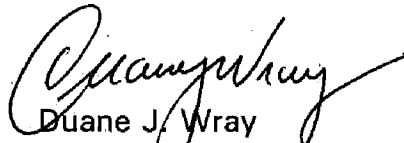
City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm, Manager
Development Services & Special Districts

Approved:



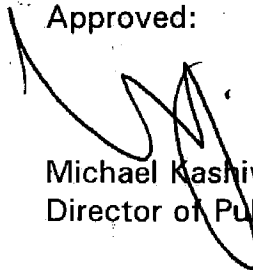
Duane J. Wray
Manager, Technical Services Division

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

GA:FA:me
s:techsvs/devsvs/council/P98-020/natoma\$westvillageno.2ccitr
11.0899.1

Attachment

EXHIBIT "A-1"

7

PLAT OF
NATOMAS WEST VILLAGE 2
 PORTION OF LOTS 36 & 37 NATOMAS
 RIVERSIDE SUBDIVISION NO. 2. 15 B.M. 41
 CITY OF SACRAMENTO, CALIFORNIA
 SCALE 1"=40' OCTOBER, 1999
The Spink Corporation
 SHEET 2 OF 4

BASIS OF BEARINGS:

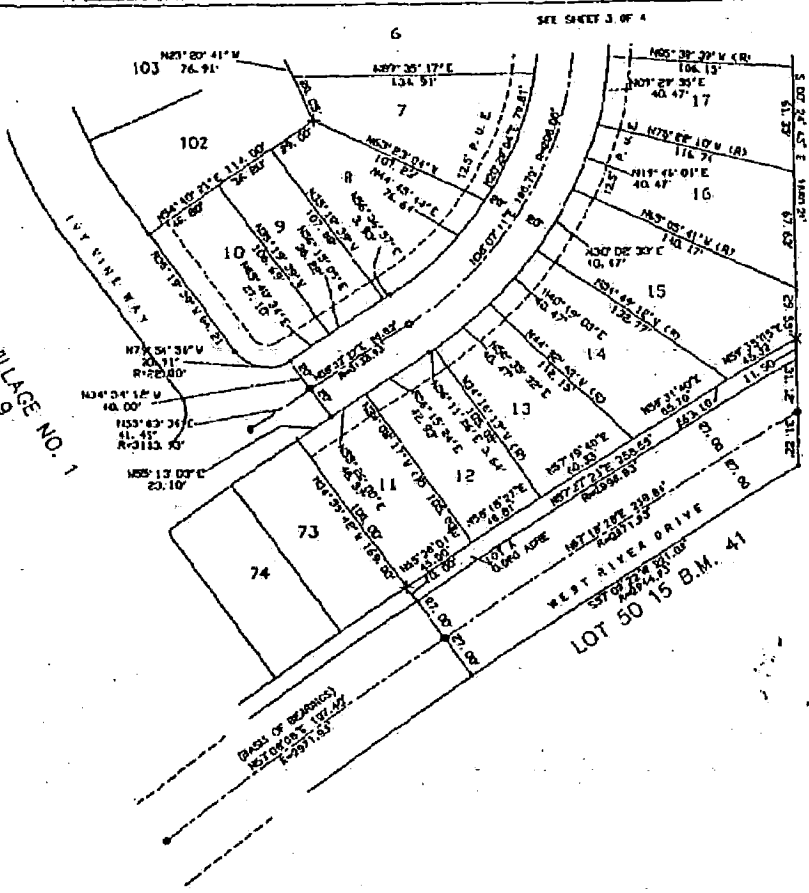
THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE CENTERLINE OF WEST RIVER DRIVE AS SHOWN ON 255 B.M. 9, FROM WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS N 83° 06' 00" E.

NOTES:

1. ALL DISTANCES ALONG CURVED UNITS ARE CHORD MEASUREMENT.
2. ALL REAR LOT CORNERS WILL BE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "R.C.E. 25098". STREET LOT CORNERS WILL BE MARKED WITH A CASH AT THE BACK OF STAKE OR THE PROJECTION OF THE LOT LINE.
3. EASEMENTS SHOWN ARE CONCENTRIC RADIUS UNLESS NOTED OTHERWISE.
4. THIS SURVEY CONTAINS 14.371 ACRES GROSS.
5. THE LAND SHOWN HEREON IS HEREBY LEGGED AND RECORDED, AND THE FOLLOWING PUBLIC EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN AND LISTED HEREON ARE APPLICABLE, PERTAINING TO SECTION 86499.10 1/2 OF THE GOVERNMENT CODE: 9911231080.
6. LOTS A, B, C, AND 3 TO BE DEED TO THE CITY OF SACRAMENTO BY SEPARATE DOCUMENT AS LANDSCAPE EASEMENT.



NATOMAS WEST VILLAGE NO. 1
 255 B.M. 9



SEE SHEET 3 OF 4

LOT 36 15 B.M. 41

LOT 37 15 B.M. 41

LEGEND:

- SET P.K. NAIL 1/4" DIA. X 1-1/2" LONG ○
- DIMENSION POINT ○
- FIXED P.K. NAIL ●
- PUBLIC UTILITY EASEMENT P. U. E.
- RADIAL LINE (R)
- SET WELL MONUMENT PER CITY STANDARDS ⊗
- SET 1-1/4" IRON PIPE TAGGED "R.C.E. 25098" X
- LACK OF ADJOINERS RIGHTS PER 870118 O.R. 10 //

UNPUBLISHED WORK
 © 1999
 THE SPINK CORPORATION

P98-020

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

RESOLUTION NO. 99-663

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED

NOV 23 1999

OFFICE OF THE
CITY CLERK

**A RESOLUTION ACCEPTING LANDOWNER PETITION
AND INITIATING PROCEEDINGS TO ANNEX
TERRITORY TO THE CITY OF SACRAMENTO
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03 PURSUANT
TO TITLE 81 OF THE SACRAMENTO CITY CODE
(ANNEXATION NO. 5)**

WHEREAS:

