

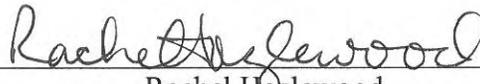
## CERTIFICATE OF MAILING

(Notice of Joint Public Hearing and Statement Regarding Property Acquisition  
-- Property Owners in Railyards Redevelopment Project)

I, Rachel Hazlewood, whose business address is 1030 15th Street, Suite 250, Sacramento, California 95814, do hereby certify that I caused to be mailed a copy of the attached Notice of Joint Public Hearing (“Notice”) and letter containing a statement regarding acquisition of property by the Agency (the “Statement”) to each assessee of land (“assessee”) in the Project Area of the proposed Railyards Redevelopment Project, as shown on the last equalized assessment roll, according to the list of such assesseees and their addresses attached to this Certificate, by depositing a copy of the Notice and Statement, in an envelope addressed to each such listed last known assessee, first-class mail, postage prepaid, in the United States mail at Sacramento, California, on March 19, 2008.

I declare under penalty of perjury that the foregoing is true and correct and that this Certificate was executed in Sacramento, California.

DATED: April 11, 2008

  
\_\_\_\_\_  
Rachel Hazlewood  
Senior Project Manager  
Economic Development Department  
City of Sacramento

### ATTACHMENTS

- (1) Notice of Joint Public Hearing
- (2) Letter to Property Owners (including Statement Regarding Acquisition of Property by Condemnation)
- (3) List of Assesseees and Their Addresses (Railyards Project Area Only)

CITY COUNCIL OF THE CITY OF SACRAMENTO  
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

**NOTICE OF JOINT PUBLIC HEARING AND  
NOTICE OF COMMUNITY INFORMATION MEETING**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Sacramento (“City Council”) and the Redevelopment Agency of the City of Sacramento (“Agency”) will hold a joint public hearing on **Tuesday, April 22, 2008, at 6:00 p.m.**, in the City Council Chambers, located at 915 I Street, Sacramento, California, to consider:

- **The proposed Seventh Amendment to the Redevelopment Plan for the Richards Boulevard Redevelopment Project (the “Richards Amendment”)**
- **The proposed Redevelopment Plan for the Railyards Redevelopment Project (the “Railyards Plan”)**
- **The Final Environmental Impact Report related to the Richards Amendment and the Railyards Plan (the “FEIR”)**

and all evidence and testimony for or against the approval and adoption of the proposed Richards Amendment and Railyards Plan and the certification of the FEIR. At any time not later than the hour set forth above for the hearing of comments on or objections to the proposed Richards Amendment, the proposed Railyards Plan, or to the content or adequacy of the FEIR, any person may file in writing with the City Clerk of the City of Sacramento a statement of objections to the proposed Richards Amendment, the proposed Railyards Plan or the FEIR. At the day, hour, and place of the hearing, any and all persons having any comments on or objections to the proposed Richards Amendment, the proposed Railyards Plan or the FEIR, or who question the regularity of any of the prior proceedings, may appear before the City Council and the Agency and state why the proposed Richards Amendment or Railyards Plan or both should not be adopted or why the FEIR should not be certified.

The proposed Richards Amendment will remove 300 acres from within the boundaries of the Richards Project Area and rename the remaining area the River District Redevelopment Project. The 300 acres proposed to be removed from the Richards Project Area consists primarily of the former Sacramento Union Pacific Railyards and, with the exception of a two-acre government-owned parcel, is to be included within the boundaries of the Railyards Redevelopment Project (the “Railyards Project Area”) for which the Railyards Plan is proposed. The principal purposes of the proposed Richards Amendment and new Railyards Plan are: (1) to enable the Railyards Project Area to be developed and to provide support and assistance to that development as feasible, necessary and appropriate; and (2) to protect the remainder of the Richards Project Area from the costs and other development constraints particularly affecting the proposed Railyards Project Area. A map showing the boundaries of the Richards Project Area, as it is proposed to be amended, and the boundaries of the new Railyards Project Area is attached hereto as Exhibit A and made a part hereof. Copies of the legal descriptions of the boundaries of the Richards Project Area, as it is proposed to be amended, and the boundaries of the new Railyards Project Area are available, free of charge, at the office of the City Clerk, City of Sacramento, Historic City Hall, 915 I Street, Sacramento, California. The legal description of the boundaries of the existing Richards Project Area is contained in Book 51 on Page 10 of the Official Records of the County of Sacramento.

