

**APPROVED**  
BY THE CITY COUNCIL

**DEC 9 1997**

OFFICE OF THE  
CITY CLERK



1.1

DEPARTMENT OF  
PUBLIC WORKS

SPECIAL DISTRICTS  
DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
915 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2608

November 21, 1997

PH 916-264-7113  
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City Council  
Sacramento, California

Honorable Members in Session

**SUBJECT: FORMALIZE OWNERSHIP OF NORTH NATOMAS A.D. NO. 88-03  
PUBLIC FACILITIES FEE AND LAND ACQUISITION PROGRAM CREDITS**

**LOCATION AND COUNCIL DISTRICT:**

Assessment District No. 88-03 (AD 88-03) is comprised of approximately 1400 acres of land in the North Natomas Community Plan area located in Council District 1. (see map Exhibit A)

**RECOMMENDATIONS:**

This report recommends that the City Council take the following action:

- Adopt Resolution transferring the North Natomas AD 88-03 Public Facilities Fee and Land Acquisition Program credits from the land to direct ownership by the property owners as of January 1, 1997.

**CONTACT PERSON:** Edward Williams, Associate Engineer, 264-5440

**FOR COUNCIL MEETING OF:** December 9, 1997

**SUMMARY:**

The North Natomas AD 88-03 was formed in 1989 over the lands depicted in Exhibit A. During formation of the district, it was determined that \$25.2 million, of the total \$41.5 million in bond sales for improvements, provided benefit to other North Natomas properties within the Community Plan area. Accordingly, during development of the North Natomas Financing Plan, \$25.2 million was allocated to AD 88-03 properties for use as North Natomas developed, in the form of fee credits or direct reimbursements. The North Natomas landowners have requested that these

City Council  
North Natomas - Formalize AD 88-033 Credits  
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reimbursements/credits be removed from the land and placed under direct ownership of the respective AD 88-03 property owners (see Exhibit A of Resolution).

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

In 1989 the formation of AD 88-03 and selling of bonds provided funds for the acquisition of right-of-way and construction of roadways, street lighting, water, sewer and drainage improvements. The District boundary is depicted in Exhibit A. Because the land acquisition and public facilities improvements benefit the overall Community Plan area and not just the land within the District boundary, it was determined by the North Natomas Working Group that \$25.2 million, of the total \$41.5 million in bond sales for improvements, would be eligible for reimbursement through mechanisms established in the North Natomas Finance Plan and Nexus Study. It was determined that \$22 million would be reimbursed through the North Natomas Public Facilities Fees (PFF) for roadways, street lighting, water, sewer and drainage improvements, and \$3.2 million reimbursed through the North Natomas Land Acquisition Fee (NNLAF) for acquisition of overwidth sections of right-of-way, interchange and light rail right-of-way (see Exhibit B). Reimbursement is to be provided over time as development occurs through payment from the PFF and NNLAF fees received, or as credits applied against a project proponent's own PFF or NNLAF at the time of development.

Typically the reimbursements/credits are treated like assessment liens and would be attached to the land with ownership changing only through sale or other transfer of title. During development of the North Natomas Finance Plan, the Working Group requested that the reimbursements/credits be placed under direct ownership of the property owners as opposed to being tied to the assessed land itself. This would allow for the transfer, sale or other use of the reimbursements/credits by the property owner. The North Natomas Working Group was consulted as to when the transfer of credits should become effective. It was decided by consensus of the Working Group that the official date of transfer of the credits from land to owner should be January 1, 1997. That is the recommended action.

**FISCAL CONSIDERATIONS:**

Direct ownership of AD 88-03 credits provide more flexibility in their use and may help to stimulate development in North Natomas. There will be no impact to the general fund or any other City fund as a result of this action.

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**ENVIRONMENTAL CONSIDERATION:**

The City Council's action is solely for the purpose of allocating credits to property owners, has no possible impact on the physical environment, and is therefore not a project for purposes of the California Environmental Quality Act.

**POLICY CONSIDERATION:**

None.

**MBE/WBE**

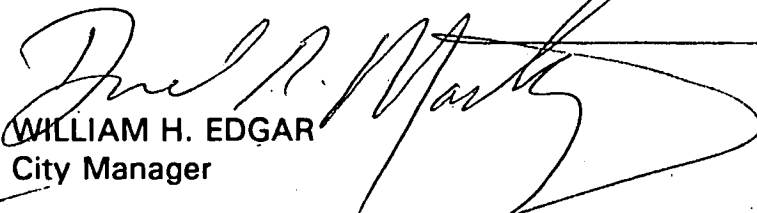
None. No goods or services are being purchased.