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

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

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

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

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

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

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

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

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

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

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

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT A

**ANNEXATION NO. 5 TO THE
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03**

DESCRIPTION

ALL THAT PORTION OF LOTS 36 AND 37 AS SAID ARE SHOWN ON THE OFFICIAL MAP OF "NATOMAS RIVERSIDE SUBDIVISION NO. 2", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 15 OF MAPS, MAP NO. 41, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 36 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE, OF INTERSTATE FREEWAY ROUTE 80; THENCE FROM SAID POINT OF BEGINNING ALONG SAID NORTHERLY LINE NORTH 89° 43' 47" EAST 46.49 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 36; THENCE ALONG SAID EAST LINE SOUTH 00° 24' 43" EAST 1660.21 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 2944.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 30° 41' 33" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 57° 09' 23" WEST 221.09 FEET TO THE BOUNDARY OF "NATOMAS WEST VILLAGE NO. 1", THE OFFICIAL PLAT OF WHICH IS FILED IN THE OFFICE OF SAID RECORDER IN BOOK 255 OF MAPS, MAP NO. 9; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVENTEEN (17) COURSES: (1) NORTH 34° 59' 42" WEST 169.00 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 3113.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 34° 59' 42" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 55° 13' 03" EAST 23.10 FEET, (3) NORTH 34° 34' 12" WEST 40.00 FEET, (4) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 34° 34' 12" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 79° 56' 55" WEST 30.91 FEET, (5) NORTH 35° 19' 39" WEST 84.21 FEET, (6) NORTH 54° 40' 21" EAST 114.00 FEET, (7) NORTH 23° 20' 41" WEST 76.91 FEET, (8) SOUTH 89° 35' 17" WEST 116.85 FEET, (9) CURVING TO THE RIGHT ON AN ARC OF 230.00 FEET RADIUS, FROM A RADIAL BEARING SOUTH 86° 17' 49" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 03° 19' 31" EAST 56.29 FEET, (10) NORTH 10° 21' 14" EAST 34.85 FEET, (11) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 53° 07' 54" EAST 29.88 FEET, (12) CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 520.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 84° 29' 40" EAST 7.33 FEET, (13) NORTH 05° 06' 06" EAST 144.00 FEET, (14) NORTH 77° 01' 05" WEST 85.57 FEET, (15) NORTH 68° 41' 20" WEST 40.62 FEET, (16) NORTH 65° 23' 30" WEST 90.12 FEET, AND (17) NORTH 62° 23' 00" WEST 84.00 FEET TO SAID SOUTHEASTERLY FREEWAY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) NORTH 27° 37' 00" EAST 853.51 FEET, (2) NORTH 33° 29' 52" EAST 233.80 FEET, (3) NORTH 39° 54' 18" EAST 94.74 FEET TO THE POINT OF BEGINNING; CONTAINING 14.371 ACRES, MORE OR LESS.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

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EXHIBIT B

**DESCRIPTION OF SERVICES AND OF
IMPROVEMENTS TO BE MAINTAINED**

ANNEXATION NO. 5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance work (hereafter referred to as the "work") for the Annexation No. 5 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, 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 Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTE

RESOLUTION NO. 99-664

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO APPROVING BOUNDARY MAP OF AREA TO BE ANNEXED TO THE NEIGHBORHOOD LANDSCAPING DISTRICT (ANNEXATION NO. 5)

WHEREAS:

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Neighborhood Landscaping District ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code Sections 12500 et seq. ("Act").

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

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED _____

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

G. The City Council has heretofore adopted Resolution No. 99-663, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

H. The Engineer has submitted to the Council a map entitled "Boundary Map, Annexation Area No. 5, Willowcreek Maintenance Assessment District No. 98-03, City of Sacramento, County of Sacramento, California" indicating the proposed boundaries of the area to be annexed, a copy of which map, labeled Exhibit A-1, is attached hereto and incorporated herein and made a part hereof;

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

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

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

MAYOR

ATTEST:

CITY CLERK

c:\submaint.map

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT A

**ANNEXATION NO. 5 TO THE
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03**

DESCRIPTION

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

PROPOSED BOUNDARIES OF
ANNEXATION NO. 5
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 98-03

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SCALE: 1"=100' NOVEMBER, 1999

The **Splink** Corporation
Sheet 1 of 1 Sheets

LEGEND:
DISTRICT BOUNDARY

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ____ DAY OF ____
19__

VALARIE BURROWS
CITY CLERK, CITY OF SACRAMENTO

CLERK'S MAP CERTIFICATE

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES
OF ANNEXATION NO. 5 WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO.
98-03, CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA,
WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO AT A
MEETING THEREOF HELD ON THE ____ DAY OF ____ 19__ BY ITS
RESOLUTION NO. ____