The general goals and objectives for redevelopment of the Richards Project Area will remain the same and are set forth in Section 100 of the existing Redevelopment Plan. The general goals and objectives for redevelopment of the Railyards Redevelopment Project are set forth in Section 100 of the proposed Railyards Plan, the primary goal of which is to provide for the elimination of blighting influences and the correction of environmental deficiencies in the Railyards Project Area.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the proposed Richards Amendment, the existing Richards Boulevard Redevelopment Plan, the proposed Railyards Plan, the Agency's Report to the City Council on the proposed Richards Amendment and Railyards Plan, the FEIR, the Agency's adopted Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Richards Boulevard Redevelopment Project, the Agency's adopted Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Railyards Redevelopment Project, and any other information pertaining thereto at the office of the City Clerk, City of Sacramento, Historic City Hall, 915 I Street, Sacramento, California.

Should you wish to challenge in court the approval and adoption of the Richards Amendment, the Railyards Plan or the certification of the FEIR or any related action or document, you may be limited to raising only those issues you or someone else raised at the joint public hearings described in this notice or in written correspondence delivered to the City Clerk at or prior to the joint public hearings.

**NOTICE IS HEREBY FURTHER GIVEN** that a community information meeting regarding the proposed Richards Amendments and proposed Railyards Plan will also be held as follows:

**DATE:** April 8, 2008  
**TIME:** 5:00 p.m.  
**PLACE:** Economic Development Department Conference Room  
1030 15th Street, 2nd Floor  
Sacramento, California 95814

Any questions regarding this Notice or the proposed Richards Amendment or Railyards Plan or related documents should be directed to Rachel Hazlewood, Senior Project Manager, Economic Development Department, City of Sacramento, 1030 15th Street, 2nd Floor, Sacramento, California 95814, telephone (916) 808-7223.

By order of the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento.