Respectfully submitted,



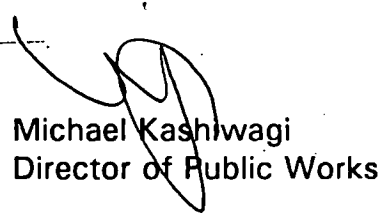
Gary Alm  
Manager, Development Services

**RECOMMENDED FOR APPROVAL:**



WILLIAM H. EDGAR  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

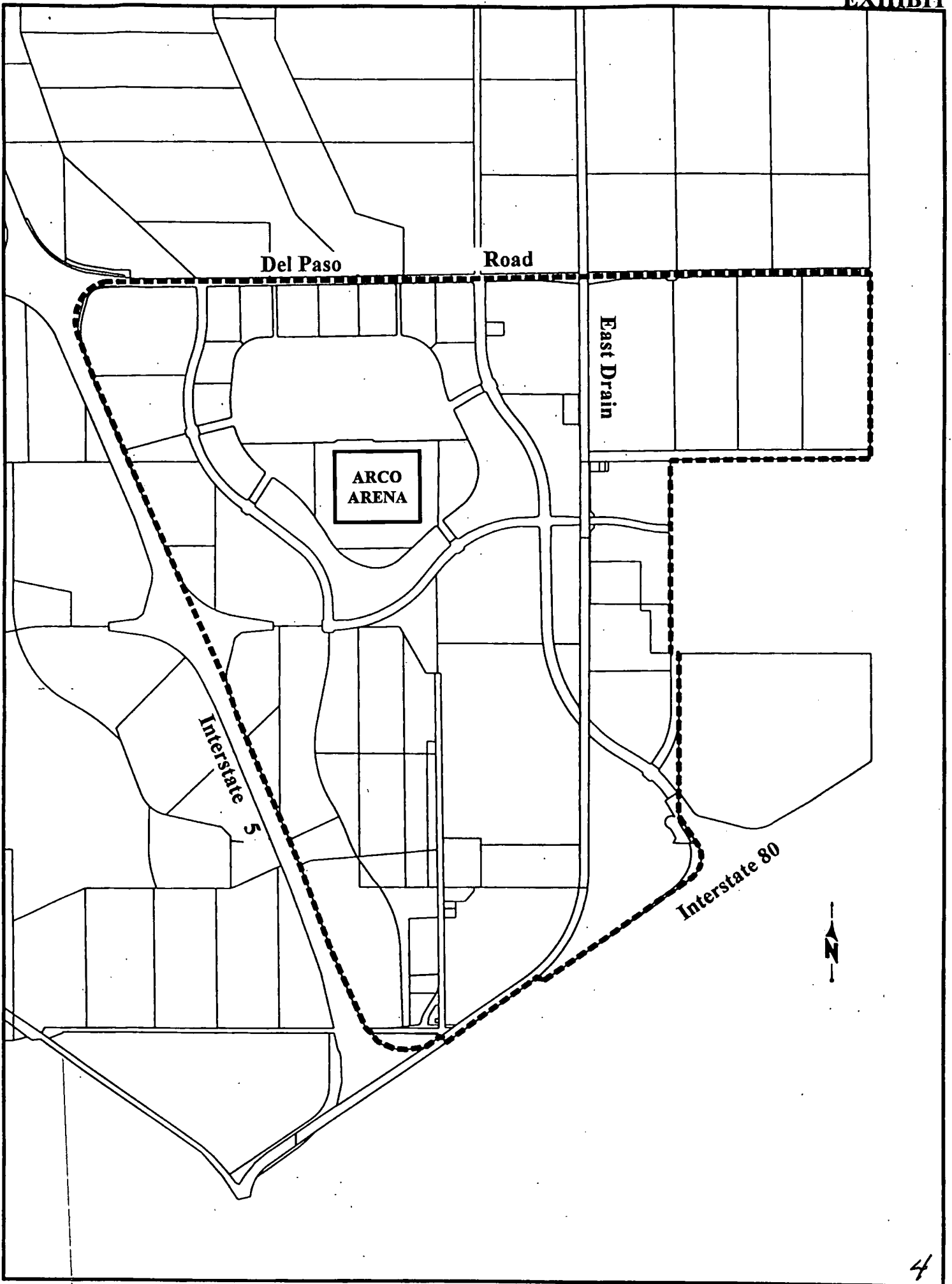


Figure B-2  
North Natomas Financing Plan  
A.D. 88-03 Reimbursable Expenditures

| Item Description   | Cost                | Reimbursemen<br>Category | NN Financing Programs |                  |                    |
|--|---------------------|--------------------------|-----------------------|------------------|--------------------|
|  |                     |                          | PFF                   | Mello-Roos CFD   | NNLAP              |
| <b>Assessment District No. 88-03</b>   |                     |                          |                       |                  |                    |
| Contract No.   |                     |                          |                       |                  |                    |
| 1 Stadium Blvd. West from N. Market to E. Commerce Way, E. Commerce Way North from Stadium Blvd to Del Paso Rd., Arco Arena Blvd South from Del Paso Rd. To I-80 | \$85,994            | Roads                    | \$85,994              |                  |                    |
| 2 Install street lighting and street light signalization on Stadium Blvd., East Commerce Way, and Arco Arena Blvd, including interconnect conduits               | \$1,009,251         | Roads                    | \$1,009,251           |                  |                    |
| 3 Arco Arena Blvd. bridge and Stadium Blvd. bridge over East drain   | \$890,000           | Roads                    | \$890,000             |                  |                    |
| 4 Del Paso Road widening   | \$359,054           | Roads                    | \$359,054             |                  |                    |
| 5 Del Paso Rd. southerly improvements from the junction with I-5 to the city limits of Sacramento  | \$1,860,887         | Roads                    | \$1,860,887           |                  |                    |
| 6 Widening of the East off-ramp of I-5 at Del Paso Rd.   | \$537,641           | Freeways                 | \$537,641             |                  |                    |
| 7 Water mains and fire hydrants for East Commerce Way, Stadium Blvd., and Arco Arena Blvd.   | \$1,236,723         | Roads                    | \$1,236,723           |                  |                    |
| 8 Improvements for East Commerce Way, Stadium Blvd., and Arco Arena Blvd.  | \$7,974,302         | Roads                    | \$7,974,302           |                  |                    |
| 9 Del Paso widening  | \$272,000           | Roads                    | \$272,000             |                  |                    |
| 11 Pacific Bell  | \$261,300           | Roads                    | \$261,300             |                  |                    |
| 12 SMUD  | \$439,410           | Roads                    | \$439,410             |                  |                    |
| 15 Del Paso Bridge at the Crossing of the East Drain   | \$283,304           | Roads                    | \$283,304             |                  |                    |
| 16 Del Paso Waterline Station  | \$266,011           | Roads                    | \$266,011             |                  |                    |
| 17 I-5 & I-80 Landscape Corridor Imp.  | \$1,091,848         | Landscaping              | \$1,091,848           |                  |                    |
| 18 C-1 Canal Pump Station Improvements   | \$357,530           | Drainage                 |                       | \$357,530        |                    |