VALARIE BURROWS
CITY CLERK, CITY OF SACRAMENTO

COUNTY RECORDER'S FILING STATEMENT

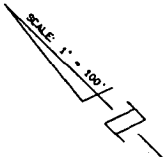
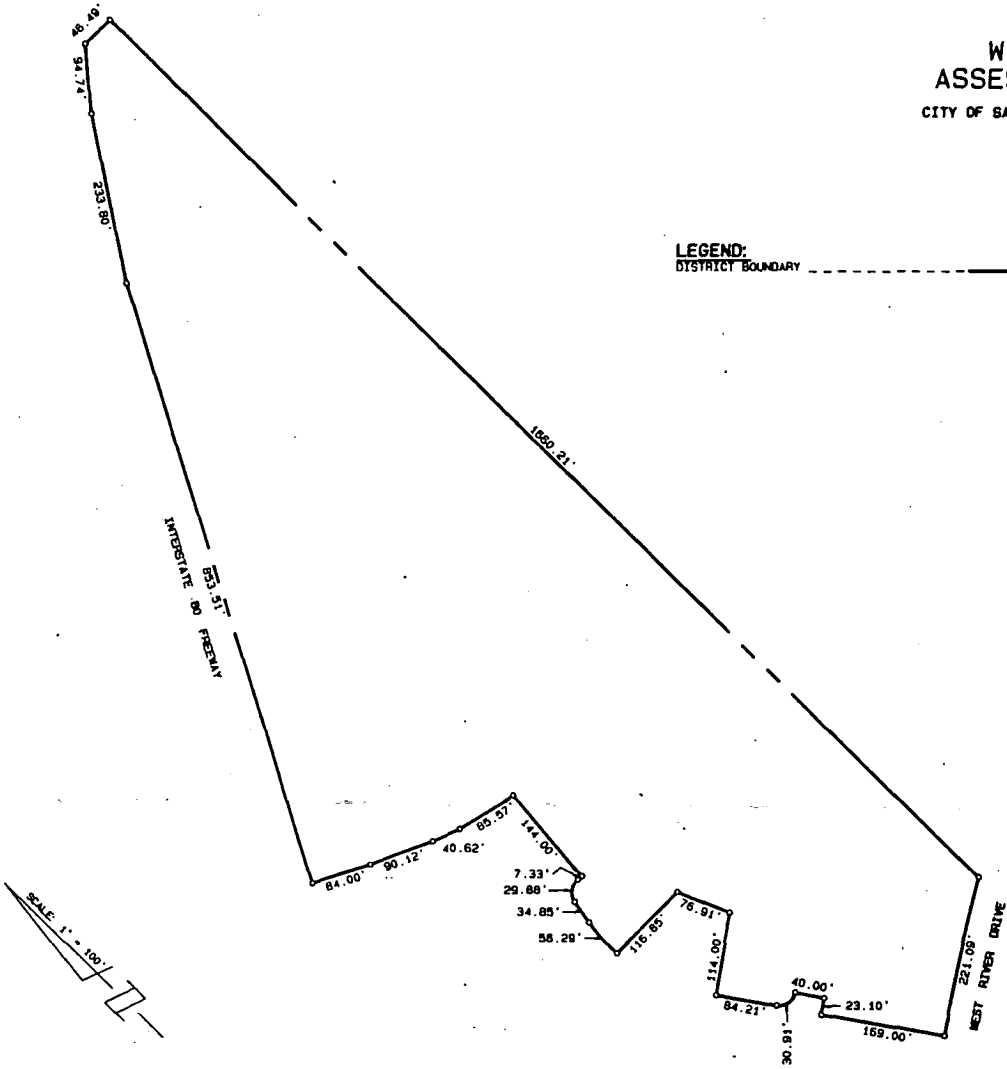
FILED THIS ____ DAY OF ____ 19__ AT THE HOUR OF ____ O'CLOCK
P.M. IN BOOK ____ OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY
FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY
OF SACRAMENTO COUNTY

BY _____

EXHIBIT A-1

FOR CITY CLERK USE ONLY



RESOLUTION NO. _____

DATE ADOPTED _____

EXHIBIT B

**DESCRIPTON OF SERVICES AND OF
IMPROVEMENTS TO BE MAINTAINED**

ANNEXATION NO. 5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance work (hereafter referred to as the "work") for the Annexation No. 5 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, 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 Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

APPROVED

NOV 23 1999

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 99-665

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**A RESOLUTION OF INTENTION TO ANNEX
TERRITORY TO THE CITY OF SACRAMENTO
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT AND TO
LEVY AN ASSESSMENT UPON THE ANNEXED PROPERTY
TO FINANCE THE COST OF MAINTENANCE SERVICES TO
BE PROVIDED TO THE ANNEXED PROPERTY PURSUANT
TO TITLE 81 OF THE SACRAMENTO CITY CODE
(ANNEXATION NO. 5)**

WHEREAS:

A. The City Council of the City of Sacramento ("City") has heretofore established the City of Sacramento Neighborhood Landscaping District ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Streets and Highways Code Sections 12500 et seq. ("Act").

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

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

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

G. The City Council has heretofore adopted Resolution No. 99-663, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

H. The City Council has also heretofore adopted Resolution No. 99-666, whereunder the Engineer's report, which was duly filed with the City Clerk, was approved.

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

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

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

Section 3. The Property within the boundaries hereinafter specified and described is the area to be benefitted by the Services and to be assessed to pay the cost and expenses thereof; that the cost and expenses of the Services shall be made chargeable upon said assessment district; and that the exterior boundaries of said district are hereby specified and described to be as shown on that certain map now on file in the office of the City Clerk of the City approved by that certain resolution adopted by the Council on November 23, 1999, entitled "Boundary Map, Neighborhood Landscaping District, City of Sacramento, County of Sacramento, State of California", which map indicates by a boundary line the exterior boundaries of the territory included in the District and shall govern for all details as to the extent of said District.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

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

Section 5. The Council hereby determines and notice is hereby given that, subject to Section 5 hereof, a maximum annual assessment of six thousand six hundred sixty dollars (\$6,660) upon each of the several subdivisions of land within the annexed area of the District is proposed to pay costs incurred by the City and not otherwise reimbursed for the administration and collection of the assessments and related work.

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

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

MAYOR

ATTEST:

CITY CLERK

c:\submaint.roi

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT A

**ANNEXATION NO. 5 TO THE
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03**

DESCRIPTION

ALL THAT PORTION OF LOTS 36 AND 37 AS SAID ARE SHOWN ON THE OFFICIAL MAP OF "NATOMAS RIVERSIDE SUBDIVISION NO. 2", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 15 OF MAPS, MAP NO. 41, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 36 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE, OF INTERSTATE FREEWAY ROUTE 80; THENCE FROM SAID POINT OF BEGINNING ALONG SAID NORTHERLY LINE NORTH 89° 43' 47" EAST 46.49 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 36; THENCE ALONG SAID EAST LINE SOUTH 00° 24' 43" EAST 1660.21 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 2944.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 30° 41' 33" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 57° 09' 23" WEST 221.09 FEET TO THE BOUNDARY OF "NATOMAS WEST VILLAGE NO. 1", THE OFFICIAL PLAT OF WHICH IS FILED IN THE OFFICE OF SAID RECORDER IN BOOK 255 OF MAPS, MAP NO. 9; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVENTEEN (17) COURSES: (1) NORTH 34° 59' 42" WEST 169.00 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 3113.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 34° 59' 42" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 55° 13' 03" EAST 23.10 FEET, (3) NORTH 34° 34' 12" WEST 40.00 FEET, (4) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 34° 34' 12" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 79° 56' 55" WEST 30.91 FEET, (5) NORTH 35° 19' 39" WEST 84.21 FEET, (6) NORTH 54° 40' 21" EAST 114.00 FEET, (7) NORTH 23° 20' 41" WEST 76.91 FEET, (8) SOUTH 89° 35' 17" WEST 116.85 FEET, (9) CURVING TO THE RIGHT ON AN ARC OF 230.00 FEET RADIUS, FROM A RADIAL BEARING SOUTH 86° 17' 49" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 03° 19' 31" EAST 56.29 FEET, (10) NORTH 10° 21' 14" EAST 34.85 FEET, (11) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 53° 07' 54" EAST 29.88 FEET, (12) CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 520.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 84° 29' 40" EAST 7.33 FEET, (13) NORTH 05° 06' 06" EAST 144.00 FEET, (14) NORTH 77° 01' 05" WEST 85.57 FEET, (15) NORTH 68° 41' 20" WEST 40.62 FEET, (16) NORTH 65° 23' 30" WEST 90.12 FEET, AND (17) NORTH 62° 23' 00" WEST 84.00 FEET TO SAID SOUTHEASTERLY FREEWAY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) NORTH 27° 37' 00" EAST 853.51 FEET, (2) NORTH 33° 29' 52" EAST 233.80 FEET, (3) NORTH 39° 54' 18" EAST 94.74 FEET TO THE POINT OF BEGINNING; CONTAINING 14.371 ACRES, MORE OR LESS.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT B