Dated: \_\_\_\_\_, 2008

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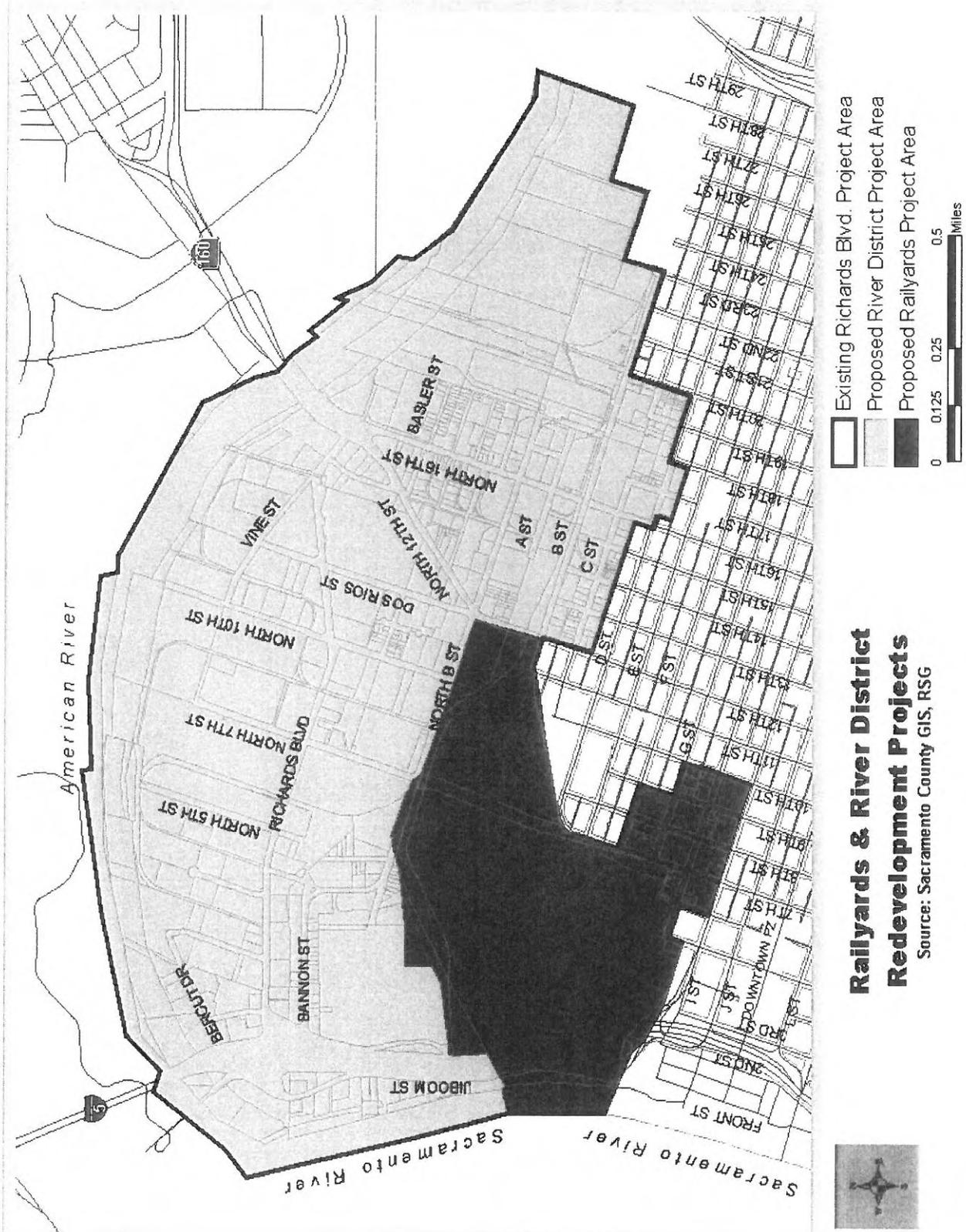
City Clerk, City of Sacramento

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Clerk, Redevelopment Agency of the  
City of Sacramento

EXHIBIT A

MAP OF BOUNDARIES OF RICHARDS BOULEVARD (RIVER DISTRICT)  
PROJECT AREA AND RAILYARDS PROJECT AREA



**Railyards & River District  
Redevelopment Projects**

Source: Sacramento County GIS, RSG



ECONOMIC DEVELOPMENT DEPARTMENT  
CITY OF SACRAMENTO

**NOTICE OF JOINT PUBLIC HEARINGS ON APRIL 22, 2008, 6:00 P.M. AND  
NOTICE OF COMMUNITY INFORMATION MEETING ON APRIL 8, 2008, 5:00 P.M.**

Dear Property Owner:

The City Council and the Redevelopment Agency of the City of Sacramento invite you to attend joint public hearings concerning the proposed Seventh Amendment to the Redevelopment Plan for the Richards Boulevard Redevelopment Project (the "Richards Amendment") and the proposed Redevelopment Plan for the Railyards Redevelopment Project (the "Railyards Plan"). The joint hearings will be held on Tuesday, April 22, 2008, at 6:00 p.m., in the City Council Chambers, City Hall, 915 I Street, Sacramento, California. Enclosed with this letter is the official notice of the joint public hearings, which describes the purpose of the proposed actions and includes a map showing the boundaries of both the Richards Boulevard Project Area, as it is proposed to be amended, and the proposed Railyards Project Area. The latest equalized assessment roll indicates that you own property in the area that will be included within the boundaries of the proposed Railyards Project Area. **If the proposed Railyards Plan is adopted, the Agency will have the power to acquire, by condemnation, properties within the Railyards Project Area in order to eliminate blight, provide public improvements and facilities, and permit development in accordance with the Railyards Plan. All property in the Railyards Project Area would, therefore, be subject to the possibility of acquisition by condemnation by the Agency under the circumstances set forth in the Railyards Plan.**

You may inspect and/or obtain copies of the proposed Richards Amendment, proposed Railyards Plan and all related documents at the office of the City Clerk, City of Sacramento, located at Historic City Hall, 915 I Street, Sacramento, California. Your further inquiries and attendance at the public hearings are, of course, welcome.