| <b>Total Construction Costs</b>  | <b>\$16,925,255</b> |                          | <b>\$16,567,725</b>   | <b>\$357,530</b> | <b>\$0</b>         |
| <b>Right of Way &amp; Easement Acquisition</b>   |                     |                          |                       |                  |                    |
| Overwidth Road Right of Way  | \$5,736,000         | Land Acq.                |                       |                  | \$2,846,745        |
| Light Rail Right of Way  | \$810,000           | Land Acq.                |                       |                  | \$270,459          |
| Del Paso/I-5 Off Ramp Right of Way   | \$254,000           | Land Acq.                |                       |                  | \$60,507           |
| Easements for Bridges from RD-1000   | \$12,500            |                          |                       |                  | \$0                |
| <b>Total Right of Way &amp; Easement Acquisition</b>   | <b>\$6,812,500</b>  |                          | <b>\$0</b>            | <b>\$0</b>       | <b>\$3,177,711</b> |
| <b>Payment of Prior Liens (C-1 canal)</b>  | <b>\$513,326</b>    | Drainage                 |                       | <b>\$513,326</b> |                    |
| <b>Incidental Expenses</b>   |                     |                          |                       |                  |                    |
| Design Engineering, Soils Engineering, Surveying & Inspection  | \$1,412,841         | Roads                    | \$1,412,841           |                  |                    |
| Assessment District Engineering  | \$64,000            |                          |                       |                  |                    |
| Assessment District Administration (City Staff)  | \$10,000            |                          |                       |                  |                    |
| Assessment District Appraisal  | \$37,000            |                          |                       |                  |                    |
| Assessment District Fiscal Feasibility Study   | \$50,000            |                          |                       |                  |                    |
| Construction Management Costs  | \$290,000           |                          |                       |                  |                    |
| Developer Interest Costs   | \$2,524,537         |                          |                       |                  |                    |
| Developer Settlement Agreement Costs   | \$279,049           |                          |                       |                  |                    |
| City Engineering & Environmental Costs (Interchanges & Drainage)   | \$681,952           | Planning                 | \$681,952             |                  |                    |
| Developer Engineering & Study Costs (Interchanges)   | \$564,468           | Planning                 | \$564,468             |                  |                    |
| City Planning Costs (NNCP)   | \$1,530,594         | Planning                 | \$1,530,594           |                  |                    |
| Developer Planning Costs (NNCP)  | \$408,754           |                          |                       |                  |                    |
| City Financing & Related Studies   | \$495,180           | Planning                 | \$495,180             |                  |                    |
| Developer Fees to City Through 4/22/88   | \$327,035           | Planning                 | \$327,035             |                  |                    |
| Developer Fees to City 1/23/88 - 12/31/88  | \$400,000           | Planning                 | \$400,000             |                  |                    |