**DESCRIPTION OF SERVICES AND OF
IMPROVEMENTS TO BE MAINTAINED**

ANNEXATION NO. 5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance work (hereafter referred to as the "work") for the Annexation No. 5 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, 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 Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

RESOLUTION NO. 99-666

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO PRELIMINARILY APPROVING AN ENGINEER'S REPORT ON MAINTENANCE SERVICES IN AND FOR THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03, AS REVISED TO REFLECT ANNEXATION OF TERRITORY AND FIXING THE TIME AND PLACE FOR A PUBLIC HEARING OF PROTESTS TO THE PROVISION OF MAINTENANCE SERVICES, THE EXTENT OF THE ASSESSMENT DISTRICT AND THE LEVY OF THE ASSESSMENT AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR SUCH ASSESSMENT DISTRICT (ANNEXATION NO. 5)

WHEREAS:

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

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

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

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

G. The City Council has heretofore adopted Resolution No. 99-663, whereunder Landowner's petition to annex territory to the District was accepted, annexation proceedings were initiated, the Director of Public Works was appointed as engineer of record ("Engineer"), and the Engineer was directed to prepare the report required by Article 4 (commencing with Section 22565) of Chapter 1 of the Act.

H. The City Council has heretofore adopted Resolution No. 99-664, whereunder the boundary map, which was duly filed with the City Clerk, was approved.

I. The City Council has heretofore adopted Resolution No. 99-665, whereunder it declared its intention to order annexation of the Property to the District, and to order the provision of the Services within the annexed territory.

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

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

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

Section 2. The Engineer's report is hereby preliminarily approved by the Council, and 2:00 p.m. on Tuesday, February 1, 2000, at the regular meeting place of the Council, City

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

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

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

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

ATTEST:

MAYOR

CITY CLERK

c:\submaint.net

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

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EXHIBIT A

**ANNEXATION NO. 5 TO THE
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03**

DESCRIPTION

ALL THAT PORTION OF LOTS 36 AND 37 AS SAID ARE SHOWN ON THE OFFICIAL MAP OF "NATOMAS RIVERSIDE SUBDIVISION NO. 2", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 15 OF MAPS, MAP NO. 41, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 36 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE, OF INTERSTATE FREEWAY ROUTE 80; THENCE FROM SAID POINT OF BEGINNING ALONG SAID NORTHERLY LINE NORTH 89° 43' 47" EAST 46.49 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 36; THENCE ALONG SAID EAST LINE SOUTH 00° 24' 43" EAST 1660.21 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF 2944.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 30° 41' 33" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 57° 09' 23" WEST 221.09 FEET TO THE BOUNDARY OF "NATOMAS WEST VILLAGE NO. 1", THE OFFICIAL PLAT OF WHICH IS FILED IN THE OFFICE OF SAID RECORDER IN BOOK 255 OF MAPS, MAP NO. 9; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVENTEEN (17) COURSES: (1) NORTH 34° 59' 42" WEST 169.00 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 3113.93 FEET RADIUS, FROM A RADIAL BEARING OF NORTH 34° 59' 42" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 55° 13' 03" EAST 23.10 FEET, (3) NORTH 34° 34' 12" WEST 40.00 FEET, (4) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 34° 34' 12" EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 79° 56' 55" WEST 30.91 FEET, (5) NORTH 35° 19' 39" WEST 84.21 FEET, (6) NORTH 54° 40' 21" EAST 114.00 FEET, (7) NORTH 23° 20' 41" WEST 76.91 FEET, (8) SOUTH 89° 35' 17" WEST 116.85 FEET, (9) CURVING TO THE RIGHT ON AN ARC OF 230.00 FEET RADIUS, FROM A RADIAL BEARING SOUTH 86° 17' 49" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 03° 19' 31" EAST 56.29 FEET, (10) NORTH 10° 21' 14" EAST 34.85 FEET, (11) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 53° 07' 54" EAST 29.88 FEET, (12) CURVING TO THE LEFT ON AN ARC OF REVERSE CURVATURE WITH A RADIUS OF 520.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 84° 29' 40" EAST 7.33 FEET, (13) NORTH 05° 06' 06" EAST 144.00 FEET, (14) NORTH 77° 01' 05" WEST 85.57 FEET, (15) NORTH 68° 41' 20" WEST 40.62 FEET, (16) NORTH 65° 23' 30" WEST 90.12 FEET, AND (17) NORTH 62° 23' 00" WEST 84.00 FEET TO SAID SOUTHEASTERLY FREEWAY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) NORTH 27° 37' 00" EAST 853.51 FEET, (2) NORTH 33° 29' 52" EAST 233.80 FEET, (3) NORTH 39° 54' 18" EAST 94.74 FEET TO THE POINT OF BEGINNING; CONTAINING 14.371 ACRES, MORE OR LESS.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT B

**DESCRIPTION OF SERVICES AND OF
IMPROVEMENTS TO BE MAINTAINED**

ANNEXATION NO. 5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance work (hereafter referred to as the "work") for the Annexation No. 5 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, 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 Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

EXHIBIT C
CITY OF SACRAMENTO

ANNEXATION NO. 5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

**NOTICE OF PUBLIC HEARING ON RESOLUTION OF INTENTION
TO ESTABLISH ANNEXATION NUMBER 5 TO THE WILLOWCREEK
MAINTENANCE ASSESSMENT DISTRICT NO. 98-03
AND TO LEVY A SPECIAL ASSESSMENT THEREIN TO FINANCE
THE SERVICES AND IMPROVEMENTS TO BE MAINTAINED AND
NOTICE OF THE PROPERTY OWNER BALLOT PROCEDURE
FOR THE ANNEXATION**

NOTICE IS HEREBY GIVEN that on November 23, 1999, the City Council (the "Council") of the City of Sacramento (the "City") duly adopted Resolution No. _____, (the "Resolution of Intention"), wherein it declared its intention to order the maintenance of those certain public improvements more particularly described in Attachment A attached hereto and incorporated herein and made a part hereto under the provisions of the Sacramento City Code Title 81 in and for the assessment district in the City (therein provided for) designated the "City of Sacramento Annexation No. 5 to the Willowcreek Maintenance Assessment District No. 98-03."