You are also invited to attend a community information meeting concerning the proposed Richards Amendment and Railyards Plan on Tuesday, April 8, 2008, at 5:00 p.m. The community information meeting will be held in the Conference Room of the City of Sacramento Economic Development Department located at 1030 15th Street, Sacramento, California. The purpose of the community information meeting is to provide an additional opportunity for residents, business owners and community organizations to learn about the proposed actions, ask questions and provide comments.

If you have any questions, please call me at (916) 808-8645, between 9:00 a.m. and 4:00 p.m., Monday through Friday.

Very truly yours,

Rachel Hazlewood  
Senior Project Manager

Attachment: Legal Notice

*Building on Our History ~ Creating The Place to Be.*

OWNERFIRST	OWNERLAST	MAILNUMBER	MAILSTREET	MAILCITY	MAILSTATE	MAILZIP
Anthony & Stacy	Osmundson	5	Jenney Ct	Sacramento	CA	95831
Baytree Llc	New	2325	Clayton Rd	Concord	CA	94520
Berger	Esther	713	9th St	Sacramento	CA	95814
Bowman & Bay Building Joint Venture		901	H St #401	Sacramento	CA	95814
Calif Almond Growers Exchange		1801	Po Box 1768	Sacramento	CA	95812
Ccaa Partners Llc & Bruce Bell		720	I St #202	Sacramento	CA	95811
City Of Sacramento		915	10th St	Sacramento	CA	95814
City Of Sacramento		708	I St #5	Sacramento	CA	95814
Cnpa Services Inc		800	10th St #260	Sacramento	CA	95814
Sonoca Corporation		10545	9th St	Sacramento	CA	95814
County Of Sacramento		609	Armstrong Ave #201c	Mather	CA	95655
County Of Sacramento		700	9th St	Sacramento	CA	95814
County Of Sacramento		816	6th St	Sacramento	CA	95814
County Of Sacramento	Reed	27369	H St	Sacramento	CA	95814
Donna	Morgan	711	Po Box 576	Courtland	CA	95615
John		100	H St	Sacramento	CA	95814
Legacy Ventures Llc		928	Eagle View Ct	El Macero	CA	95618
M U	S	800	Po Box 15830	Sacramento	CA	95852
Michael & Richard Staff	Hansen	1400	9th St	Sacramento	CA	95814
Michael & Silvia	Strumwasser	650	Wilshire Blvd #1900	Santa Monica	CA	90401
Nelly	Patino	400	Stern Cir	Sacramento	CA	95822
Rea Limited Partnership		1400	Po Box 2590	Sacramento	CA	95812
Sacramento Co Emp Credit Union		801	H St	Sacramento	CA	95814
Sacramento Northern Railroad		1400	B St	Sacramento	CA	95814
Southern Pacific Transportation Company		400	Douglas St #1640	Omaha	NE	68179
State Of California		400	Howe Ave	Sacramento	CA	95825
State Of California		1400	P St #3110	Sacramento	CA	95814
Union Pacific Railroad		801	Douglas St #1640	Omaha	NE	68179
United States Of America		1400	I St	Sacramento	CA	95814
Western Pacific Railroad Company		431	Douglas St #1640	Omaha	NE	68179
Thomas Enterprises, Inc.		45	I Street	Sacramento	CA	95814
Thomas Enterprises, Inc.			Ansley Drive	Newnan	GA	30263