Figure B-2  
 North Natomas Financing Plan  
 A.D. 88-03 Reimbursable Expenditures

| Item Description                                    | Cost                | Reimbursemen<br>Category | NN Financing Programs |                  |                    |
|---|---------------------|--------------------------|-----------------------|------------------|--------------------|
|   |                     |                          | PFF                   | Mello-Roos CFD   | NNLAP              |
| Bond Counsel Fee                                    | \$226,890           |                          |                       |                  |                    |
| Bond Printing Costs                                 | \$24,000            |                          |                       |                  |                    |
| Bond Registration & Administration                  | \$110,000           |                          |                       |                  |                    |
| California Debt Advisory                            |                     |                          |                       |                  |                    |
| Commission Fee                                      | \$1,500             |                          |                       |                  |                    |
| SDIRS Fees  | \$81,512            |                          |                       |                  |                    |
| Capitalized Interest                                | \$2,970,000         |                          |                       |                  |                    |
| <b>Total Incidental Expenses</b>                    | <b>\$12,489,312</b> |                          | <b>\$5,412,070</b>    | <b>\$0</b>       | <b>\$0</b>         |
| <b>Total Costs</b>                                  | <b>\$36,740,393</b> |                          | <b>\$21,979,795</b>   | <b>\$870,856</b> | <b>\$3,177,711</b> |
| Less Estimated Interest Earnings                    | \$210,000           |                          | \$0                   | \$0              | \$0                |
| <b>Total Estimated Costs less Interest Earnings</b> | <b>\$36,530,393</b> |                          | <b>\$21,979,795</b>   | <b>\$870,856</b> | <b>\$3,177,711</b> |
| Bond Discount - 3%                                  | \$1,245,354         |                          | \$0                   | \$0              | \$0                |
| Bond Special Reserve Fund - 9%                      | \$3,736,063         |                          | \$0                   | \$0              | \$0                |
| <b>Total Amount of Bond Issue</b>                   | <b>\$41,511,810</b> |                          | <b>\$21,979,795</b>   | <b>\$870,856</b> | <b>\$3,177,711</b> |

A.D.

**APPROVED**  
BY THE CITY COUNCIL

**DEC 9 1997**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 97-662**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION ESTABLISHING  
OWNERSHIP OF THE RIGHTS TO  
REIMBURSEMENTS AND FEE CREDITS  
RELATING TO ASSESSMENT DISTRICT 88-03  
AS OF JANUARY 1, 1997**

**WHEREAS:**

1. In 1988 Assessment District 88-03 was formed for the purpose of financing the construction of certain roadway, street lighting, water, sewer and drainage improvements, and acquiring the land for those improvements, in a portion of the North Natomas Community Plan area ("NNCP Area"), now known as "Quadrant One".

2. Of the approximately \$41.5 million in improvements constructed, approximately \$25.2 million provides benefit to the entire NNCP Area.

3. The North Natomas Financing Plan, as adopted by the City Council, provides that the landowners within the boundary of Assessment District 88-03 are to be reimbursed for that portion of the cost of the improvements which benefit the entire NNCP Area.

4. Because the Financing Plan is a fee based plan, reimbursement can occur either through direct reimbursement upon receipt by the City of certain of the development fees which have been established pursuant to the Financing Plan, or through fee credits to be applied by the landowners within the District to their own development project Public Facilities Fees and/or Land Acquisition Plan Fees.

5. As originally conceived, the right to reimbursement through cash or fee credit mechanisms was to be an adjunct of the land itself; i.e., the current owner of the District land as of the time of reimbursement or credit usage within would be the beneficiary of the cash reimbursement or fee credit.