NOTICE IS HEREBY FURTHER GIVEN that the Council in and by the Resolution of Intention referred said public improvements to the Director of Public Works of the City as the Engineer of Work in said proceedings and directed the Engineer of Work to prepare and file with the City Clerk of the City a report containing the matters specified in Section 81.02.203 of the Cit Code of the City of Sacramento, and that the Engineer of Work duly prepared and filed his report dated November 23, 1999, with the City Clerk of the City on November 23, 1999, which report was presented to and was preliminarily approved by the Council by resolution adopted on November 23, 1999.

NOTICE IS HEREBY FURTHER GIVEN that 2:00 o'clock p.m. on Tuesday, February 1, 2000, at the regular meeting place of the Council, City Council Chambers, 2nd Floor, Sacramento City Hall, 915 I Street, Sacramento, California 95814, has been fixed by the Council as the time and place for a public hearing of protests to the maintenance of said public improvements, to the extent of said assessment district and to the levy of said assessment, and that any interested person may object to the maintenance of said public improvements, or to the extent of said assessment district or to the levy of said assessment by filing a written protest with the City Clerk of the City at or before the time set for said public hearing, and all mailed protests should be addressed to the City Clerk, Sacramento City Hall, 915 I Street, Room 304, Sacramento, California 95814. Each protest must contain a description of the property in which each signer thereof is interested sufficient to identify the property and, if the signers are not shown on the last equalized assessment roll as the owners of the property, must contain or be accompanied by written evidence that the signers are the owners of such property. The City Clerk of the City shall endorse on each protest the date of its receipt and at the time appointed for said hearing shall present to the Council all protests filed with her.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

NOTICE IS HEREBY FURTHER GIVEN that the total estimated cost of the maintenance of said public improvements is Six thousand six hundred sixty dollars (\$6,660), which is proposed to be met by the levy of said assessment in said proceedings for fiscal year 2000/2001.

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

NOTICE IS HEREBY FURTHER GIVEN that, as required by Section 4 of Article XIID of the California Constitution, a Property Owner Ballot has been enclosed with this notice, along with a self-addressed, return envelope by which the ballot may be returned to the City Clerk at her office at the Sacramento City Hall, City of Sacramento, 915 I Street, Room 304, Sacramento, California 95814. This ballot may be used by the owner or owners of any parcel to express either support for or opposition to the proposed assessment, and the ballot may be returned either by mail (which may be done using the enclosed envelope but requires the user to provide the required postage) or by personal delivery, either prior to or at the time of the public hearing of protests on February 1, 2000.

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

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

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

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

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

Dated: _____

City Clerk of the City of Sacramento

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

ATTACHMENT A

**DESCRIPTION OF SERVICES AND OF
IMPROVEMENTS TO BE MAINTAINED**

ANNEXATION NO. 5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

The improvement maintenance work (hereafter referred to as the "work") for the Annexation No. 5 to the Willowcreek Maintenance Assessment District is briefly described in three parts as follows:

Part #1:

The work described herein is to be carried out at Storm Sump 160 located within the boundaries of the Willowcreek Assessment District No. 94-03 recorded on March 17, 1998, 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 Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Unity Way, Road "A", Road "B" all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Natomas West Village No. 2 Subdivision located within the Annexation No. 5 to 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

ATTACHMENT B

ANNEXATION NO. 5 TO THE 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 Attachment B-1) will generate equivalent water quality impacts which must be addressed and receive the same benefit from the maintenance described on Attachment A of this notice, 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 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