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RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

6. The District landowners have requested that the right to these particular cash reimbursement and/or fee credits related to Assessment District 88-03 be instead determined by the City Council to be vested in the landowners themselves, as of January 1, 1997.

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

1. The right to reimbursement, in the form of cash reimbursement or fee credits ("Reimbursement Rights"), for Assessment District 88-03 payments representing benefit to the entire NNCP Area, is determined to be vested in the person or persons, or entity or entities who or which are the legal owner or owners ("Owners") of District lands as of January 1, 1997, and shall not be deemed to be attached to the District lands themselves.

2. The Owners and their respective dollar amounts of Reimbursement Rights are as specified in Exhibit A, attached hereto and incorporated herein by this reference.

3. The Owners shall be entitled to exercise Reimbursement Rights through cash reimbursement or through fee credits, or any combination thereof.

4. Where cash reimbursement is requested by an Owner, such reimbursement shall be limited to funds actually received by the City from the North Natomas Public Facilities Fee and the Public Land Acquisition Program fees as adopted by the City Council, and in accordance with the Finance Plan, and in accordance with cash reimbursement priority policies which are yet to be adopted by the City Council. Under no circumstances whatsoever shall there be deemed to be any liability for reimbursement as against any other city funds, including but not limited to the general fund.

5. Where fee credits are requested by an Owner, such fee credits shall be applicable only as against those fees as are specified as fee-credit-eligible development fees in the Finance Plan, and then only to the extent provided in the Finance Plan and in any other policies adopted by the City Council. Such fee credits shall only be applied with respect to development projects within the North Natomas Community Plan area.

6. The Owners shall be entitled to sell or otherwise transfer the Reimbursement Rights to third parties, subject to city policies and procedures for notification of transfers in order to enable the City to accurately account for the remaining amounts of Reimbursement Rights and the person or entity entitled to exercise of those rights, and

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RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



subject to the proviso that any transferee is subject to all of the provisions of this resolution, the Finance Plan, and any and all city policies and procedures with regard to cash reimbursement priorities, sources of funds for reimbursement, and use of fee credits.

7. Where a dispute exists as to the legal ownership of the Reimbursement Rights, city staff shall withhold any cash reimbursement and shall disallow use of any fee credits unless and until all parties to the dispute have executed an agreement in a form acceptable to the City Attorney, which agreement shall contain indemnification and defense provisions in favor of the City, and which specifies the legal ownership of the Reimbursement Rights and/or directs the manner in which those rights are to be exercised.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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RESOLUTION NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**CREDIT ACCOUNT BALANCE BY LANDOWNER**

**EXHIBIT A**

NORTH NATOMAS - QUADRANT 1

As Of

| Account Type                      | APN          | Balance            |
|-----------------------------------|--------------|--------------------|
| <b>ALLEGHANY PROPERTIES</b>       |              |                    |
| AD 88-03 Imp. C/R                 | 225-0150-047 | \$254,098          |
| AD 88-03 Imp. C/R                 | 225-0150-031 | \$27,341           |
| AD 88-03 Imp. C/R                 | 225-0150-033 | \$10,680           |
| AD 88-03 Imp. C/R                 | 225-0150-038 | \$117,593          |
| AD 88-03 Imp. C/R                 | 225-0310-014 | \$468,625          |
| AD 88-03 Imp. C/R                 | 225-0070-075 | \$459,372          |
| AD 88-03 Imp. C/R                 | 225-0070-074 | \$106,479          |
| AD 88-03 Imp. C/R                 | 225-0150-048 | \$1,704,327        |
| AD 88-03 Imp. C/R                 | 225-0140-017 | \$46,403           |
| AD 88-03 Imp. C/R                 | 225-0150-050 | \$281,522          |
| AD 88-03 Imp. C/R                 | 225-0310-013 | \$114,528          |
| AD 88-03 Imp. C/R                 | 225-0150-046 | \$331,267          |
| AD 88-03 Imp. C/R                 | 225-0150-045 | \$52,725           |
| AD 88-03 Imp. C/R                 | 225-0150-044 | \$38,875           |
| AD 88-03 Imp. C/R                 | 225-0180-038 | \$326,848          |
| AD 88-03 Imp. C/R                 | 225-0180-039 | \$69,569           |
| AD 88-03 Imp. C/R                 | 225-0150-043 | \$8,125            |
| AD 88-03 Imp. C/R                 | 225-0070-043 | \$969,931          |
| AD 88-03 Imp. C/R                 | 225-0150-049 | \$671,108          |
| AD 88-03 Imp. C/R                 | 225-0140-016 | \$114,233          |
| AD 88-03 Imp. C/R                 | 225-0070-049 | \$876,518          |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$7,050,167</b> |
| AD 88-03 LA C/R                   | 225-0150-038 | \$19,733           |
| AD 88-03 LA C/R                   | 225-0150-043 | \$1,363            |
| AD 88-03 LA C/R                   | 225-0180-039 | \$11,674           |
| AD 88-03 LA C/R                   | 225-0140-016 | \$35,277           |
| AD 88-03 LA C/R                   | 225-0180-038 | \$54,847           |
| AD 88-03 LA C/R                   | 225-0150-044 | \$6,524            |
| AD 88-03 LA C/R                   | 225-0150-033 | \$1,792            |
| AD 88-03 LA C/R                   | 225-0150-031 | \$4,588            |
| AD 88-03 LA C/R                   | 225-0150-045 | \$8,848            |
| AD 88-03 LA C/R                   | 225-0310-013 | \$20,341           |
| AD 88-03 LA C/R                   | 225-0150-046 | \$55,589           |
| AD 88-03 LA C/R                   | 225-0150-050 | \$47,241           |
| AD 88-03 LA C/R                   | 225-0070-049 | \$89,447           |
| AD 88-03 LA C/R                   | 225-0150-049 | \$112,617          |

**CREDIT ACCOUNT BALANCE BY LANDOWNER****EXHIBIT A**

NORTH NATOMAS - QUADRANT 1

As Of

| <b>Account Type</b>             | <b>APN</b>   | <b>Balance</b>     |
|---------------------------------|--------------|--------------------|
| AD 88-03 LA C/R                 | 225-0070-075 | \$77,086           |
| AD 88-03 LA C/R                 | 225-0150-048 | \$285,998          |
| AD 88-03 LA C/R                 | 225-0310-014 | \$78,639           |
| AD 88-03 LA C/R                 | 225-0140-017 | \$20,686           |
| AD 88-03 LA C/R                 | 225-0070-074 | \$17,868           |
| AD 88-03 LA C/R                 | 225-0070-043 | \$98,979           |
| AD 88-03 LA C/R                 | 225-0150-047 | \$42,640           |
| <b>AD 88-03 LA C/R Subtotal</b> |              | <b>\$1,091,777</b> |
| <b>Total</b>                    |              | <b>\$8,141,944</b> |

**B & B & SONS ENTERPRISES INC.**

|                                   |              |                  |
|-----------------------------------|--------------|------------------|
| AD 88-03 Imp. C/R                 | 225-0150-025 | \$249,499        |
| AD 88-03 Imp. C/R                 | 225-0150-027 | \$63,422         |
| AD 88-03 Imp. C/R                 | 225-0150-028 | \$98,140         |
| AD 88-03 Imp. C/R                 | 225-0150-014 | \$330,160        |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$741,221</b> |
| AD 88-03 LA C/R                   | 225-0150-014 | \$53,997         |
| AD 88-03 LA C/R                   | 225-0150-025 | \$41,870         |
| AD 88-03 LA C/R                   | 225-0150-027 | \$28,274         |
| AD 88-03 LA C/R                   | 225-0150-028 | \$43,751         |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$167,892</b> |
| <b>Total</b>                      |              | <b>\$909,113</b> |

**BNN DEVELOPMENT INC.**

|                                   |              |                  |
|-----------------------------------|--------------|------------------|
| AD 88-03 Imp. C/R                 | 225-0160-064 | \$414,266        |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$414,266</b> |
| AD 88-03 LA C/R                   | 225-0160-064 | \$50,431         |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$50,431</b>  |
| <b>Total</b>                      |              | <b>\$464,697</b> |

**BUZZ OATES ENTERPRISES II**

|                                   |              |                    |
|-----------------------------------|--------------|--------------------|
| AD 88-03 Imp. C/R                 | 000-0000-000 | \$3,796,051        |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$3,796,051</b> |
| AD 88-03 LA C/R                   | 000-0000-000 | \$421,619          |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$421,619</b>   |
| <b>Total</b>                      |              | <b>\$4,217,670</b> |