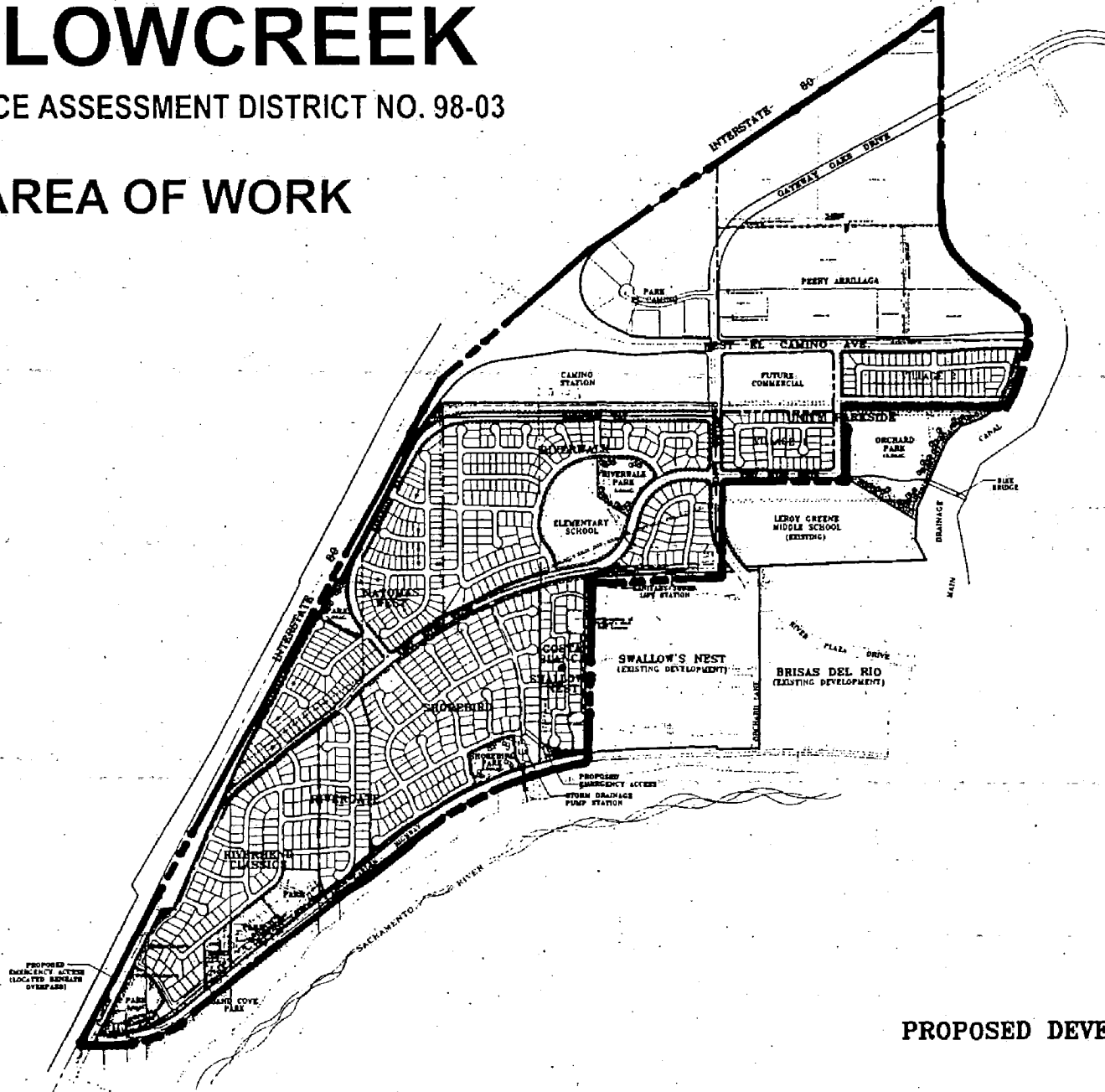
WILLOWCREEK

MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

AREA OF WORK

FOR CITY CLERK USE ONLY

ATTACHMENT B-1

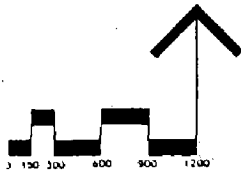


PROPOSED DEVELOPMENTS

February 8, 1998
 December 11, 1998
 April 18, 1998
 November 4, 1997

The Splink Corporation
 2500 VENTURE OAKS WAY, SACRAMENTO CALIFORNIA 95825-3200
 PHONE: (916) 925-1000 FAX: (916) 921-0274

NOTE:
 THIS SITE PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL
 SITE CHARACTERISTICS WHICH MAY AFFECT FINAL PLAN TO BE VERIFIED.



RESOLUTION NO. _____

DATE ADOPTED: _____

34

ENGINEER'S REPORT

**ANNEXATION NO. 5 TO THE
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03**

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

Dated: November 23, 1999

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 23rd day of November, 1999.

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

By: Valerie A. Burrows

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the _____ day of _____, 2000.

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 _____ day of _____, 2000.

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

By: _____

ENGINEER'S REPORT

ANNEXATION NO. 5 TO THE WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

MICHAEL KASHIWAGI, Engineer of Work for Annexation No. 5 to the 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, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Natomas West Village No.2 Subdivision located within Annexation No. 5 to the Willowcreek Maintenance Assessment District No. 98-03:

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

Part #3

The work described herein is to be carried out on Orchard Lane/River Plaza Drive from its northerly intersection of the Natomas Main Drainage Canal to a point approximately 1,700 feet south of its intersection of West El Camino Avenue, Barandas Drive (formerly known as Road "A"), West River Drive (formerly known as Road "B" & Unity Way) all located within the Willowcreek Assessment District No. 94-03 and the roadways within the Natomas West Village No.2 Subdivision located within the Annexation No. 5 to 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 benefiting 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
ANNEXATION NO. 5
SUMMARY OF THE COSTS IN THE DISTRICT**

<u>DESCRIPTION</u>	<u>ITEMIZED COST</u>
I. Maintenance Tasks	
a) Water Quality Monitoring & Inspection	\$444
b) Pipes, Manholes, Pump Station, etc.	\$2,220
c) Street Sweeping	<u>\$148</u>
Total Maintenance Tasks	\$2,812
II. Administration	
a) Maintenance (Streets)	\$518
b) City Attorney	\$962
c) Reporting (Special Districts)	<u>\$2,146</u>
Total Administration	\$3,626
III. Contingency	\$0
IV. Annual Billing & Administration	<u>\$222</u>
Total Budget	\$6,660