**CREDIT ACCOUNT BALANCE BY LANDOWNER**

**EXHIBIT A**

NORTH NATOMAS - QUADRANT 1

As Of

|                                   | Account Type                      | APN          | Balance            |
|-----------------------------------|-----------------------------------|--------------|--------------------|
| <b>C/O SECURITY TRUST CO.</b>     |                                   |              |                    |
|                                   | AD 88-03 Imp. C/R                 | 225-0060-027 | \$585,490          |
|                                   | AD 88-03 Imp. C/R                 | 225-0060-026 | \$573,484          |
|                                   | AD 88-03 Imp. C/R                 | 225-0060-025 | \$569,110          |
|                                   | <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$1,728,084</b> |
|                                   | AD 88-03 LA C/R                   | 225-0060-025 | \$105,659          |
|                                   | AD 88-03 LA C/R                   | 225-0060-026 | \$105,896          |
|                                   | AD 88-03 LA C/R                   | 225-0060-027 | \$108,231          |
|                                   | <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$319,786</b>   |
|                                   | <b>Total</b>                      |              | <b>\$2,047,870</b> |
| <b>COCA COLA BOTTLING</b>         |                                   |              |                    |
|                                   | AD 88-03 Imp. C/R                 | 225-0160-070 | \$347,742          |
|                                   | AD 88-03 Imp. C/R                 | 225-0160-068 | \$91,683           |
|                                   | <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$439,425</b>   |
|                                   | AD 88-03 LA C/R                   | 225-0160-070 | \$47,068           |
|                                   | AD 88-03 LA C/R                   | 225-0160-068 | \$12,410           |
|                                   | <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$59,478</b>    |
|                                   | <b>Total</b>                      |              | <b>\$498,903</b>   |
| <b>CORAL BUSINESS CENTER</b>      |                                   |              |                    |
|                                   | AD 88-03 Imp. C/R                 | 225-0160-067 | \$551,784          |
|                                   | <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$551,784</b>   |
|                                   | AD 88-03 LA C/R                   | 225-0160-067 | \$74,686           |
|                                   | <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$74,686</b>    |
|                                   | <b>Total</b>                      |              | <b>\$626,470</b>   |
| <b>DONAHUE SCHRIBER</b>           |                                   |              |                    |
|                                   | AD 88-03 Imp. C/R                 | 225-0170-048 | \$904,486          |
|                                   | <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$904,486</b>   |
|                                   | AD 88-03 LA C/R                   | 225-0170-048 | \$129,231          |
|                                   | <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$129,231</b>   |
|                                   | <b>Total</b>                      |              | <b>\$1,033,717</b> |
| <b>GATEWAY TRUXEL PARTNERSHIP</b> |                                   |              |                    |
|                                   | AD 88-03 Imp. C/R                 | 225-0170-043 | \$42,282           |

**CREDIT ACCOUNT BALANCE BY LANDOWNER**

**EXHIBIT A**

NORTH NATOMAS - QUADRANT 1

As Of

| Account Type                      | APN          | Balance         |
|-----------------------------------|--------------|-----------------|
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$42,282</b> |
| AD 88-03 LA C/R                   | 225-0170-043 | \$6,041         |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$6,041</b>  |
| <b>Total</b>                      |              | <b>\$48,323</b> |

**GOLDENLAND PARTNERSHIP**

|                                   |              |                  |
|-----------------------------------|--------------|------------------|
| AD 88-03 Imp. C/R                 | 225-0060-024 | \$790,727        |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$790,727</b> |
| AD 88-03 LA C/R                   | 225-0060-024 | \$147,118        |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$147,118</b> |
| <b>Total</b>                      |              | <b>\$937,845</b> |

**KINGS ARCO ARENA**

|                                   |              |                    |
|-----------------------------------|--------------|--------------------|
| AD 88-03 Imp. C/R                 | 225-0070-067 | \$252,633          |
| AD 88-03 Imp. C/R                 | 225-0070-060 | \$1,137,802        |
| AD 88-03 Imp. C/R                 | 225-0070-059 | \$278,723          |
| AD 88-03 Imp. C/R                 | 225-0070-063 | \$99,271           |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$1,768,429</b> |
| AD 88-03 LA C/R                   | 225-0070-067 | \$25,689           |
| AD 88-03 LA C/R                   | 225-0070-060 | \$115,697          |
| AD 88-03 LA C/R                   | 225-0070-059 | \$28,342           |
| AD 88-03 LA C/R                   | 225-0070-063 | \$10,094           |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$179,822</b>   |
| <b>Total</b>                      |              | <b>\$1,948,251</b> |

**PACIFIC BELL**

|                                   |              |                 |
|-----------------------------------|--------------|-----------------|
| AD 88-03 Imp. C/R                 | 225-0070-053 | \$18,871        |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$18,871</b> |
| AD 88-03 LA C/R                   | 225-0070-053 | \$2,209         |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$2,209</b>  |
| <b>Total</b>                      |              | <b>\$21,080</b> |