WILLOWCREEK

MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

AREA OF WORK

ANNEXATION NO. 5

Natomas West Village No. 2

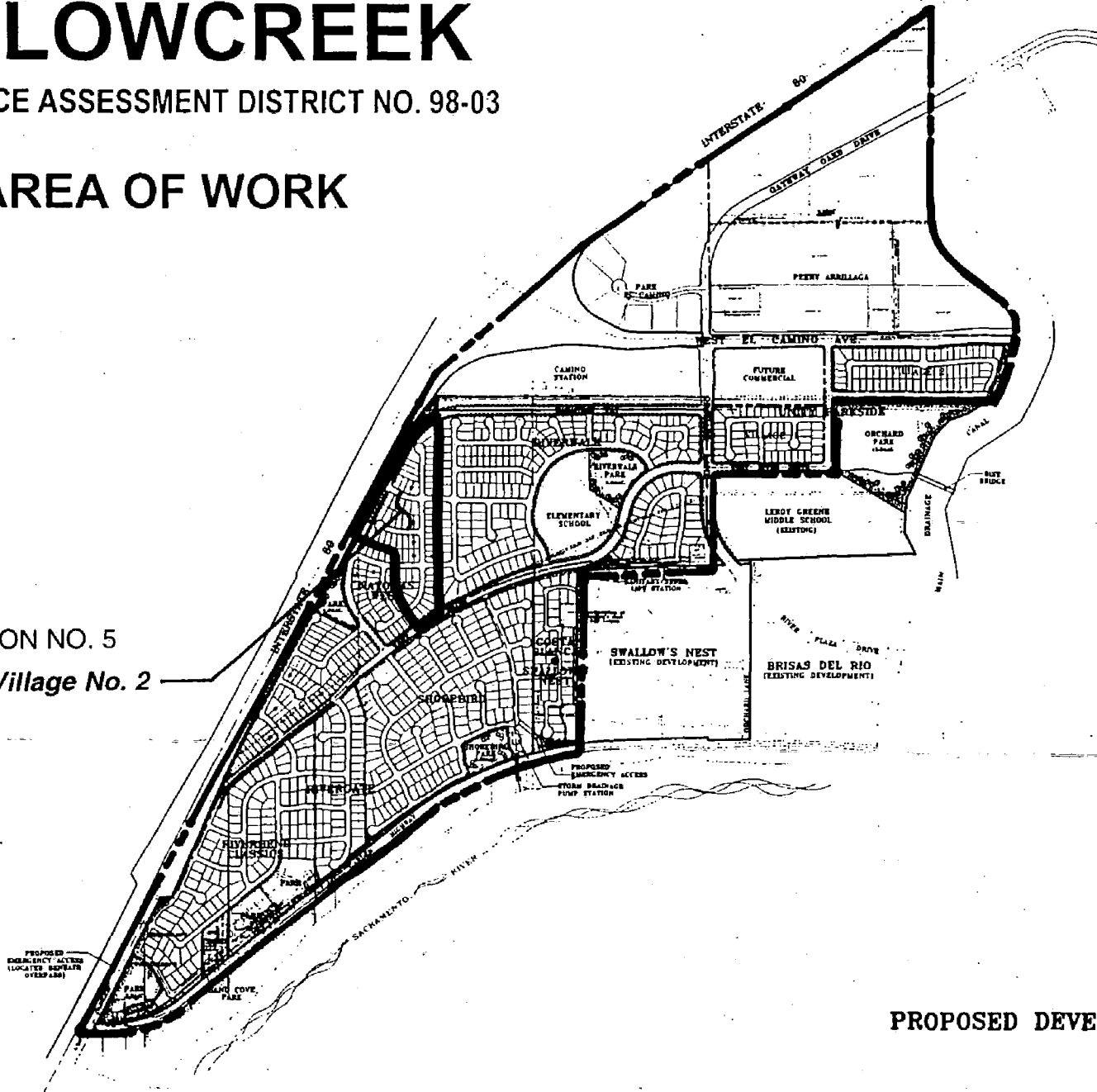


EXHIBIT B

PROPOSED DEVELOPMENTS

February 8, 1988
December 11, 1988
April 10, 1988
November 4, 1987

The Spink Corporation
2100 VENTURE OAKS WAY, SACRAMENTO CALIFORNIA 95833-2500
PHONE: (916) 333-8800 FAX: (916) 361-0874

NOTE:
THIS SITE PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL SITE CHARACTERISTICS WHICH MAY AFFECT FINAL PLAN TO BE VERIFIED.

EXHIBIT C

ANNEXATION NO. 5 TO THE 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
ANNEXATION NO. 5
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	APN #	AMOUNT
1	274-0030-075	\$90.00
2	274-0030-075	\$90.00
3	274-0030-075	\$90.00
4	274-0030-075	\$90.00
5	274-0030-075	\$90.00
6	274-0030-075	\$90.00
7	274-0030-075	\$90.00
8	274-0030-075	\$90.00
9	274-0030-075	\$90.00
10	274-0030-075	\$90.00
11	274-0030-075	\$90.00
12	274-0030-075	\$90.00
13	274-0030-075	\$90.00
14	274-0030-075	\$90.00
15	274-0030-075	\$90.00
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21	274-0030-075	\$90.00
22	274-0030-075	\$90.00
23	274-0030-075	\$90.00
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29	274-0030-075	\$90.00
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33	274-0030-075	\$90.00
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45	274-0030-075	\$90.00
46	274-0030-075	\$90.00
47	274-0030-075	\$90.00
48	274-0030-075	\$90.00
49	274-0030-075	\$90.00
50	274-0030-075	\$90.00

EXHIBIT D
ASSESSMENT ROLL
ANNEXATION NO. 5
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	APN #	AMOUNT
51	274-0030-075	\$90.00
52	274-0030-075	\$90.00
53	274-0030-075	\$90.00
54	274-0030-075	\$90.00
55	274-0030-075	\$90.00
56	274-0030-075	\$90.00
57	274-0030-075	\$90.00
58	274-0030-075	\$90.00
59	274-0030-075	\$90.00
60	274-0030-075	\$90.00
61	274-0030-075	\$90.00
62	274-0030-075	\$90.00
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66	274-0030-075	\$90.00
67	274-0030-075	\$90.00
68	274-0030-075	\$90.00
69	274-0030-075	\$90.00
70	274-0030-075	\$90.00
71	274-0030-075	\$90.00
72	274-0030-075	\$90.00
73	274-0030-075	\$90.00
74	274-0030-075	\$90.00

EXHIBIT E
MAILING LIST

ANNEXATION NO. 5

WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	OWNERS NAME	ADDRESS	CITY	ST	ZIP
1	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
2	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
3	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
4	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
5	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
6	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
7	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
8	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
9	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661