**RALEY'S**

|                                   |              |                  |
|-----------------------------------|--------------|------------------|
| AD 88-03 Imp. C/R                 | 225-0160-071 | \$179,070        |
| AD 88-03 Imp. C/R                 | 225-0160-069 | \$397,317        |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$576,387</b> |
| AD 88-03 LA C/R                   | 225-0160-069 | \$53,778         |

**CREDIT ACCOUNT BALANCE BY LANDOWNER**

**EXHIBIT A**

NORTH NATOMAS - QUADRANT 1

As Of

| Account Type                    | APN          | Balance          |
|---------------------------------|--------------|------------------|
| AD 88-03 LA C/R                 | 225-0160-071 | \$24,238         |
| <b>AD 88-03 LA C/R Subtotal</b> |              | <b>\$78,016</b>  |
| <b>Total</b>                    |              | <b>\$654,403</b> |

**SACRAMENTO SPORTS ASSOC.**

|                                   |              |                 |
|-----------------------------------|--------------|-----------------|
| AD 88-03 Imp. C/R                 | 225-0150-032 | \$18,571        |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$18,571</b> |
| AD 88-03 LA C/R                   | 225-0150-032 | \$8,279         |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$8,279</b>  |
| <b>Total</b>                      |              | <b>\$26,850</b> |

**SACRAMENTO PROPERTIES HOLDINGS**

|                                   |              |                    |
|-----------------------------------|--------------|--------------------|
| AD 88-03 Imp. C/R                 | 225-0070-054 | \$906,211          |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$906,211</b>   |
| AD 88-03 LA C/R                   | 225-0070-054 | \$106,087          |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$106,087</b>   |
| <b>Total</b>                      |              | <b>\$1,012,298</b> |

**SANWA BANK**

|                                   |              |                    |
|-----------------------------------|--------------|--------------------|
| AD 88-03 Imp. C/R                 | 225-0070-064 | \$797,049          |
| AD 88-03 Imp. C/R                 | 225-0070-070 | \$459,469          |
| AD 88-03 Imp. C/R                 | 225-0070-073 | \$892,389          |
| AD 88-03 Imp. C/R                 | 225-0070-057 | \$276,398          |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$2,425,305</b> |
| AD 88-03 LA C/R                   | 225-0070-070 | \$59,876           |
| AD 88-03 LA C/R                   | 225-0070-057 | \$27,323           |
| AD 88-03 LA C/R                   | 225-0070-073 | \$88,215           |
| AD 88-03 LA C/R                   | 225-0070-064 | \$78,790           |
| <b>AD 88-03 LA C/R Subtotal</b>   |              | <b>\$254,204</b>   |
| <b>Total</b>                      |              | <b>\$2,679,509</b> |

**STATE VENTURES INC.**

|                                   |              |                  |
|-----------------------------------|--------------|------------------|
| AD 88-03 Imp. C/R                 | 225-0150-036 | \$250,599        |
| AD 88-03 Imp. C/R                 | 225-0150-030 | \$52,900         |
| <b>AD 88-03 Imp. C/R Subtotal</b> |              | <b>\$303,499</b> |
| AD 88-03 LA C/R                   | 225-0150-036 | \$27,885         |
| AD 88-03 LA C/R                   | 225-0150-030 | \$23,583         |

**CREDIT ACCOUNT BALANCE BY LANDOWNER**

**EXHIBIT A**

NORTH NATOMAS - QUADRANT 1

As Of

| <b>Account Type</b>                 | <b>APN</b>   | <b>Balance</b>   |
|-------------------------------------|--------------|------------------|
| <b>AD 88-03 LA C/R Subtotal</b>     |              | <b>\$51,468</b>  |
| <b>Total</b>                        |              | <b>\$354,967</b> |
| <b>SUPER PALLET RECYCLING CORP.</b> |              |                  |
| AD 88-03 Imp. C/R                   | 225-0150-015 | \$1,401          |
| AD 88-03 Imp. C/R                   | 225-0150-018 | \$88,570         |
| <b>AD 88-03 Imp. C/R Subtotal</b>   |              | <b>\$89,971</b>  |
| AD 88-03 LA C/R                     | 225-0150-018 | \$28,944         |
| AD 88-03 LA C/R                     | 225-0150-015 | \$625            |
| <b>AD 88-03 LA C/R Subtotal</b>     |              | <b>\$29,569</b>  |
| <b>Total</b>                        |              | <b>\$119,540</b> |