**EXHIBIT E
MAILING LIST**

ANNEXATION NO. 5

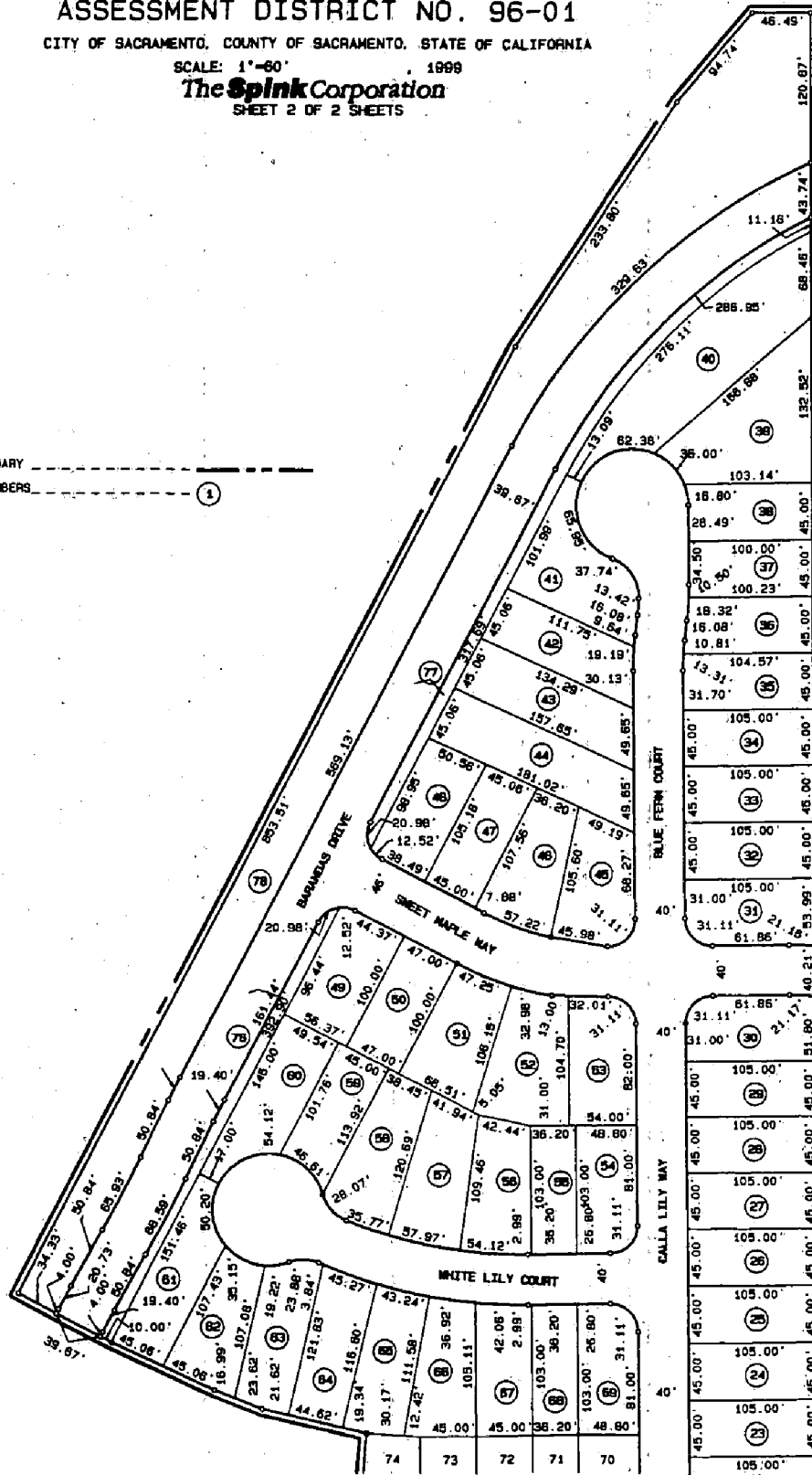
WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03

NO.	OWNERS NAME	ADDRESS	CITY	ST	ZIP
54	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
55	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
56	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
57	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
58	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
59	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
60	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
61	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
62	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
63	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
64	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
65	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
66	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
67	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
68	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
69	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
70	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
71	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
72	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
73	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661
74	Kaufman & Broad	151 N. Sunrise Ave. #1012	Roseville	CA	95661

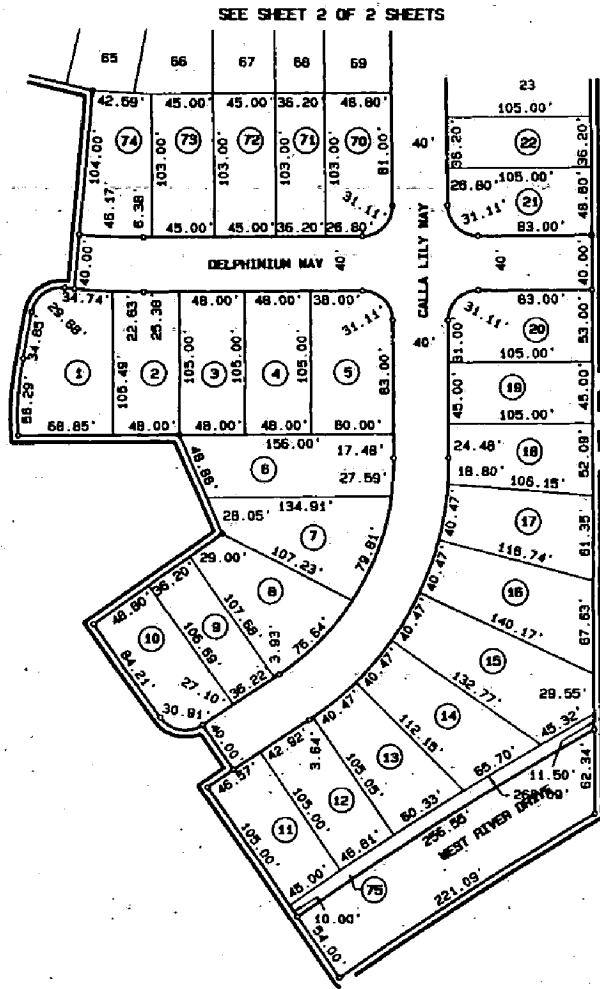
EXHIBIT F

ASSESSMENT DIAGRAM
 ANNEXATION NO. 5
 WILLOWCREEK MAINTENANCE
 ASSESSMENT DISTRICT NO. 96-01
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
 SCALE: 1"=60' 1999
The Splink Corporation
 SHEET 2 OF 2 SHEETS

LEGEND:
 DISTRICT BOUNDARY
 ASSESSMENT NUMBERS



SEE SHEET 1 OF 2 SHEETS



LEGEND:

DISTRICT BOUNDARY -----

ASSESSMENT NUMBERS ()

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ___ DAY OF ___

VALARIE BURROWS
CITY CLERK, CITY OF SACRAMENTO

SUPERINTENDENT OF STREETS RECORDING STATEMENT

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ___ DAY OF ___

SUPERINTENDENT OF STREETS
CITY OF SACRAMENTO

CLERK'S MAP CERTIFICATE

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

VALARIE BURROWS
CITY CLERK, CITY OF SACRAMENTO

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ___ DAY OF ___ AT THE HOUR OF ___ O'CLOCK ___ M., IN BOOK ___ OF MAPS OF ASSESSMENT DISTRICTS AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

COUNTY RECORDER OF THE COUNTY
OF SACRAMENTO COUNTY.

BY _____

ASSESSMENT DIAGRAM
ANNEXATION NO. 5
WILLOWCREEK MAINTENANCE
ASSESSMENT DISTRICT NO. 96-01

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SCALE: 1"=60' 1999

The Spink Corporation
SHEET 1 OF 2 SHEETS